



LEGAL DESCRIPTION

A 0.82 ACRE TRACT OF LAND BEING PART OF THE NW1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 6 WEST, INDEPENDENCE COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, AND PART OF LOT 4, ALL IN BLOCK 17 OF MAXFIELD'S SECOND ADDITION TO THE CITY OF BATESVILLE, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR, REPRESENTING THE NE CORNER OF SAID LOT 2; THENCE, ALONG THE NORTH LINE OF SAID BLOCK 17, S 89°13'52" E A DISTANCE OF 110.05 FEET TO A FOUND NAIL IN CONCRETE SIDEWALK; THENCE, LEAVING SAID NORTH LINE S 00°46'08" W A DISTANCE OF 150.00 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF LOT 4 OF SAID BLOCK 17; THENCE, ALONG THE SOUTH LINE OF LOTS 4, 3, AND 2 OF SAID BLOCK 17, N 89°13'52" W A DISTANCE OF 180.06 FEET TO A PAINT SPOT IN CONCRETE, REPRESENTING THE SW CORNER OF SAID LOT 2; THENCE, ALONG THE WEST LINE OF SAID LOT 2, N 00°46'12" E A DISTANCE OF 25.00 FEET TO A SET MAG NAIL; THENCE, LEAVING SAID WEST LINE, N 89°13'52" W A DISTANCE OF 70.62 FEET TO A SET 1/2" REBAR IN THE EAST RIGHT OF WAY OF ST. LOUIS STREET; THENCE, ALONG SAID EAST RIGHT OF WAY, N 02°37'11" E A DISTANCE OF 125.07 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID BLOCK 17; THENCE, ALONG SAID NORTH LINE, S 89°13'52" E A DISTANCE OF 136.58 FEET BACK TO THE POINT OF BEGINNING OF SAID 0.82 ACRE TRACT.

SURVEYOR'S CERTIFICATE

I, KEATON B. JOHNSON, ARKANSAS LICENSED PROFESSIONAL SURVEYOR, NO. 1735, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

GENERAL NOTES

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS THAT ARE OF RECORD AND WHICH ARE PHYSICALLY IN PLACE. ANY IMPROVEMENTS OR EASEMENTS SHOWN ARE THE RESULT OF A SURVEY AND THAT COULD BE REASONABLY OBSERVED ON THE GROUND. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. ANY COORDINATES SHOWN WERE DERIVED FROM GPS OBSERVATION VIA THE AR. D.O.T. C.O.R.S. NETWORK AND ARE IN US SURVEY FEET.