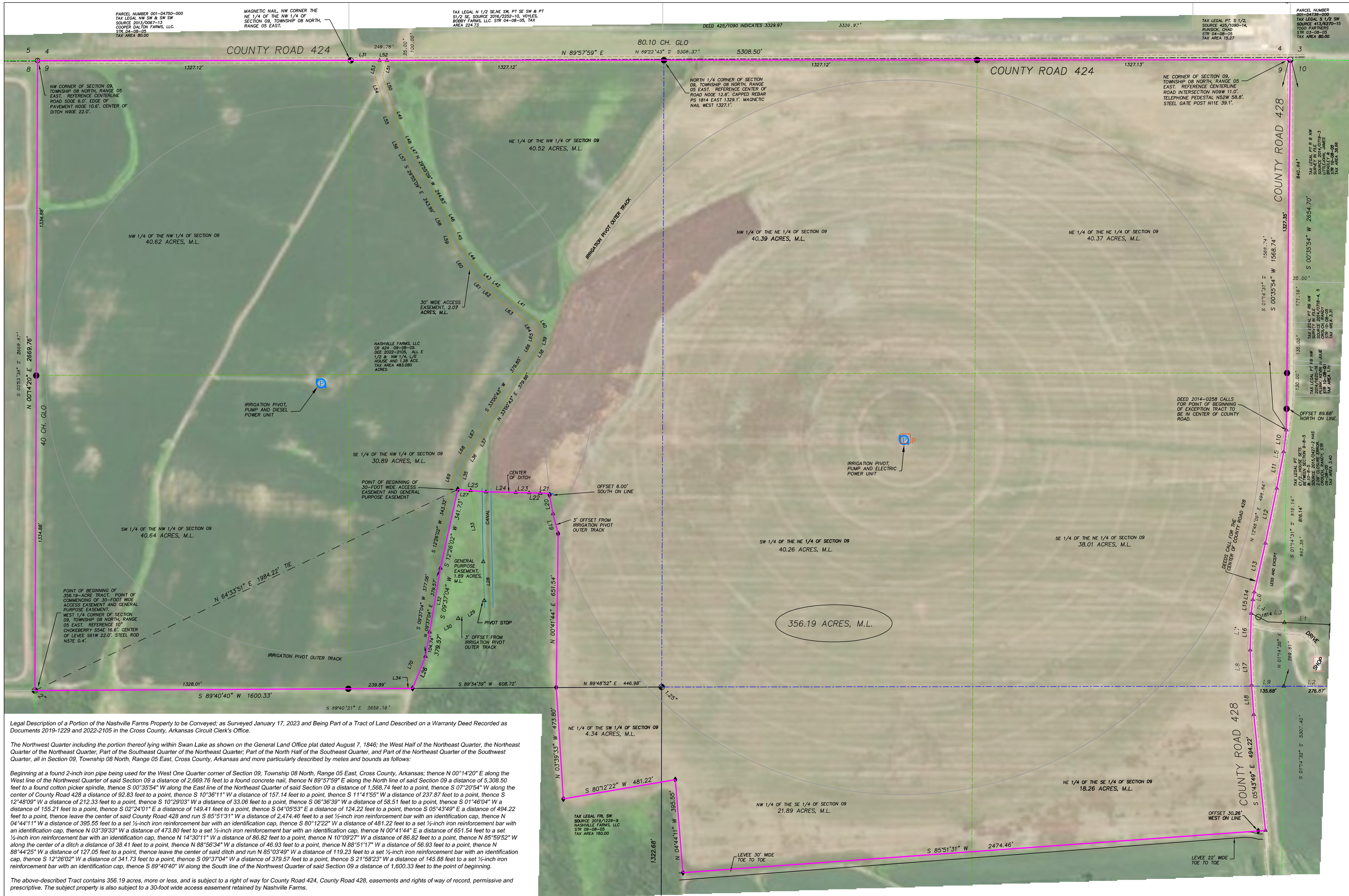
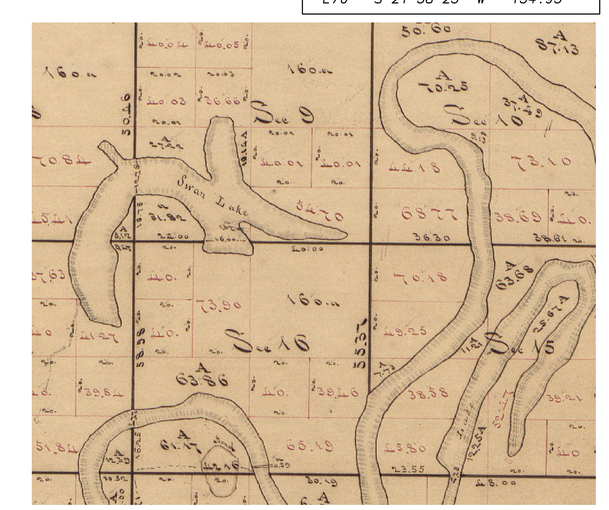


LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 86°43'15" E	169.13'
L2	N 89°24'53" W	235.22'
L3	N 86°43'15" W	70.82'
L4	N 61°53'46" W	72.18'
L5	N 08°50'04" E	194.05'
L6	N 06°42'34" E	100.39'
L7	S 04°33'08" W	186.48'
L8	S 01°58'52" W	140.50'
L9	S 89°26'52" E	145.69'
L10	S 07°20'54" W	92.83'
L11	S 10°36'11" W	157.14'
L12	S 11°41'55" W	237.87'
L13	S 12°48'09" W	212.33'
L14	S 10°29'03" W	33.06'
L15	S 06°36'39" W	58.51'
L16	S 01°46'04" W	155.21'
L17	S 02°24'01" E	149.41'
L18	S 04°05'53" E	124.22'
L19	N 14°30'11" W	86.82'
L20	N 10°09'27" W	86.82'
L21	N 85°59'52" W	38.41'
L22	N 88°56'34" W	46.93'
L23	N 88°51'17" W	56.93'
L24	N 88°44'25" W	127.05'
L25	N 85°03'49" W	119.23'
L26	N 21°58'23" E	145.88'
L27	N 85°03'49" W	55.00'
L28	N 01°26'22" W	165.00'
L29	N 55°28'32" E	134.15'
L30	N 64°37'26" E	134.15'
L31	N 89°57'59" E	122.18'
L32	S 09°37'04" W	274.83'
L33	N 10°01'32" W	306.15'
L34	N 89°40'40" E	32.42'
L35	N 15°41'09" E	118.66'
L36	N 34°53'11" E	74.69'
L37	N 31°14'37" E	81.26'
L38	N 31°11'54" E	35.80'
L39	N 12°16'29" E	85.85'
L40	N 29°11'31" W	38.31'
L41	N 51°24'32" W	211.09'
L42	N 53°52'47" W	54.41'
L43	N 45°15'15" W	50.03'
L44	N 34°43'01" W	172.38'
L45	N 13°14'28" W	39.97'
L46	N 27°23'48" W	121.75'
L47	N 30°36'12" W	43.35'
L48	N 22°44'52" W	61.91'
L49	N 19°03'50" W	159.31'
L50	N 19°16'25" W	99.76'
L51	N 15°17'35" E	70.39'
L52	S 89°57'59" W	31.11'
L53	S 15°17'35" W	71.51'
L54	S 19°16'25" E	109.04'
L55	S 19°03'50" E	160.22'
L56	S 22°44'52" E	64.93'
L57	S 30°36'12" E	45.23'
L58	S 27°23'48" E	117.37'
L59	S 13°14'28" E	41.93'
L60	S 34°43'01" E	180.84'
L61	S 45°15'15" E	55.06'
L62	S 53°52'47" E	56.02'
L63	S 51°24'32" E	204.55'
L64	S 29°11'31" E	21.06'
L65	S 12°16'29" W	69.50'
L66	S 31°11'54" W	30.32'
L67	S 31°14'37" W	80.77'
L68	S 34°53'11" W	78.81'
L69	S 15°41'09" W	124.59'
L70	S 21°58'23" W	154.93'



GLO PLAT TOWNSHIP 08 NORTH, RANGE 05 EAST
AUGUST 07, 1846

LEGEND

- SET 1/2" IRON REINFORCEMENT BAR WITH IDENTIFICATION CAP NO. 1814, JANUARY 17, 2023
- PUMP AND ELECTRIC PANEL
- FOUND IRON PIPE, OCTOBER 13, 2022
- FOUND COTTON PICKER SPINDLE OCTOBER 13, 2022
- COMPUTED POINT
- FOUND NAIL, OCTOBER 13, 2022
- 1814 FOUND 1/2" IRON REINFORCEMENT BAR UNLESS OTHERWISE NOTED. I.D. NUMBER INDICATED IF CAP IS ATTACHED.
- SET 1/2" IRON REINFORCEMENT BAR WITH IDENTIFICATION CAP NO. 1814, OCTOBER 13, 2022
- SET MAGNETIC NAIL OCTOBER 13, 2022
- N 89°52'42" E 850.00' RECORD BEARING AND DISTANCE FROM DEEDS OR PREVIOUS SURVEY

Legal Description of a Portion of the Nashville Farms Property to be Conveyed; as Surveyed January 17, 2023 and Being Part of a Tract of Land Described on a Warranty Deed Recorded as Documents 2019-1229 and 2022-2105 in the Cross County, Arkansas Circuit Clerk's Office.

The Northwest Quarter including the portion thereof lying within Swan Lake as shown on the General Land Office plat dated August 7, 1846; the West Half of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter, Part of the Southeast Quarter of the Northeast Quarter; Part of the North Half of the Southeast Quarter, and Part of the Northeast Quarter of the Southwest Quarter, all in Section 09, Township 08 North, Range 05 East, Cross County, Arkansas and more particularly described by metes and bounds as follows:

Beginning at a found 2-inch iron pipe being used for the West One Quarter corner of Section 09, Township 08 North, Range 05 East, Cross County, Arkansas; thence N 00°14'20" E along the West line of the Northwest Quarter of said Section 09 a distance of 2,669.76 feet to a found concrete nail, thence N 89°57'59" E along the North line of said Section 09 a distance of 5,308.50 feet to a found cotton picker spindle, thence S 00°35'54" W along the East line of the Northeast Quarter of said Section 09 a distance of 1,568.74 feet to a point, thence S 07°20'54" W along the center of County Road 428 a distance of 92.83 feet to a point, thence S 10°36'11" W a distance of 157.14 feet to a point, thence S 11°41'55" W a distance of 237.87 feet to a point, thence S 12°48'09" W a distance of 212.33 feet to a point, thence S 10°29'03" W a distance of 33.06 feet to a point, thence S 06°36'39" W a distance of 58.51 feet to a point, thence S 01°46'04" W a distance of 155.21 feet to a point, thence S 02°24'01" E a distance of 149.41 feet to a point, thence S 04°05'53" E a distance of 124.22 feet to a point, thence S 05°43'49" E a distance of 494.22 feet to a point, thence leave the center of said County Road 428 and run S 85°51'31" W a distance of 2,474.46 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 04°44'11" W a distance of 395.55 feet to a set ½-inch iron reinforcement bar with an identification cap, thence S 80°12'22" W a distance of 481.22 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 03°39'33" W a distance of 473.80 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 00°41'44" E a distance of 651.54 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 14°30'11" W a distance of 86.82 feet to a point, thence N 10°09'27" W a distance of 86.82 feet to a point, thence N 85°59'52" W along the center of a ditch a distance of 38.41 feet to a point, thence N 88°56'34" W a distance of 46.93 feet to a point, thence N 88°51'17" W a distance of 56.93 feet to a point, thence N 88°44'25" W a distance of 127.05 feet to a point, thence leave the center of said ditch and run N 85°03'49" W a distance of 119.23 feet to a set ½-inch iron reinforcement bar with an identification cap, thence S 12°26'02" W a distance of 341.73 feet to a point, thence S 09°37'04" W a distance of 379.57 feet to a point, thence S 21°58'23" W a distance of 145.88 feet to a set ½-inch iron reinforcement bar with an identification cap, thence S 89°40'40" W along the South line of the Northwest Quarter of said Section 09 a distance of 1,600.33 feet to the point of beginning.

The above-described Tract contains 356.19 acres, more or less, and is subject to a right of way for County Road 424, County Road 428, easements and rights of way of record, permissive and prescriptive. The subject property is also subject to a 30-foot wide access easement retained by Nashville Farms.

Legal Description of a Proposed 30-Foot Wide Access Easement to be retained by Nashville Farms; Through a Part of the Nashville Farms Property, as Surveyed January 17, 2023; and Being a Part of a Tract of Land Described on a Warranty Deed Recorded as Document 2022-2105 in the Cross County, Arkansas Circuit Clerk's Office.

A part of the East Half of the Northwest Quarter of Section 09, Township 08 North, Range 05 East, Cross County, Arkansas and more particularly as follows:

Commencing at a found 2-inch iron pipe being used for the West One Quarter corner of Section 09, Township 08 North, Range 05 East, Cross County, Arkansas; thence N 64°33'51" E a distance of 1,984.22 feet to a set ½-inch iron reinforcement bar with an identification cap at the Point of Beginning, thence N 15°41'09" E a distance of 118.66 feet to a point, thence N 34°53'11" E a distance of 74.69 feet to a point, thence N 31°14'37" E a distance of 81.26 feet to a point, thence N 33°00'43" E a distance of 379.86 feet to a point, thence N 31°11'54" E a distance of 35.80 feet to a point, thence N 12°16'29" E a distance of 85.85 feet to a point, thence N 29°11'31" W a distance of 38.31 feet to a point, thence N 51°24'32" W a distance of 211.09 feet to a point, thence N 53°52'47" W a distance of 54.41 feet to a point, thence N 45°15'15" W a distance of 50.03 feet to a point, thence N 34°43'01" W a distance of 172.38 feet to a point, thence N 13°14'28" W a distance of 39.97 feet to a point, thence N 27°23'48" W a distance of 121.75 feet to a point, thence N 29°55'09" W a distance of 244.83 feet to a point, thence N 30°36'12" W a distance of 43.35 feet to a point, thence N 22°44'52" W a distance of 61.91 feet to a point, thence N 19°03'50" W a distance of 159.31 feet to a point, thence N 19°16'25" W a distance of 99.76 feet to a point, thence N 15°17'35" E a distance of 70.39 feet to a point, thence S 89°57'59" W along the North line of the said East Half of the Northwest Quarter a distance of 31.11 feet to a point, thence S 15°17'35" W a distance of 71.51 feet to a point, thence S 19°16'25" E a distance of 109.04 feet to a point, thence S 19°03'50" E a distance of 160.22 feet to a point, thence S 22°44'52" E a distance of 64.93 feet to a point, thence S 30°36'12" E a distance of 45.23 feet to a point, thence S 29°55'09" E a distance of 243.99 feet to a point, thence S 27°23'48" E a distance of 117.37 feet to a point, thence S 13°14'28" E a distance of 41.93 feet to a point, thence S 34°43'01" E a distance of 180.84 feet to a point, thence S 45°15'15" E a distance of 55.06 feet to a point, thence S 53°52'47" E a distance of 56.02 feet to a point, thence S 51°24'32" E a distance of 204.55 feet to a point, thence S 29°11'31" E a distance of 21.06 feet to a point, thence S 12°16'29" W a distance of 69.50 feet to a point, thence S 31°11'54" W a distance of 30.32 feet to a point, thence S 33°00'43" W a distance of 379.85 feet to a point, thence S 31°14'37" W a distance of 80.77 feet to a point, thence S 34°53'11" W a distance of 78.81 feet to a point, thence S 15°41'09" W a distance of 124.59 feet to a point, thence S 12°26'02" W a distance of 343.32 feet to a point, thence S 09°37'04" W a distance of 377.06 feet to a point, thence S 21°58'23" W a distance of 154.93 feet to a point, thence N 89°40'40" E along the South line of the said East Half of the Northwest Quarter a distance of 32.42 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 21°58'23" E a distance of 145.88 feet to a point, thence N 09°37'04" E a distance of 379.57 feet to a point, thence N 12°26'02" E a distance of 341.73 feet to the Point of Beginning.

The above-described Proposed 30-Foot Wide Access Easement contains 2.07 acres, more or less, and is subject to a right of way for County Road 424, easements and rights of way of record, permissive and prescriptive.

Legal Description of a Proposed General Purpose Easement, as Surveyed January 17, 2023; and Being a Part of a Tract of Land Described on a Warranty Deed Recorded as Document 2022-2105 in the Cross County, Arkansas Circuit Clerk's Office.

A part of the Southeast Quarter of the Northwest Quarter of Section 09, Township 08 North, Range 05 East, Cross County, Arkansas and more particularly as follows:

Commencing at a found 2-inch iron pipe being used for the West One Quarter corner of Section 09, Township 08 North, Range 05 East, Cross County, Arkansas; thence N 64°33'51" E a distance of 1,984.22 feet to a set ½-inch iron reinforcement bar with an identification cap at the Point of Beginning, thence S 12°26'02" W a distance of 341.73 feet to a point, thence S 09°37'04" W a distance of 274.83 feet to a point, thence N 64°37'26" E a distance of 134.15 feet to a point, thence N 55°28'32" E a distance of 134.15 feet to a point, thence N 01°26'22" W along the West bank of a canal a distance of 165.00 feet to a point, thence leave the said West bank of the canal and run N 10°01'32" W a distance of 306.15 feet to a point, thence N 85°03'49" W a distance of 55.00 feet to the point of beginning.

The above-described Proposed General Purpose contains 1.89 acres, more or less, and is subject to easements and rights of way of record, permissive and prescriptive.

I, CARROLL LYNN MORELAND JR., LICENSED PROFESSIONAL LAND SURVEYOR NUMBER 1814, STATE OF ARKANSAS, DO HEREBY CERTIFY THAT A SURVEY CREW UNDER MY SUPERVISION DID PERFORM THE FIELD WORK AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY RESULTS. ALL CORNER MONUMENTS ARE AS SHOWN AND THE SURVEY IS BASED ON EXISTING AREA MONUMENTS FOUND, READILY AVAILABLE RECORDED PLATS, SURVEYS AND DEEDS OF RECORD.

RELATIVE ACCURACY, CLASS C, RURAL PROPERTY DESIGNATION.

DOCUMENTS CONSULTED IN THE PREPARATION OF THIS SURVEY INCLUDE DEEDS RECORDED AT THE COUNTY CIRCUIT CLERK'S OFFICE AS DOCUMENT NUMBER 2014–0258, 2015–0427, 2014–0719, 2014–0718, 2010–2064, 2010–0754, 2010–0588, 2014–0627, 302–663, 425–5316, 2019–1229, 2016–2252, 2016–2127, 2014–1550, 2014–1359, 2013–0494, 2013–0068, 2013–0067, 425–1090, 412–2520, 413–6270, 2014–1620; SURVEYS RECORDED AT THE ARKANSAS DIVISION OF LAND SURVEYS AS DOCUMENT NUMBER 109048, 201403250009, 202211167621; TAX ASSESSOR RECORDS; AND DIVISION OF LAND SURVEYS SURVEYOR'S MAP 2.1.

DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. BEARINGS ARE BASED ON GRID NORTH, NAD 83, ARKANSAS STATE PLANE COORDINATES, NORTH ZONE. GROUND TO GRID COMBINED GPS SCALE FACTOR USED: 0.99994093.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS. ALL IMPROVEMENTS MAY NOT BE SHOWN. THE SURVEYED TRACT SHOWN HEREON IS SUBJECT TO RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, PRESCRIPTIVE AND PERMISSIVE. PROPERTY IS ALSO SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ANY AERIAL PHOTOGRAPHY SHOWN HEREON IS FOR GENERAL REFERENCE PURPOSES ONLY. NO GUARANTEE OF ACCURACY IS GRANTED, NOR IS ANY RESPONSIBILITY FOR RELIANCE THEREON ASSUMED.

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 1814 — SIGNATURE — 01-17-2023 — CARROLL LYNN MORELAND JR. — REGISTERED

CERTIFICATE OF AUTHORIZATION — MORELAND LAND SURVEYING, LLC — No. 4013 — ARKANSAS

N

IF BAR SCALE DOES NOT MEASURE 2" LONG DRAWING IS NOT ORIGINAL SIZE.

SCALE: 1"=200 FEET

0 100 200 400

ARKANSAS DIVISION OF LAND SURVEYS CODE: 500-08N-05E-0-09-000-19-1814

MORELAND LAND SURVEYING LLC
3229 PANGBURN RD. HEBER SPRINGS, AR 72543
900 EAST CRAIG STREET BATESVILLE, AR 72501
VOICE: 870-251-3448 OR 501-825-9179
E-MAIL: clmorelandjr@gmail.com or droberson@dr.com

BOUNDARY SURVEY FOR NASHVILLE FARMS, LLC

THE NE 1/4, NW 1/4 AND PART OF THE N 1/2 OF THE SE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 09, TOWNSHIP 08 NORTH, RANGE 05 EAST, CROSS COUNTY, ARKANSAS.

FILE: Nashville Farms 8-10-2022		DRAWN BY: D.L.R.
DATE: 01-17-2023	ORIGINAL SCALE: 1"= 200'	FIELD BOOK: 57-70	DRAWING NO. 1 OF 1