

Robinson Road (Paved)

Cotton Spindle
NW Corner
NE¼ NE¼
Sec. 19-08S-30W

P*K Nail
NE Corner
NE¼ NE¼
Sec. 19-08S-30W

Survey Description - 21.95 Acres "Tract B"

A tract of land being part of the NE¼ NE¼ and the SE¼ NE¼ in Section 19, T-08-S, R-31-W, in Sevier County, Arkansas, being part of the same tract of land as previously described in a Correction Warranty Deed to the De Queen Industrial Park Public Facilities Board, dated 03-18-2004, filed in Deed Book 2004, Page 490, in the records of Sevier County, Arkansas, being more particularly described as follows:
BEGINNING at a #4 rebar/cap found for the SW Corner of the said NE¼ NE¼;
Thence N01°05'51"E - 399.40 feet along the West line of the said NE¼ NE¼ to a #4 rebar/cap found;
Thence N82°40'08"E - 1121.16 feet to a #4 rebar/cap found;
Thence S00°57'25"W - 399.23 feet to a #4 rebar/cap found;
Thence S89°02'36"E - 209.00 feet to a #4 rebar/cap found;
Thence S00°56'11"W - 492.25 feet to a #4 rebar/cap found;
Thence N89°09'19"W - 729.97 feet to a #4 rebar/cap found;
Thence S66°55'23"W - 626.09 feet to a #4 rebar/cap found;
Thence N00°47'39"W - 237.74 feet to a #4 rebar/cap found;
Thence N66°55'06"E - 574.41 feet to a #4 rebar/cap found;
Thence along a curve to the right having a radius of 42.14 feet, an arc length of 20.95 feet and a chord bearing and distance of S78°52'38"W - 20.73 feet to a #4 rebar found;
Thence N00°00'04"E - 141.09 feet to a #4 rebar/cap found;
Thence S82°39'54"W - 559.08 feet to a #4 rebar/cap found;
Thence N01°05'42"E - 50.54 feet to the POINT OF BEGINNING containing 21.95 acres of land, as surveyed by Daniel Seal (P.S. 1768), dated 03/16/23.

Survey Description - 21.07 Acres "Tract A"

A tract of land being part of the NE¼ NE¼ in Section 19, T-08-S, R-31-W, in Sevier County, Arkansas, being part of the same tract of land as previously described in a Correction Warranty Deed to the De Queen Industrial Park Public Facilities Board, dated 03-18-2004, filed in Deed Book 2004, Page 490, in the records of Sevier County, Arkansas, being more particularly described as follows:
Commence at a #4 rebar/cap found for the SW Corner of the said NE¼ NE¼, thence N01°05'51"E - 399.40 feet along the West line of the said NE¼ NE¼ to a #4 rebar/cap found for the POINT OF BEGINNING;
Thence N01°05'40"E - 923.15 feet along the West line of the said NE¼ NE¼ to a Cotton Spindle found for the NW corner of the said NE¼ NE¼;
Thence S89°14'36"E - 837.53 feet along the North line of the said NE¼ NE¼ to a point;
Thence S00°56'27"W - 455.00 feet to a #4 rebar/cap found;
Thence S89°14'36"E - 478.68 feet to a #4 rebar/cap found in the East line of the said NE¼ NE¼;
Thence S00°57'57"W - 501.34 feet along the said East line to a #4 rebar found;
Thence N89°02'36"W - 209.00 feet to a #4 rebar found;
Thence N00°57'25"E - 190.22 feet to a #4 rebar found;
Thence S82°40'08"W - 1121.16 feet to the POINT OF BEGINNING, containing 21.07 acres of land as surveyed by Daniel Seal (P.S. 1768), dated 03/16/23.

21.07 Acres Tract "A"

21.95 Acres Total Tract "B"

"Commerce Drive" (50' R/W)

"Commerce Drive" (50' R/W)

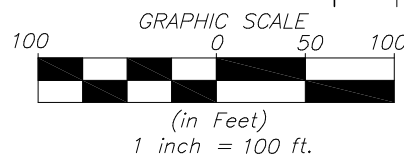
"PROPOSED" 50' Ingress/Egress Easement

Daniel Seal
Surveying, LLC
No. 2625

REGISTERED
STATE OF
ARKANSAS
NO. 1768
DANIEL B. SEAL
PROFESSIONAL LAND SURVEYOR

I, DANIEL B. SEAL, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THIS PLAT SHOWS THE RESULT OF A SURVEY MADE BY ME.
DANIEL B. SEAL, PS 1768

- NOTES:
1) Bearing derived from GPS Data/Grid.
2) © = #5 rebar/cap set
● = #4 Rebar found
▲ = Chain Link Fence Post found
3) Tract is subject to any existing easements and road right-of-way, restrictive covenants, planning and zoning regulations, if any, and is subject to such facts as an accurate and current title search may disclose.
4) No statement is made concerning subsurface conditions or the existence of underground or overhead containers or facilities which may affect the use or development of this tract. Environmental and subsurface conditions were not examined as part of this survey.



Prepared For -
DeQueen Industrial Park

Scale: 1" = 100'	Approved:	Drawn BY: DBS
Date: 03/16/23		Revised:
Daniel Seal Surveying, LLC P.O. Box 1151, De Queen, Ar 71832 (870)582-2596		
H: Drawings/2023/23019DQIP 500-08S-31W-0-19-100-66-1768	Dwg. No.: 23-019	