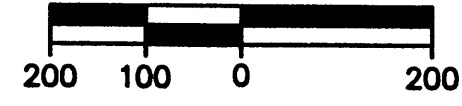


BASIS OF BEARINGS: STATE PLANE COORDINATES BEARING SYSTEM BY GPS METHODS



2004 519
Recorded in the Above
Plat Book & Page
05-26-2004 03:55:05 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD ZONE "A" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0075 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

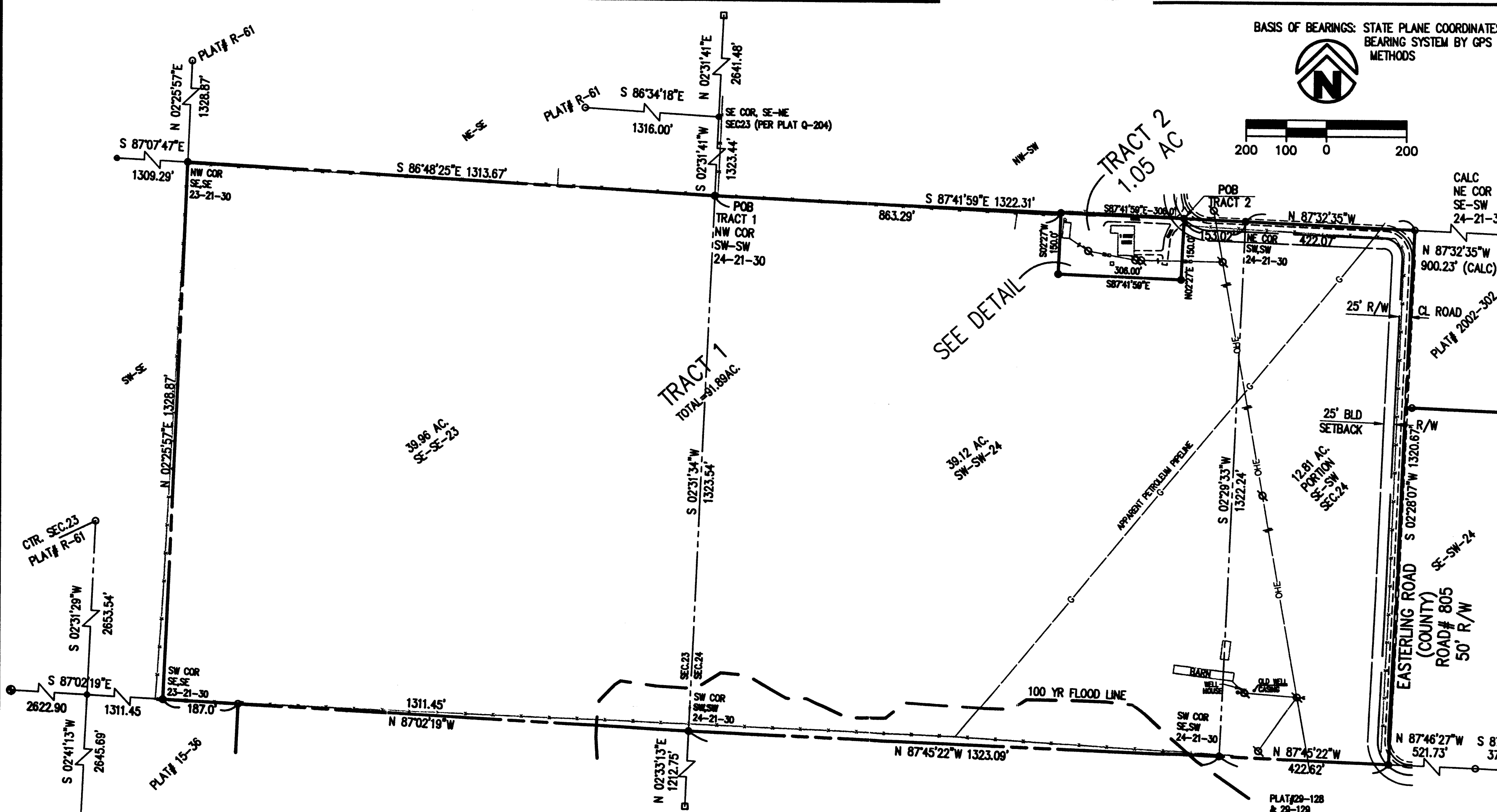
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LEGEND

- FOUND IRON PIN ○
- SET IRON PIN ●
- FOUND STONE □
- FOUND RR SPIKE ⊙
- FOUND BRASS CAP ⊕
- CALCULATED POINT ●
- PROPERTY LINE ———
- SECTION / 40 LINE ———
- BARBED WIRE FENCE —X—X—X—
- EDGE GRAVEL ———
- OVERHEAD ELECTRIC —OHE—
- PETROLEUM PIPELINE —G—
- 100 YR. FLOOD LINE ———
- ROAD R/W ———
- BUILDING SET-BACK ———

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DATE	BY	DESCRIPTION
REVISIONS		
PLAT OF SURVEY-TRACT SPLIT PART OF SECTIONS 23 & 24, T-21-N, R-30-W Prepared For WAGGONER & CO. LLC BENTON COUNTY, ARKANSAS		
Crafton, Tull & Associates, Inc. 801 N. 47th Street, Suite 200, Rogers, AR 72756 479.636.4638 FAX: 479.631.8234 www.crafton.com Architects, Engineers & Surveyors		
DRAWN: SJ	DATE: 5/18/04	PROJECT NO.
CHECKED:	SHEET NO.:	041067-00



PROPERTY OWNERS SIGNATURES:

We the undersigned adjoining property owners of real estate shown hereon do hereby acknowledge that we have reviewed the proposed tract split and agree to the approval of said tract split.

Lawrence Waggoner 5-26-04
OWNER DATE

OWNER DATE

WITNESS my hand and seal on this 26 day of May, 2004.

My commission expires 2-02-2009
Notary Public

BENTON COUNTY PLANNING BOARD APPROVAL:
This Tract Split Plat has been approved on this date:

Michelle Cain 5/26/04
Benton County Planning Office Date

FLOOD CERTIFICATION NOTE:

A portion of this property is located within a Zone "A", as shown on FEMA Firm Flood Map Panel Number 05007C0075 E, Effective date of September 18, 1991, which is noted on the plat to have no base flood elevations determined. The 100 year flood line as depicted on this plat was scaled from the Firm Map Panel which is at a scale of 1"=2000'.

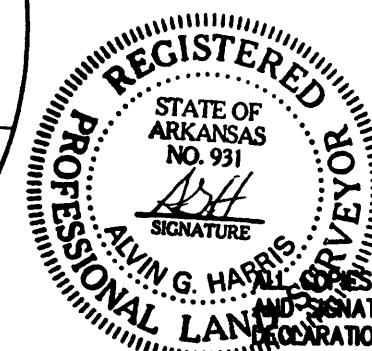
SEPTIC NOTE: Acceptance of this plat does not guarantee approval of a septic system, or a new system.

LAND SURVEYOR'S DECLARATION:

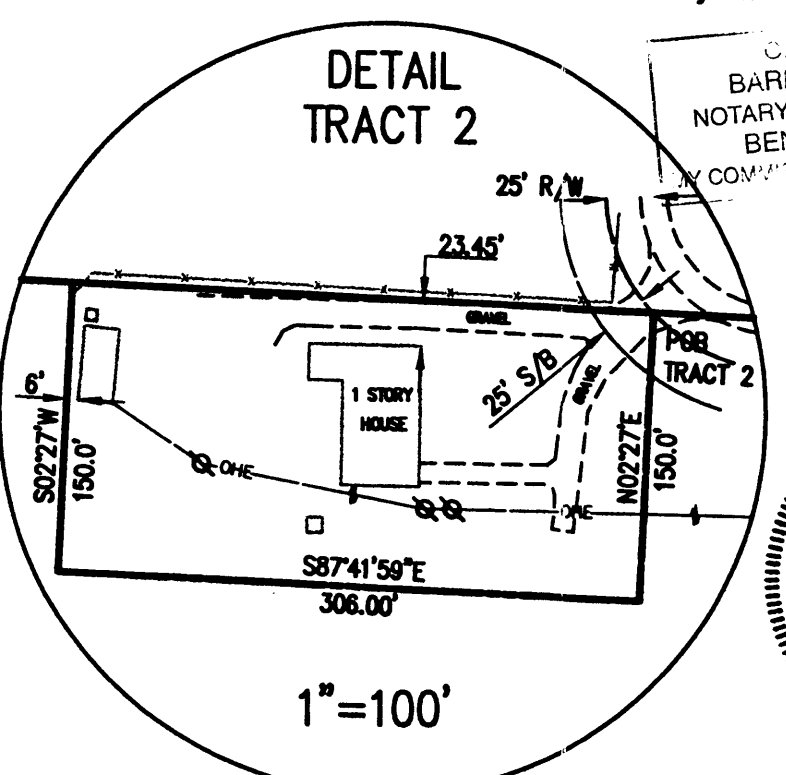
I HEREBY DECLARE THAT ON THE 20th DAY OF May, 2004 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAFTON, TULL & ASSOCIATES, INC.
BY ALVIN G. HARRIS (AGENT)

Alvin G. Harris LS 931



ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



Legal Description - Tract 1

The SE1/4 of the SE1/4 of Section 23, a part of the SW1/4 of the SW1/4 of Section 24, a part of the SE1/4 of the SW1/4 of Section 24, all in Township 21 North, Range 30 West, Benton County, Arkansas; Being more particularly described as follows:
Beginning at the Northeast corner of said SE1/4 of Section 23; Thence S87°41'59"E 863.29 feet along the north line of the SW1/4 of the SW1/4 of Section 24; Thence S02°27'00"W 150.00 feet; Thence S87°41'59"E 306.00 feet; Thence N02°27'00"E 150.00 feet to the north line of said SW1/4 of the SW1/4 of Section 24; Thence S87°41'59"E 153.02 feet to the Northwest corner of the SE1/4 of the SW1/4 of said Section 24; Thence along the north line of said SE1/4 of the SW1/4 of Section 24 S87°32'35"E 422.07 feet to an existing iron pin; Thence S02°28'07"W 1320.67 feet to an existing iron pin on the south line of said SE1/4 of the SW1/4 of Section 24; Thence N87°45'22"W 422.62 feet to the SW corner of said SE1/4 of the SW1/4 of Section 24; Thence N87°45'22"W 1323.09 feet to the SW corner of the SW1/4 of the SW1/4 of Section 24; Thence N87°02'19"W 1311.45 feet to the SW corner of the SE1/4 of the SE1/4 of Section 23; Thence N02°25'57"E 1328.87 feet to the NW corner of said SE1/4 of the SE1/4 of Section 23; Thence S86°48'25"E 1313.67 feet to the Point of Beginning, containing 91.89 acres, more or less.
Subject to the right-of-way for a county road along the east side and over a portion of the north side, and all easements of record or fact.

Legal Description - Tract 2

A part of the SW1/4 of the SW1/4 of Section 24, Township 21 North, Range 30 West, Benton County, Arkansas; Being more particularly described as follows:
Beginning at a point on the North line of said 40-acre tract that is N87°41'59"W 153.02 feet from the Northeast corner of said 40-acre tract, said point being on the extension of a north-south directional fence;
Thence S02°27'W 150.00 feet along said fence;
Thence N87°41'59"W 306.00 feet;
Thence N02°27'E 150.00 feet to the north line of said SW1/4 of the SW1/4;
Thence along said North line S87°41'59"E 306.00 feet to the Point of Beginning, containing 1.05 acres, more or less. Subject to the right-of-way for a county road over the northeast corner, and all easements of record, or fact.

Drawing Name: 041067-00\SUR\EP\041067bs.DWG (anarr)
 Time: 8:33 pm
 Scale: 1"=200 (FS)
 Date: 5/20/2004