

VICINITY MAP
1"=1 MILE

Property Description Tract 1 of Lot 13

A part of Lot 13 of the Replat of Bronze Leaf Estates as filed for Record in Plat Cabinet A, Page 132B, Green County, Arkansas being more particularly described as follows:

Commencing at the Northeast Corner of said Lot 13 being a Found 1/2" rebar and cap PS459, thence S79°42'33"W, along the south right of way of Highway 358 established by Job 100708 for a distance of 143.38 feet to a Found 1/2" rebar and cap PS459 and the Point of Beginning. Thence S30°37'02"E for a distance of 60.52 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731" thence S40°28'13"E for a distance of 144.13 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731" thence S28°29'12"E for a distance of 43.89 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731" on the East Line of said Lot 13; thence S01°04'28"E along said East Line for a distance of 162.88 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731" at the Southeast Corner of said Lot 13; thence S89°37'11"W along the South Line of said Lot 13 for a distance of 152.20 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731" at the Right of Way of Woodbury Cove Road; thence along said Right of Way along a curve to the left having a Radius of 50.00 feet, an Arc Length of 58.37 feet and a Chord that Bears N34°22'27"W for a distance of 55.11 feet to the West line of said Lot 13; thence N06°15'27"E along said West Line of Lot 13 for a distance of 320.59 feet to the Point of Beginning. Containing 1.02 Acres (44,638 Square Feet) more or less. Subject to all roadways, easements, and reservations that are of record or physically in place.

Property Description Tract 2 of Lot 13

A part of Lot 13 of the Replat of Bronze Leaf Estates as filed for Record in Plat Cabinet A, Page 132B, Green County, Arkansas being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 13 at a Found 1/2" rebar and cap PS459, thence S01°04'28"E for a distance of 225.96 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731"; thence N28°29'12"W for a distance of 43.89 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731"; thence N40°28'13"W for a distance of 144.13 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731"; thence N30°37'02"W for a distance of 60.52 feet to the south right of way of Highway 358, as acquired under Job 100708, and a Found 1/2" rebar and cap PS459; thence along said right of way N79°42'33"E for a distance of 143.38 feet to the point of beginning. Containing 0.37 acres (16,030 square feet) more or less. Subject to all roadways, easements, and reservations that are of record or physically in place.

Description of Access Easement Across Tract 2 of Lot 13

A part of Lot 13 of the Replat of Bronze Leaf Estates as filed for Record in Plat Cabinet A, Page 132B, Green County, Arkansas being more particularly described as follows:

Commencing at the Northeast Corner of said Lot 13 being a Found 1/2" rebar and cap PS459, thence S01°04'28"E for a distance of 225.96 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731"; said point being the Point of Beginning; thence N28°29'12"W for a distance of 43.89 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731" thence N40°28'13"W for a distance of 144.13 feet to a set 5/8" rebar with 2" Aluminum Cap Stamped "Arkansas Dept of Trans BDY PS 1731" thence N30°37'02"W for a distance of 60.52 feet to the south right of way of Highway 358, as acquired under Job 100708, and a Found 1/2" rebar and cap PS459, thence along said right of way N79°42'33"E for a distance of 46.31 feet; thence S39°57'42"E for a distance of 43.82 feet; thence S40°28'13"E for a distance of 107.62 feet to the east line of Lot 13; thence S01°04'28"E for a distance of 93.14' to the point of beginning.

The Access Easement Description has been provided for the purpose of creating an easement document. At the completion of this survey, the easement document has not been filed.

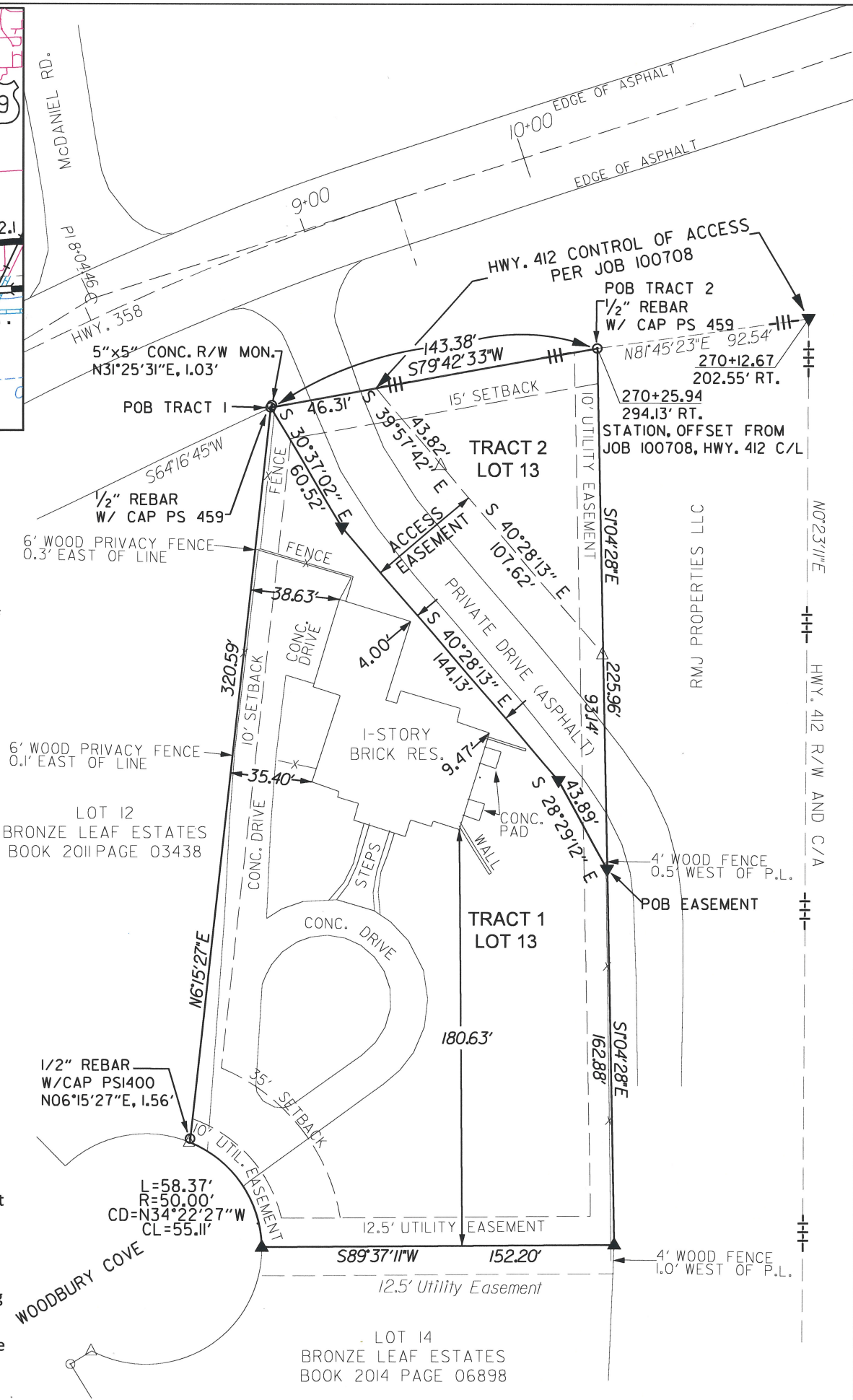
This property is not in the 100 year floodplain according to Flood Insurance Rate Map 05055C0345F effective May 16, 2013.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- △ CALCULATED POINT
- ▲ SET 5/8" REBAR W/ 2" ALUM/CAP STAMPED
- ARKANSAS DEPT OF TRANS BDY PS1731
- RIGHT OF WAY LINE
- x-x-x- FENCE LINE
- HIGHWAY CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- PROPERTY LINE

BASIS OF BEARING:
STATE PLANE GRID 0301-NORTH ZONE BASED ON
ARDOT PRIMARY GPS CONTROL ESTABLISHED IN
JOB 100708. HORIZONATAL DATUM: NAD83 (1997)

CONVERGENCE ANGLE AT PN#08 00-51-43.20596 RIGHT
ALL DISTANCES ARE GROUND, TO CONVERT BACK TO
GRID MULTIPLY BY CAF = 0.9999572089

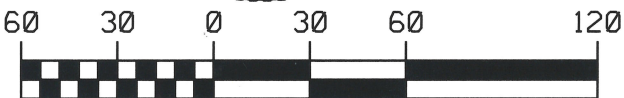
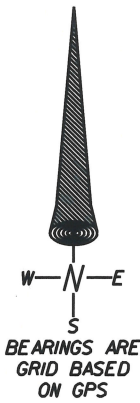
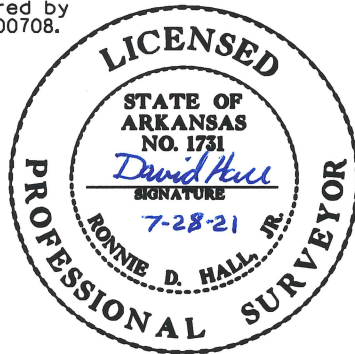


REFERENCE SURVEYS

1. Replat of Bronze Leaf Estates Plat Cabinet A Page 132B PS 1400
2. ArDOT Job 100708 Right of Way Aquisition Plats File Number 202104296027 PS 1578
3. Job 100708 Right of Way Plans. Lot 13 was aquired by the Highway Commission as Tract 59X of Job 100708.

REFERENCE DEEDS

1. DOC# 201705557
2. DOC# 201706019



LOT 13 BRONZE LEAF ESTATES
PART OF THE SE 1/4 SW 1/4 SECT. 9, T-16-N, R-5-E
500-16N-05E-0-09-320-28-1731

TRACT 59X PROPERTY RELEASE

ARDOT-SURVEYS DIVISION
10324 INTERSTATE 30
LITTLE ROCK, AR 72209

JOB 100708

GREENE COUNTY

DATE: 6-2021	REVISIONS: 7-28-21
DRAWN BY: LDK	REVIEWED BY: RDH
	SHEET: 1 OF 1