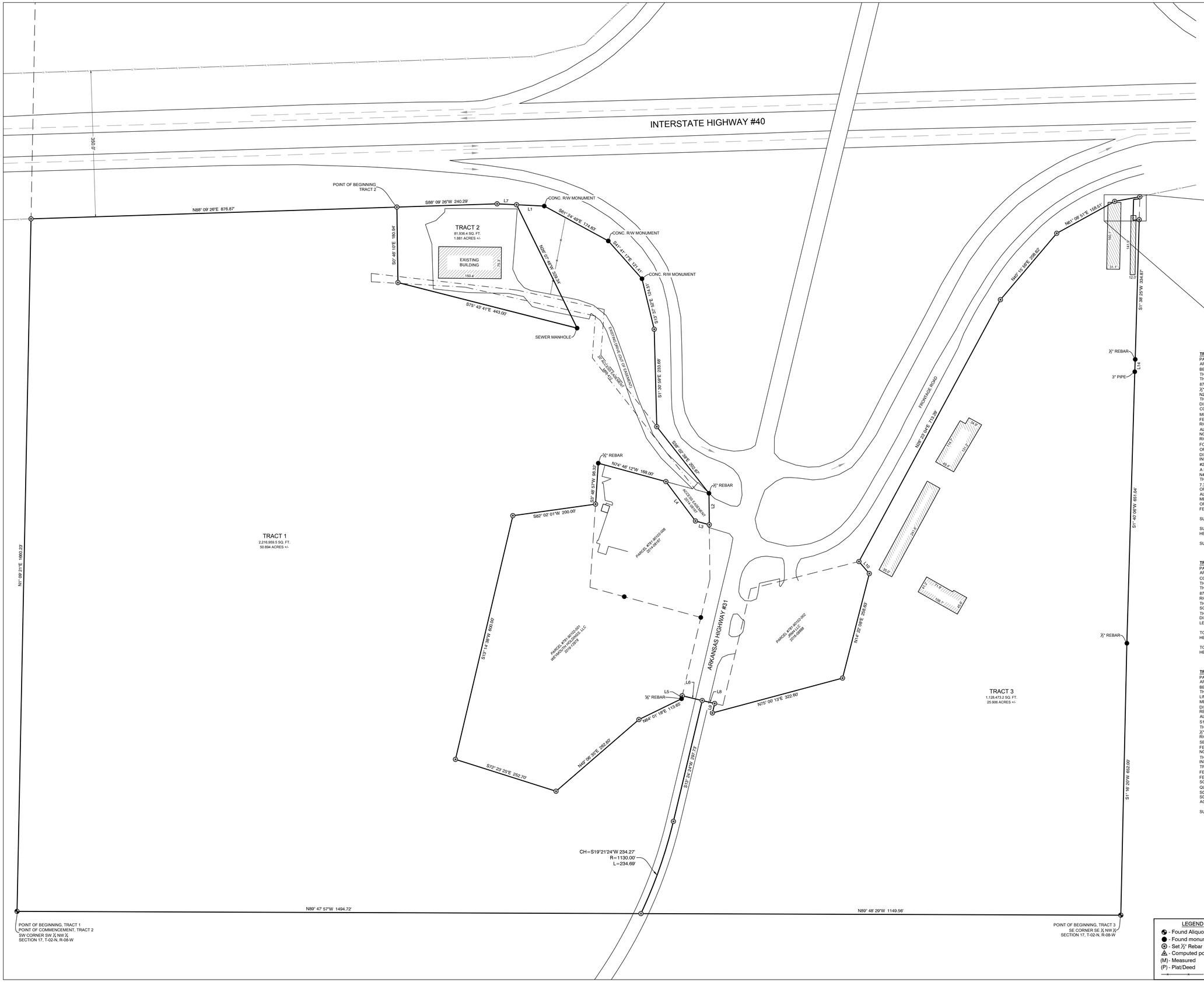

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

PROFESSIONAL LAND SURVEYOR
LICENSED
STATE OF ARKANSAS
No. 1807
SIGNATURE
KYLE PENNINGTON

By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No, 1807, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

Parcel Line Table

Line #	Direction	Length
L1	S87°19'11"E	66.46'
L2	S0°38'29"E	75.31'
L3	N75°00'16"W	34.26'
L4	N36°50'30"W	118.08'
L5	N13°20'28"E	7.32'
L6	S76°36'59"E	49.19'
L7	N87°19'11"W	46.60'
L8	S76°36'59"E	30.71'
L9	S13°22'51"W	23.32'
L10	N40°39'45"W	38.13'
L11	S1°37'36"W	5.12'
L12	S85°08'36"W	15.00'
L13	N85°08'40"E	15.00'
L14	S1°59'34"W	29.60'

TRACT 1 DESCRIPTION:
PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 02 NORTH, RANGE 08 WEST, LONOKE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SW ¼ NW ¼ OF SECTION 17; THENCE N01°09'21"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,660.23 FEET TO A SET ½" REBAR ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40; THENCE LEAVING SAID WEST LINE, N88°09'26"E, ALONG THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40, A DISTANCE OF 876.87 FEET TO A SET ½" REBAR; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, S00°46'10"E, A DISTANCE OF 180.94 FEET TO A SET ½" REBAR; THENCE S75°43'41"E, A DISTANCE OF 443.00 FEET TO THE CENTER OF A SANITARY SEWER MANHOLE; THENCE N26°07'46"W, A DISTANCE OF 329.34 FEET TO A SET ½" REBAR ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40 THE FOLLOWING SIX (6) COURSES: S88°19'11"E, A DISTANCE OF 66.46 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE S61°24'49"E, A DISTANCE OF 174.63 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE S41°41'17"E, A DISTANCE OF 121.41 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE S13°37'52"E, A DISTANCE OF 124.51 FEET TO A SET ½" REBAR; THENCE S01°30'59"E, A DISTANCE OF 233.68 FEET TO A SET ½" REBAR; THENCE S38°02'39"E, A DISTANCE OF 202.67 FEET TO A ½" REBAR AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40 AND THE WEST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #31; THENCE S00°38'29"E, ALONG THE WEST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #31, A DISTANCE OF 75.31 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF A TRACT DESCRIBED IN LONOKE COUNTY INSTRUMENT #2014-08167; THENCE LEAVING SAID WEST RIGHT-OF-WAY AND ALONG THE NORTH AND WEST LINES OF SAID TRACT DESCRIBED IN INSTRUMENT #2014-08167 THE FOLLOWING FOUR (4) COURSES: N75°00'16"W, A DISTANCE OF 34.26 FEET TO A SET ½" REBAR; THENCE N36°50'30"W, A DISTANCE OF 118.08 FEET TO A SET ½" REBAR; THENCE N74°46'12"W, A DISTANCE OF 200.00 FEET TO A ½" REBAR; THENCE S13°14'38"W, A DISTANCE OF 600.00 FEET TO A SET ½" REBAR; THENCE S72°23'25"E, A DISTANCE OF 252.70 FEET TO A SET ½" REBAR; THENCE N49°06'35"E, A DISTANCE OF 262.60 FEET TO A SET ½" REBAR; THENCE N04°01'18"E, A DISTANCE OF 113.65 FEET TO A ½" REBAR ON THE WEST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #31; THENCE N13°20'28"E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 7.32 FEET TO A SET ½" REBAR; THENCE LEAVING SAID TRACT, S76°36'59"E, A DISTANCE OF 49.19 FEET TO A POINT IN THE CENTER OF ARKANSAS HIGHWAY #31; THENCE S13°22'4"W, ALONG THE CENTER OF SAID HIGHWAY, A DISTANCE OF 23.73 FEET; THENCE ALONG THE CENTER OF SAID HIGHWAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,130 FEET AND A CHORD MEASURING S19°21'24"W 234.27 FEET, A DISTANCE OF 234.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 17; THENCE LEAVING SAID HIGHWAY #31, N89°47'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,494.72 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 2,216,959.5 SQUARE FEET, OR 50.894 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF ARKANSAS HIGHWAY #31 IN THE SOUTHEAST CORNER THEREOF.

SUBJECT TO AN ACCESS EASEMENT AS DEFINED IN LONOKE COUNTY MISCELLANEOUS BOOK 68 AT PAGE 412 AND SHOWN HEREON.

SUBJECT TO AN INGRESS/EGRESS EASEMENT AS DEFINED IN LONOKE COUNTY INSTRUMENT #2014-08167 AND SHOWN HEREON.

TRACT 2 DESCRIPTION:
PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 02 NORTH, RANGE 08 WEST, LONOKE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SW ¼ NW ¼ OF SECTION 17; THENCE N01°09'21"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,660.23 FEET TO A SET ½" REBAR ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40; THENCE LEAVING SAID WEST LINE, N88°09'26"E, ALONG THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40, A DISTANCE OF 876.87 FEET TO A SET ½" REBAR AT THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, S00°46'10"E, A DISTANCE OF 180.94 FEET TO A SET ½" REBAR; THENCE S75°43'41"E, A DISTANCE OF 443.00 FEET TO THE CENTER OF A SANITARY SEWER MANHOLE; THENCE N26°07'46"W, A DISTANCE OF 329.34 FEET TO A SET ½" REBAR ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40 THE FOLLOWING TWO (2) COURSES: N87°19'11"W, A DISTANCE OF 46.60 FEET TO A SET ½" REBAR; THENCE S86°09'26"W, A DISTANCE OF 240.29 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 81,936.4 SQUARE FEET, OR 1.881 ACRES, MORE OR LESS.

TOGETHER WITH AN ACCESS EASEMENT AS DEFINED IN LONOKE COUNTY MISCELLANEOUS BOOK 68 AT PAGE 412 AND SHOWN HEREON.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT AS DEFINED IN LONOKE COUNTY INSTRUMENT #2014-08167 AND SHOWN HEREON.

TRACT 3 DESCRIPTION:
PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 02 NORTH, RANGE 08 WEST, LONOKE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SE ¼ NW ¼ OF SECTION 17; THENCE N89°48'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,149.56 FEET TO A POINT IN THE CENTER OF ARKANSAS HIGHWAY #31; THENCE LEAVING SAID SOUTH LINE AND ALONG THE CENTER OF SAID HIGHWAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1130 FEET AND A CHORD MEASURING N19°21'24"E 234.27 FEET, A DISTANCE OF 234.69 FEET; THENCE N13°24'24"E, ALONG THE CENTER OF SAID HIGHWAY, A DISTANCE OF 297.52 FEET; THENCE LEAVING THE CENTER OF SAID HIGHWAY, S76°36'59"E, A DISTANCE OF 30.71 FEET TO A SET ½" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN LONOKE COUNTY INSTRUMENT #2016-08888 (TRACT 4); THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT DESCRIBED IN INSTRUMENT #2016-08888 THE FOLLOWING FOUR (4) COURSES: S13°22'51"W, A DISTANCE OF 23.32 FEET TO A SET ½" REBAR; THENCE N75°00'13"E, A DISTANCE OF 322.60 FEET TO A SET ½" REBAR; THENCE N14°22'08"E, A DISTANCE OF 258.03 FEET TO A SET ½" REBAR; THENCE N40°39'45"W, A DISTANCE OF 38.13 FEET TO A SET ½" REBAR ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40; THENCE LEAVING SAID TRACT AND ALONG THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY #40 THE FOLLOWING FOUR (4) COURSES: N28°23'04"E, A DISTANCE OF 713.29 FEET TO A SET ½" REBAR; THENCE N40°16'38"E, A DISTANCE OF 208.62 FEET TO A SET ½" REBAR; THENCE N87°06'51"E, A DISTANCE OF 158.51 FEET TO A SET ½" REBAR; THENCE N79°30'45"E, A DISTANCE OF 61.31 FEET TO A SET ½" REBAR ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, S01°37'36"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 5.12 FEET TO A ¾" REBAR AT THE NORTHEAST CORNER OF A TRACT DESCRIBED IN LONOKE COUNTY INSTRUMENT #2016-08888 (TRACT 5); THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID TRACT AS DESCRIBED IN INSTRUMENT #2016-08888 THE FOLLOWING THREE (3) COURSES: S85°08'36"W, A DISTANCE OF 15.000 FEET TO A SET ½" REBAR; THENCE S01°37'25"W, A DISTANCE OF 50.00 FEET TO A POINT; THENCE N85°08'40"E, A DISTANCE OF 15.00 FEET TO A SET ½" REBAR ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, BEING 1,666.40 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 THE FOLLOWING FOUR (4) COURSES: S01°38'25"W, A DISTANCE OF 334.87 FEET TO A ½" REBAR; THENCE S01°59'34"W, A DISTANCE OF 29.60 FEET TO A 3" PIPE; THENCE S01°40'06"W, A DISTANCE OF 651.04 FEET TO A ½" REBAR; THENCE S01°16'20"W, A DISTANCE OF 652.00 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 1,128,473.2 SQUARE FEET, OR 25.906 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF ARKANSAS HIGHWAY #31 IN THE SOUTHWEST CORNER THEREOF.

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

HOPE CONSULTING
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BLACKMON AUCTIONS, INC.

PRELIMINARY SURVEY
HIGHWAY #31
LONOKE, ARKANSAS

DATE: 04/22/2020	C.A.D. BY: DKP		DRAWING NUMBER:
REVISED:	CHECKED BY:		20-0281
SHEET:	SCALE: 1"=100'		

500	02N	08W	0	17	400	43	1807

K:\Land Projects 2004\Surveys\2020\20-0281 M&B Hwy 31, Lonoke\20-0281_M&B.dwg