

Survey for: LAYNE N WALKER, CITIZENS TITLE & CLOSING COMPANY, INC., AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
Date: 09-19-2024
Scale: 1" = 550'

I hereby certify that this plat is a representation of the survey completed by myself and a field crew under my direct supervision and that all corners found or set are as shown and are in accordance with existing monuments in the area.

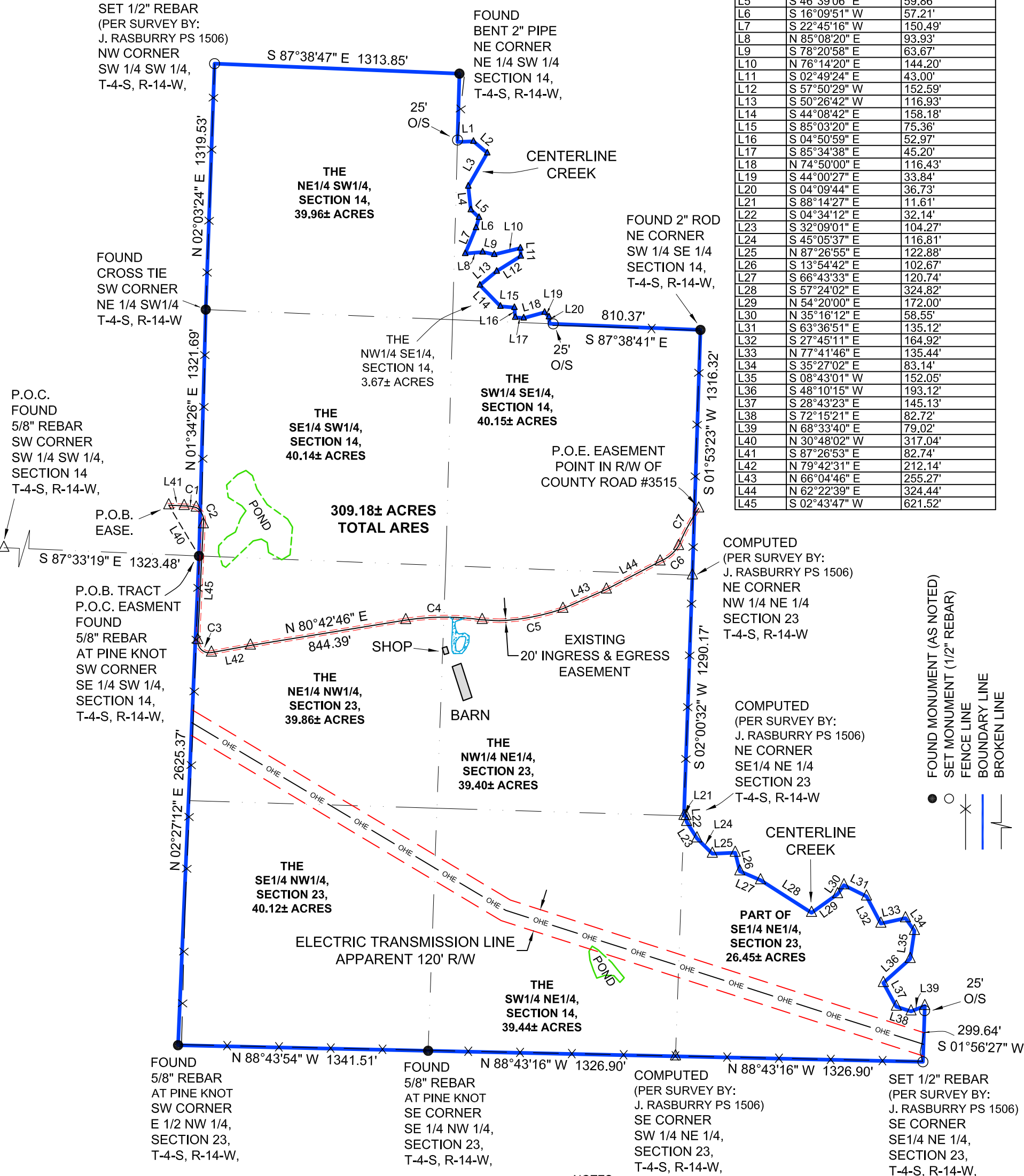


WEST
LAND SURVEYING

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LINE	BEARING	DISTANCE
L1	N 87°52'01" E	85.59'
L2	S 49°51'57" E	96.92'
L3	S 29°46'57" W	205.19'
L4	S 06°21'26" E	127.23'
L5	S 46°39'06" E	59.86'
L6	S 16°09'51" W	57.21'
L7	S 22°45'16" W	150.49'
L8	N 85°08'20" E	93.93'
L9	S 78°20'58" E	63.67'
L10	N 76°14'20" E	144.20'
L11	S 02°49'24" E	43.00'
L12	S 57°50'29" W	152.59'
L13	S 50°26'42" W	116.93'
L14	S 44°08'42" E	158.18'
L15	S 85°03'20" E	75.36'
L16	S 04°50'59" E	52.97'
L17	S 85°34'38" E	45.20'
L18	N 74°50'00" E	116.43'
L19	S 44°00'27" E	33.84'
L20	S 04°09'44" E	36.73'
L21	S 88°14'27" E	11.61'
L22	S 04°34'12" E	32.14'
L23	S 32°09'01" E	104.27'
L24	S 45°05'37" E	116.81'
L25	N 87°26'55" E	122.88'
L26	S 13°54'42" E	102.67'
L27	S 66°43'33" E	120.74'
L28	S 57°24'02" E	324.82'
L29	N 54°20'00" E	172.00'
L30	N 35°16'12" E	58.55'
L31	S 63°36'51" E	135.12'
L32	S 27°45'11" E	164.92'
L33	N 77°41'46" E	135.44'
L34	S 35°27'02" E	83.14'
L35	S 08°43'01" W	152.05'
L36	S 48°10'15" W	193.12'
L37	S 28°43'23" E	145.13'
L38	S 72°15'21" E	82.72'
L39	N 68°33'40" E	79.02'
L40	N 30°48'02" W	317.04'
L41	S 87°26'53" E	82.74'
L42	N 79°42'31" E	212.14'
L43	N 66°04'46" E	255.27'
L44	N 62°22'39" E	324.44'
L45	S 02°43'47" W	621.52'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	204.31'	65.58'	65.30'	S 82°26'24\" E
C2	83.91'	103.79'	97.30'	S 23°11'00\" E
C3	60.42'	116.58'	99.32'	S 47°16'22\" E
C4	1381.72'	411.33'	409.81'	N 89°50'09\" E
C5	1162.22'	346.57'	345.29'	N 79°14'24\" E
C6	208.69'	131.53'	129.36'	N 50°01'55\" E
C7	1085.01'	228.76'	228.34'	N 28°19'54\" E

- NOTES:
- Improvements are as shown.
 - Encroachments, if any, are as shown.
 - No subsurface investigations were made during this survey therefore no underground utilities, structures, tanks, buried waste sites or any hidden items will be shown, but may exist on this property.
 - There was no flood study information shown on this Boundary Survey, unless the item was agreed upon prior to the survey.
 - Monuments were accepted after being checked with the existing deed description, existing monuments in the area and any found previous survey plats of the area.
 - This survey is NOT to be used on any other closings, title work or land / deed transactions other than for the client / clients listed hereon and after 90 days from the date shown hereon, must be re-certified, re-dated and re-signed.
 - This property is subject to all roadways, easements and reservations that are of record or physically in place, said items maybe revealed by a completed title search.
 - Bearings are based on NAD83 State Plane Coordinates- AR North, Scale Factor: 0.99995569 Convergence Angle: -00 13 29.3 with distances converted to ground.

Initial
Exhibit A

Survey for: LAYNE N WALKER, CITIZENS TITLE &
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TITLE INSURANCE COMPANY
Date: 09-19-2024
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DESCRIPTION (309.18± ACRES PER SURVEY)

THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 14; ALL THAT PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER, LYING SOUTH OF THE CENTERLINE OF A CREEK, IN SECTION 14; THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 23; THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 23; AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, LYING SOUTH OF THE CENTERLINE OF A CREEK, ALL BEING IN TOWNSHIP 4 SOUTH, RANGE 14 WEST, GRANT COUNTY, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 87°33'19" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1323.48 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTH 01°34'26" EAST A DISTANCE OF 1321.69 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 02°03'24" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1319.53 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 87°38'47" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1313.85 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 01°35'32" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 366.03 FEET TO A POINT IN THE CENTER OF A CREEK: THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES: THENCE NORTH 87°52'01" EAST A DISTANCE OF 85.59 FEET; THENCE SOUTH 49°51'57" EAST A DISTANCE OF 96.92 FEET: THENCE SOUTH 29°46'57" WEST A DISTANCE OF 205.19 FEET: THENCE SOUTH 06°21'26" EAST A DISTANCE OF 127.23 FEET: THENCE SOUTH 46°39'06" EAST A DISTANCE OF 59.86 FEET; THENCE SOUTH 16°09'51" WEST A DISTANCE OF 57.21 FEET: THENCE SOUTH 22°45'16" WEST A DISTANCE OF 150.49 FEET: THENCE NORTH 85°08'20" EAST A DISTANCE OF 93.93 FEET: THENCE SOUTH 78°20'58" EAST A DISTANCE OF 63.67 FEET: THENCE NORTH 76°14'20" EAST A DISTANCE OF 144.20 FEET: THENCE SOUTH 02°49'24" EAST A DISTANCE OF 43.00 FEET: THENCE SOUTH 57°50'29" WEST A DISTANCE OF 152.59 FEET: THENCE SOUTH 50°26'42" WEST A DISTANCE OF 116.93 FEET: THENCE SOUTH 44°08'42" EAST A DISTANCE OF 158.18 FEET; THENCE SOUTH 85°03'20" EAST A DISTANCE OF 75.36 FEET: THENCE SOUTH 04°50'59" EAST A DISTANCE OF 52.97 FEET; THENCE SOUTH 85°34'38" EAST A DISTANCE OF 45.20 FEET; THENCE NORTH 74°50'00" EAST A DISTANCE OF 116.43 FEET; THENCE SOUTH 44°00'27" EAST A DISTANCE OF 33.84 FEET: THENCE SOUTH 04°09'44" EAST A DISTANCE OF 36.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14: THENCE SOUTH 87°38'41" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 810.37 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14: THENCE SOUTH 01°53'23" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1316.32 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 02°00'32" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1290.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23: THENCE SOUTH 88°14'27" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 11.61 FEET TO A POINT IN THE CENTER OF A CREEK: THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES: THENCE SOUTH 04°34'12" EAST A DISTANCE OF 32.14 FEET; THENCE SOUTH 32°09'01" EAST A DISTANCE OF 104.27 FEET: THENCE SOUTH 45°05'37" EAST A DISTANCE OF 116.81 FEET: THENCE NORTH 87°26'55" EAST A DISTANCE OF 122.88 FEET: THENCE SOUTH 13°54'42" EAST A DISTANCE OF 102.67 FEET: THENCE SOUTH 66°43'33" EAST A DISTANCE OF 120.74 FEET: THENCE SOUTH 57°24'02" EAST A DISTANCE OF 324.82 FEET: THENCE NORTH 54°20'49" EAST A DISTANCE OF 172.00 FEET: THENCE NORTH 35°16'12" EAST A DISTANCE OF 58.55 FEET; THENCE SOUTH 63°36'51" EAST A DISTANCE OF 135.12 FEET: THENCE SOUTH 27°45'11" EAST A DISTANCE OF 164.92 FEET: THENCE NORTH 77°41'46" EAST A DISTANCE OF 135.44 FEET: THENCE SOUTH 35°27'02" EAST A DISTANCE OF 83.14 FEET: THENCE SOUTH 08°43'01" WEST A DISTANCE OF 152.05 FEET: THENCE SOUTH 48°10'15" WEST A DISTANCE OF 193.12 FEET: THENCE SOUTH 28°43'23" EAST A DISTANCE OF 145.13 FEET: THENCE SOUTH 72°15'21" EAST A DISTANCE OF 82.72 FEET: THENCE NORTH 68°33'40" EAST A DISTANCE OF 79.02 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 01°56'27" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 299.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTH 88°43'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 2653.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23: THENCE NORTH 88°43'54" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1341.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23: THENCE NORTH 02°27'12" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2625.37 FEET TO THE **POINT OF BEGINNING**, CONTAINING **309.18** ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR USE AS INGRESS AND EGRESS, BEING 20 FEET IN WIDTH AND 10 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 14 WEST, GRANT COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 14; THENCE NORTH 30°48'02" WEST A DISTANCE OF 317.04 FEET TO A POINT IN THE CENTER OF AN EXISTING GRAVEL DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: THENCE SOUTH 87°26'53" EAST A DISTANCE OF 82.74 FEET: THENCE EASTERLY, ALONG A CURVE 65.58 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 204.31 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 82°26'24" EAST AND A CHORD LENGTH OF 65.30 FEET: THENCE SOUTHEASTERLY, ALONG A CURVE 103.79 FEET, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 83.91 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 23°11'00" EAST AND A CHORD LENGTH OF 97.30 FEET: THENCE SOUTH 02°43'47" WEST A DISTANCE OF 621.52 FEET: THENCE SOUTHEASTERLY, ALONG A CURVE 116.59 FEET, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.42 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 47°16'22" EAST AND A CHORD LENGTH OF 99.32 FEET; THENCE NORTH 79°42'31" EAST A DISTANCE OF 212.14 FEET: THENCE NORTH 80°42'46" EAST A DISTANCE OF 844.39 FEET: THENCE EASTERLY, ALONG A CURVE 411.33 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1381.72 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 89°50'09" EAST AND A CHORD LENGTH OF 409.81 FEET: THENCE SOUTH 86°59'08" EAST A DISTANCE OF 94.13 FEET: THENCE EASTERLY, ALONG A CURVE 346.57 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 1162.22 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 79°14'24" EAST AND A CHORD LENGTH OF 345.29 FEET: THENCE NORTH 66°04'46" EAST A DISTANCE OF 255.27 FEET: THENCE NORTH 62°22'39" EAST A DISTANCE OF 324.44 FEET; THENCE NORTHEASTERLY, ALONG A CURVE 131.53 FEET, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 208.69 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 50°01'55" EAST AND A CHORD LENGTH OF 129.36 FEET: THENCE NORTHEASTERLY, ALONG A CURVE 228.77 FEET, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1085.01 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 28°19'54" EAST AND A CHORD LENGTH OF 228.34 FEET TO A POINT ON THE RIGHT OF WAY LINE COUNTY ROAD 3515 SAID POINT BEING THE POINT OF ENDING.
SUBJECT TO A 160 FOOT+- POWER TRANSMISSION EASEMENT

Exhibit A

