PARKER RANCH

APPROVALS AND ACCEPTANCES

Marion County Planning Board ..... Aug. 27, 1985
Date

Marion County Judge ..... Aug 29 1985

RECORDER'S CERTIFICATION

The plat shown hereon was filed for record in my office on the 29th day of August, 1985, and is recorded in Plat Book No. 2 at Page 85.

Edith Williams-Lisa Cue
Circuit Clerk and Ex-Officio Recorder, D.C.

Filed in my office on this 29 day of Aug 1985 at 9:20 o'clock A M
Edith Williams Clerk
By D.C.

LAND DESCRIPTION

Part of the SE1/4 of the NE1/4 of Section 30 lying South and West of a concrete right of way of U.S. Hwy Road No. 62, Zone 10, and part of the NE1/4 of Section 30 all lying in Township 21 North, 13 West, in Marion County, Arkansas, described as follows:

BEGINNING at the E1/4 corner of Section 30 in stone; on North 89°11'30" East 2150.32 feet to the S. 1/16 corner of Section 29 in 3/8" rebar; thence North 0°19'30" East 1324.32 feet along the East line of the center line of County Road No. 39; Then on along the center line with the following measurements:

South 53°51'30" East 187.72 feet, North 89°35'43" East 109.11 feet, North 76°47'16" East 133.32 feet, West, 54°32'44" East 131.62 feet, North 54°29'17" East 124.17 feet, North 72°24' East 140.99 feet, Perp. 0°07'30" East 54.56 feet to the section line between 29 and 30;

Then leaving the center line, go along said section line South 89°10'45" East 45.15 feet to the southwesterly right-of-way of County Road No. 39; Then on along the right-of-way with the following courses:

North 0°07'30" East 211.25 feet, South 65°35'18" East 124.60 feet, North 50°31'52" East 123.21 feet, South 46°34'08" East 98.64 feet, North 10°12'17" East 142.41 feet to a 3/4 inch rebar;

Then leaving the right-of-way of County Road No. 39, go South 83°10'34" West 524.07 feet to a tangent back-to-back fillet curve to the left;

Go along said curve 334.56 feet through a central angle of 23°48'48" to a 1/2 inch rebar;

Then go South 14°16'38" East 115.95 feet to a tangent 2764.1-foot radius curve to the right;

Go along said curve 151.32 feet through a central angle of 03°08'08" to a 1/2 inch rebar;

Then go South 11°08'30" East 331.94 feet to a 1/2 inch rebar;

Then go South 61°17'04" East 320.09 feet to U.S. Government Boundary Marker #1277-10;

Then go along said Government boundary with the following measurements:

South 88°36'03" East 264.34 feet, South 00°38'33" West 336.30 feet, South 88°36'03" East 1311.34 feet, South 1°34'45" West 1010.16 feet to U.S. Government Boundary Marker #1277-11;

Then leaving said Government boundary, go North 88°11'0" West 437.45 feet to U.S. Government Boundary Marker #1277-20;

Then continue along said Government boundary with the following measurements:

North 88°50'03" West 349.76 feet, North 00°38'33" East 1327.72 feet, North 88°36'03" West 1311.34 feet, North 00°38'33" West 336.30 feet, North 88°36'03" West 264.34 feet, North 88°11'30" West 187.56 feet, North 0°19'30" East 1324.32 feet, South 89°11'30" West 2150.32 feet, South 0°12'51" East 1324.32 feet, South 89°59'10" West 367.46 feet, South 0°30'12" West 414.56 feet, South 88°[illegible] East 152.0 feet, South 0°48'05" West 134.27 feet to U.S. Government Boundary Marker #1277-21;

Go [illegible] said U.S. Government Boundary, go North 88°11'0" West 20.0 feet to the POINT OF BEGINNING.

Containing 137.91 acres.

DEDICATION

The undersigned, Gary L. Annis, certify that I am the [illegible] owner of the property shown hereon, which I have caused to be surveyed and platted as a subdivision to be named PARKER RANCH, and I do hereby dedicate to the public for its use the roads and easements as shown hereon.

Witness my hand and seal this 21st day of August, 1985.

Gary L. Annis
Gary L. Annis, P.O. Box 1196, Paris, TX 75460

ACKNOWLEDGMENT

State of Arkansas
County of Marion

Before the undersigned notary public personally appeared Gary L. Annis, to be known as the owner and dedicator of the aforesaid property, who acknowledged that he had executed the above dedication for the uses and purposes set forth therein.

Witness my hand and notarial seal this 21st day of August, 1985.

Linda R. Cole
Notary Public

My commission expires April 2, 1990.

NOTES

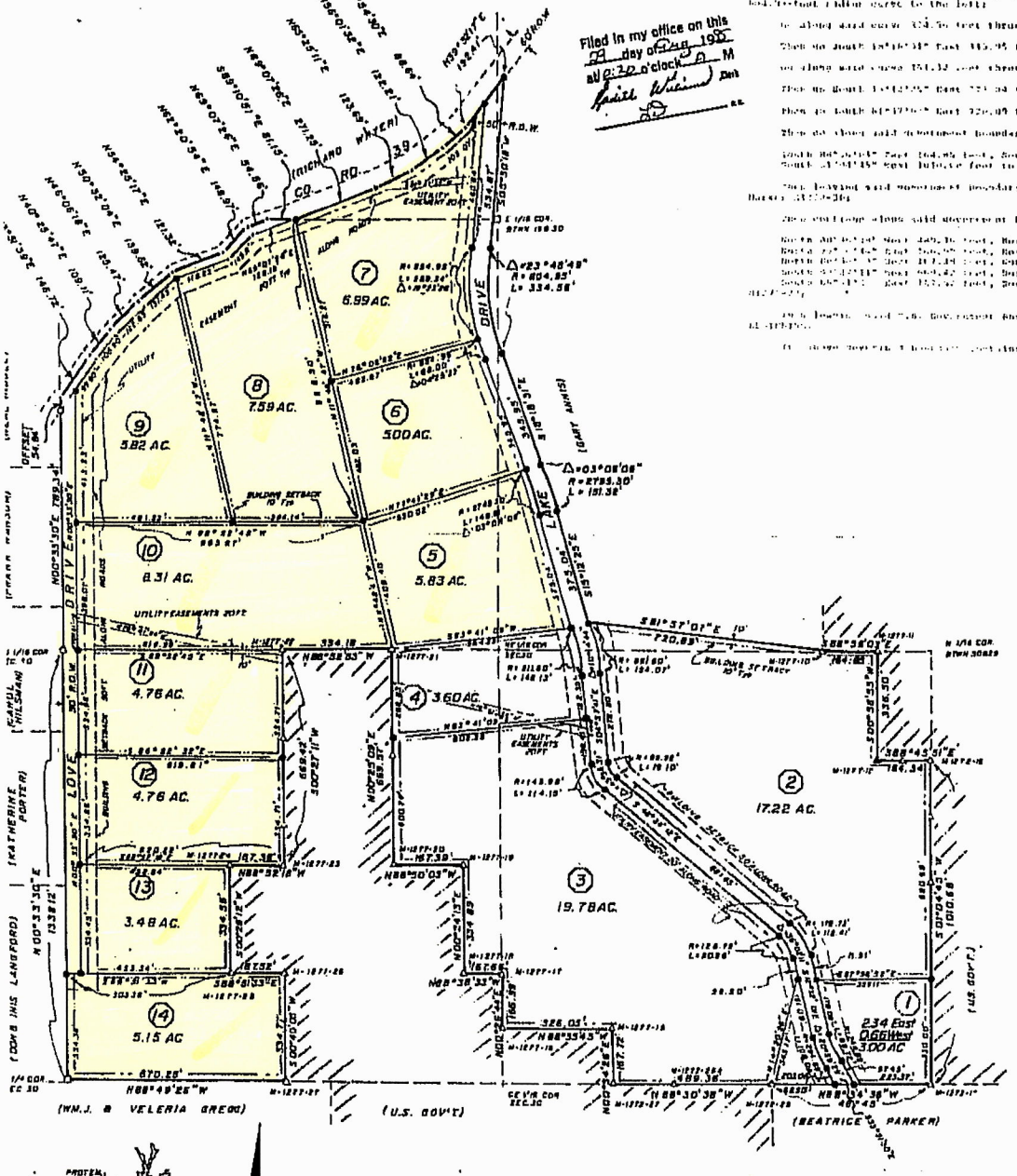
1) Bearings are based on Plane of State - Zone 7, June 1927.

2) Minimum building setbacks will be 25 feet from road, and 10 feet from side and rear lot lines.

3) All utility easements will be 15 feet wide.

REFERENCE

SURVEY BOOK 6 PAGE 197


N 89°11'30" E 2150.32'
N 0°19'30" E 1324.32'
S 89°10'51" E 2150.32'
N 0°07'30" E 211.25'
N 65°35'18" E 124.60'
N 50°31'52" E 123.21'
S 46°34'08" E 98.64'
N 10°12'17" E 142.41'
S 83°10'34" W 524.07'
23°48'48" R=804.85' L=334.56'
03°08'08" R=2764.1' L=151.32'
S 11°08'30" E 331.94'
S 61°17'04" E 320.09'
N 88°36'03" W 264.34'
S 00°38'33" W 336.30'
N 88°36'03" W 1311.34'
N 1°34'45" E 1010.16'
N 88°50'03" W 349.76'
N 00°38'33" E 1327.72'
N 88°36'03" W 1311.34'
N 00°38'33" E 336.30'
N 88°11'30" W 187.56'
S 89°59'10" W 367.46'
S 0°30'12" W 414.56'
S 88°[illegible] E 152.0'
S 0°48'05" W 134.27'
N 88°11'0" W 20.0'
Filed in my office on this 29 day of Aug 1985 at 9:20 o'clock A M
Edith Williams Clerk
By D.C.
Δ=23°48'48" R=804.85' L=334.56'
Δ=03°08'08" R=2764.1' L=151.32'
R.O.W.
E 1/16 COR. SEC. 30 FOUND
CENTER LINE
UTILITY EASEMENT 20FT
ALONG ROAD
EASEMENT
5' UTILITY
BUILDING SETBACK 10' TYP.
OFFSET 54.56'
DRIVE
LAKE
LOVE
(FRANK MANSON)
(KAMIL WILSHAW)
(KATHERINE PORTER)
(JOHN B. INIS LANGFORD)
(WM. J. & VELERIA GREGG)
(U.S. GOV'T.)
(BEATRICE PARKER)
1 1/16 COR. TR. 29
1/4 COR. SEC. 30
CE 1/16 COR. SEC. 30
W 1/16 COR. SEC. 30 FOUND
7
6.99 AC.
8
7.59 AC.
6
5.00 AC.
9
5.82 AC.
10
8.31 AC.
5
5.83 AC.
11
4.76 AC.
4
3.60 AC.
12
4.76 AC.
2
17.22 AC.
13
3.48 AC.
3
19.78 AC.
14
5.15 AC.
1
234 East
Ogeltree
3.00 AC.
UTILITY EASEMENTS 20FT
BUILDING SETBACK 10' TYP.
N 88°32'53" W 334.18'
S 88°45'51" E 186.34'
S 88°36'03" E 330.00'
N 88°50'03" W 167.38'
N 88°38'33" W 167.72'
N 88°35'43" W 326.05'
N 88°30'38" W 167.72'
N 88°49'26" W 670.26'
N 88°43'38" W 489.45'
S 88°45'51" E 186.34'
S 88°36'03" E 330.00'
S 00°38'33" W 336.30'
S 00°38'33" W 1010.16'
S 00°38'33" W 1327.72'
S 00°38'33" W 334.69'
S 00°38'33" W 334.58'
N 00°38'33" E 1338.12'
N 00°38'33" E 1327.72'
N 00°38'33" E 334.58'
N 00°38'33" E 334.69'
N 00°38'33" E