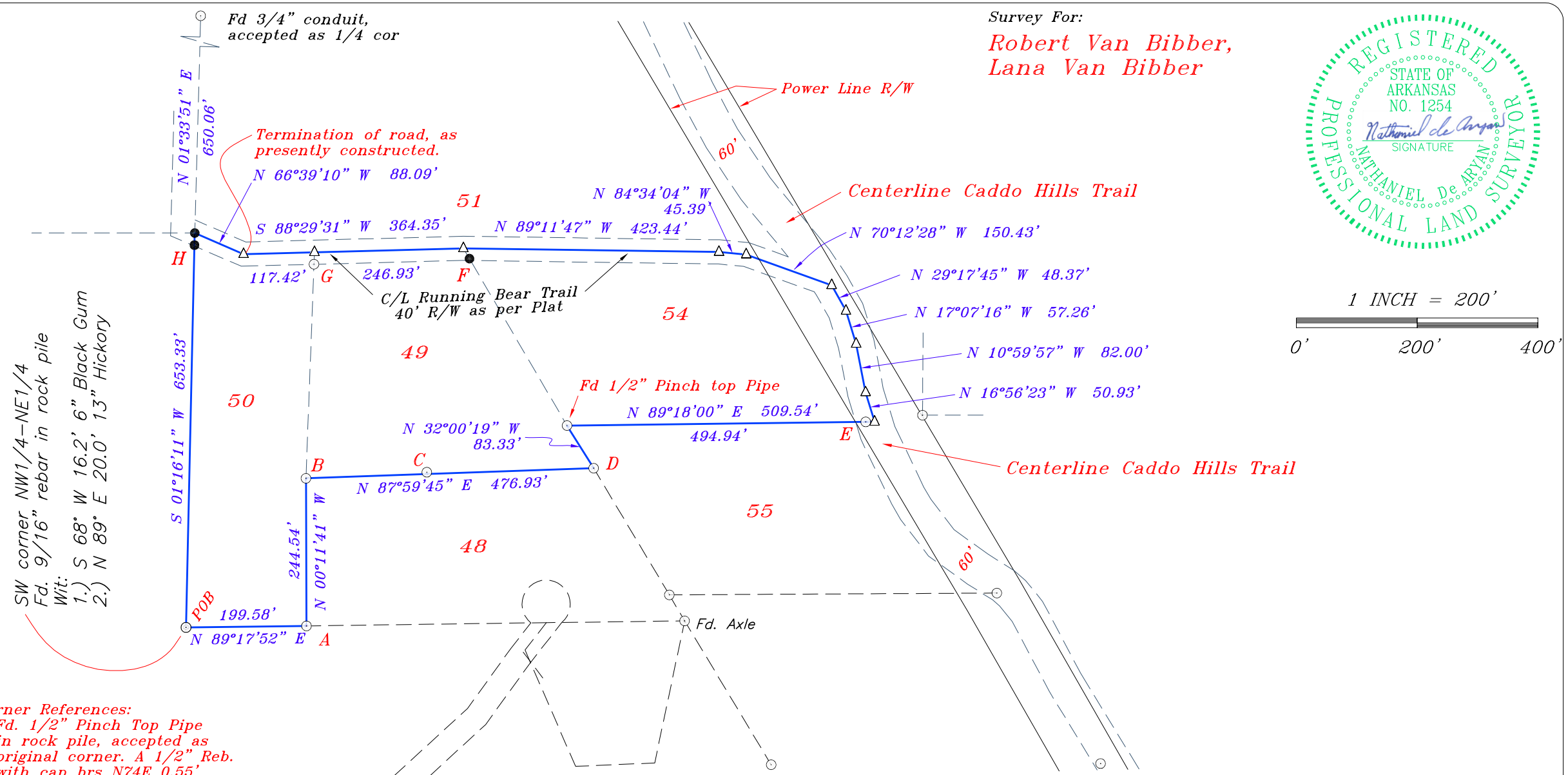


Survey For:
Robert Van Bibber,
Lana Van Bibber

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1254
SIGNATURE
NATHANIEL De ARYAN

1 INCH = 200'
0' 200' 400'

Corner References:

A Fd. 1/2" Pinch Top Pipe in rock pile, accepted as original corner. A 1/2" Reb. with cap brs N74E 0.55' <did not accept>

B Fd. a 5/8" rebar, up 18" solidly driven in rock pile. Accepted as original subdivision corner. A 1/2" rebar with cap brs N15W 5.4'. <did not accept>

C Fd. 1/2" rebar, with cap, 3.0' north of property line. <did not accept>

D Fd. 1/2" pinch top pipe, in rock pile accepted as original subdivision corner. A 1/2" rebar, with cap brs N29W 0.58' <did not accept>

E Fd 1/2" pinch top pipe, in rock pile 14.6' west of centerline. Accepted as original subdivision corner.

F Set 1/2" rebar, @ remains of steel fence post. Accepted as original subdivision corner 19.8' SE of centerline.

G Fd 1/2" pin in rock pile. Accepted as original subdivision pin. 19.86' south of Centerline

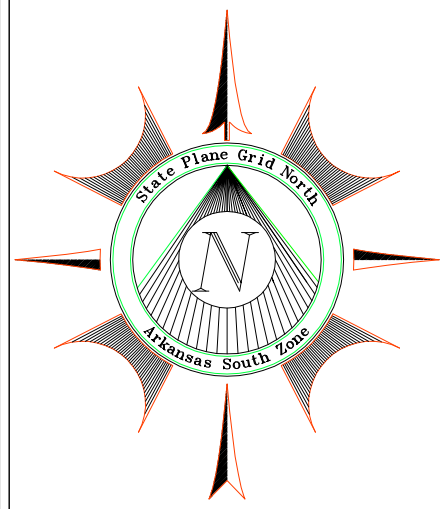
H Fd. 5/8" rebar, up 3 ft, and bent at ground level. Set 1/2" rebar with cap, at base. Accepted as original subdivision monument.

Description, as surveyed:
A part of the NW1/4-NE1/4, Section 12, T4S, R25W, Montgomery Co. AR described as follows:
BEGINNING at the SW corner of said NW1/4-NE1/4, a 9/16" rebar, in a rock pile;
thence N 89°17'52" E 199.58' to a 1/2" Pinch Top Pipe;
thence N 00°11'41" W 244.54' to a 5/8" rebar, in a rock Pile;
thence N 87°59'45" E 476.93' to a 1/2" Pinch Top Pipe;
thence N 32°00'19" W 83.33' to a 1/2" Pinch Top Pipe;
thence N 89°18'00" E, and passing through a 1/2" Pinch Top Pipe @ 494.94', but in all a total distance of 509.54' to a point in the centerline of Caddo Hills Trail;
thence with said centerline of Caddo Hills Trail N 16°56'23" W 50.93';
thence with said centerline of Caddo Hills Trail N 10°59'57" W 82.00';
thence with said centerline of Caddo Hills Trail N 17°07'16" W 57.26';
thence with said centerline of Caddo Hills Trail N 29°17'45" W 48.37';
thence Leaving said centerline of Caddo Hills Trail, and with the center line of Running Bear Trail N 70°12'28" W 150.43';
thence with the center line of Running Bear Trail N 84°34'04" W 45.39';
thence with the center line of Running Bear TrailN 89°11'47" W 423.44';
thence with the center line of Running Bear TrailS 88°29'31" W 364.35';
thence with the center line of Running Bear TrailN 66°39'10" W 88.09' to a 1/2" rebar on the westerly line of the NW1/4-NE1/4;
thence S 01°16'11" W 653.33' to the POINT OF BEGINNING.
Parcel contains 9.47 acres, more or less.

Survey Report:
This property was originally owned by WR Keadle, who hired James O Tallant, RLS No. 48, to survey it into lots. The Recorded Plat of this was recorded August 13, 1979. After surveying, it, tracts were sold by legal description, with a contract for deed. When they were paid for, the deed was given to the buyer. This mechanism was done, to avoid higher land taxes for Mr Keadle, for the remaining unsold lots. I am of the opinion that original subdivision corners, when found where originally set, should be maintained, as the proper corners, for the boundaries, between these lots. The James O Tallent Survey represents the "Original Survey" of this land, and is thus difinitive for title, especially for the interior of this quasi subdivision. My survey represents a more modern survey, of original monumentation, of these tracts from "Caddo Hills Estates".
Nathaniel Dearyan, PLS 1254, State of Arkansas

Master Craft
Land Surveying Co.
1189 Thunder Mtn. Rd
Caddo Gap, Arkansas 71935
Fred: (870) 356-2733
Nathan: (870) 356-3797

DATE: Monday, May 2 2016
COGO FILE: CaddoGapN213.crd
CAD FILE: CaddoGapN213.*
DRAWING NUMBER: 683-2016

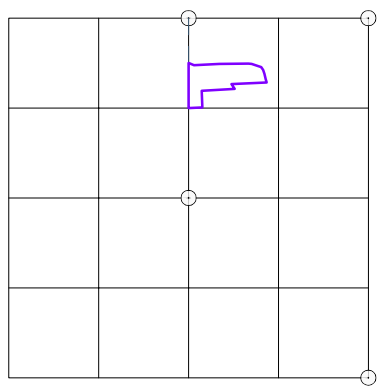


Basis of Bearings:
State Plane Grid North
NAD 1983, via GPS observations

Symbol Legend:

- ⊙ *Found Monument as noted*
- ● *Set 1/2" Rebar, with cap*
- ✦ *Set 3/8" Rebar with cap*
- △ *Computed Point*

Sec 12-T4S-R25W



SECTION LOCATION POSTER

STATE FILING NUMBER:
500-04S-25W-0-12-140-49-1254