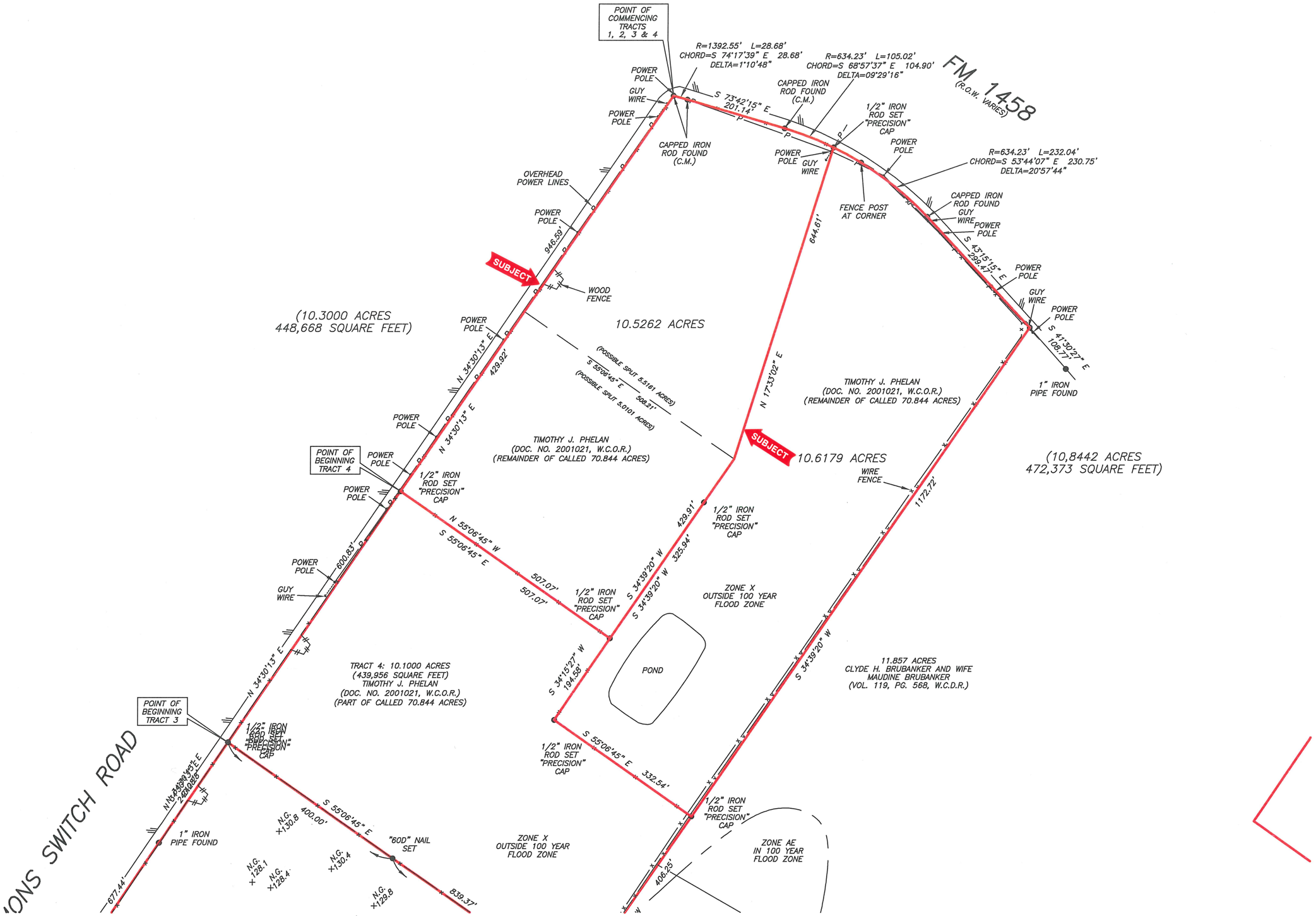
POINT OF COMMENCING TRACTS 1, 2, 3 & 4
R=1392.55' L=28.68'
CHORD=S 74°17'39" E 28.68'
DELTA=1°10'48"
R=634.23' L=105.02'
CHORD=S 68°57'37" E 104.90'
DELTA=09°29'16"
FM 1458
(R.O.W. VARIES)
S 73°42'15" E
201.14'
CAPPED IRON ROD FOUND (C.M.)
1/2" IRON ROD SET "PRECISION" CAP
POWER POLE
GUY WIRE
R=634.23' L=232.04'
CHORD=S 53°44'07" E 230.75'
DELTA=20°57'44"
FENCE POST AT CORNER
OVERHEAD POWER LINES
946.59'
SUBJECT
WOOD FENCE
644.61'
S 43°15'15" E
299.47'
S 41°30'27" E
108.77'
1" IRON PIPE FOUND
(10.3000 ACRES
448,668 SQUARE FEET)
10.5262 ACRES
N 34°30'13" E
429.92'
(POSSIBLE SPLIT 5.5161 ACRES)
S 55°06'45" E
500.21'
(POSSIBLE SPLIT 5.0101 ACRES)
N 17°33'02" E
TIMOTHY J. PHELAN
(DOC. NO. 2001021, W.C.O.R.)
(REMAINDER OF CALLED 70.844 ACRES)
10.6179 ACRES
(10,8442 ACRES
472,373 SQUARE FEET)
POINT OF BEGINNING TRACT 4
N 55°06'45" W
S 55°06'45" E
507.07'
507.07'
423.91'
S 34°39'20" W
325.94'
S 34°39'20" W
WIRE FENCE
1172.72'
600.83'
ZONE X
OUTSIDE 100 YEAR
FLOOD ZONE
TRACT 4: 10.1000 ACRES
(439,956 SQUARE FEET)
TIMOTHY J. PHELAN
(DOC. NO. 2001021, W.C.O.R.)
(PART OF CALLED 70.844 ACRES)
POND
S 34°15'27" W
194.58'
11.857 ACRES
CLYDE H. BRUBANKER AND WIFE
MAUDINE BRUBANKER
(VOL. 119, PG. 568, W.C.D.R.)
POINT OF BEGINNING TRACT 3
N 34°39'45" E
240.08'
S 55°06'45" E
400.00'
332.54'
N.G. ×130.8
N.G. ×128.1
N.G. ×128.4
N.G. ×130.4
N.G. ×129.8
"60D" NAIL SET
ZONE X
OUTSIDE 100 YEAR
FLOOD ZONE
ZONE AE
IN 100 YEAR
FLOOD ZONE
406.25'
677.44'
839.37'
ONS SWITCH ROAD