

VICINITY SKETCH  
NOT TO SCALE

**DESCRIPTION - RW ABANDONMENT**

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14 AFORESAID; THENCE SOUTH 00°24'02" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 306.85 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF WEST WASHINGTON AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 89°23'30" EAST A DISTANCE OF 53.47 FEET, NORTH 80°51'44" EAST A DISTANCE OF 6.25 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°21'45" WEST, A DISTANCE OF 273.32 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,037.60 FEET, A CENTRAL ANGLE OF 9°45'34" AND A CHORD BEARING OF SOUTH 70°54'56" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 176.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°21'45" WEST, A DISTANCE OF 273.32 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 632.96 FEET, A CENTRAL ANGLE OF 22°30'41", AND A CHORD BEARING OF NORTH 79°51'05" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 248.69 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF WEST WASHINGTON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 89°23'30" EAST A DISTANCE OF 27.70 FEET, SOUTH 87°44'45" EAST A DISTANCE OF 100.12 FEET, NORTH 89°23'30" EAST A DISTANCE OF 493.06 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 23,533 SQ. FT. OR 0.54 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**DESCRIPTION - AT&T EASEMENT**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°24'02" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, AFORESAID, A DISTANCE OF 297.2785 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE SOUTH 89°09'10" EAST A DISTANCE OF 59.55 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,037.60 FEET, A CENTRAL ANGLE OF 1°33'39" AND A CHORD BEARING OF SOUTH 75°00'53" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.27 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°59'03" WEST, A DISTANCE OF 544.07 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 632.96 FEET, A CENTRAL ANGLE OF 3°55'01" AND A CHORD BEARING OF NORTH 79°51'05" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 86°46'41" EAST A DISTANCE OF 238.37 FEET; THENCE NORTH 88°51'19" EAST A DISTANCE OF 269.91 FEET; THENCE SOUTH 88°09'10" EAST A DISTANCE OF 46.476 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 9,304 SQ. FT. OR 0.214 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**DESCRIPTION - WATER EASEMENT**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°24'02" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, AFORESAID, A DISTANCE OF 313.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE NORTH 88°59'03" EAST A DISTANCE OF 32.38 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,037.60 FEET, A CENTRAL ANGLE OF 2°22'01" AND A CHORD BEARING OF SOUTH 72°03'03" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.86 FEET TO THE END OF SAID CURVE; THENCE SOUTH 87°49'00" WEST, A DISTANCE OF 174.59 FEET; THENCE SOUTH 89°24'50" WEST, A DISTANCE OF 249.28 FEET; THENCE NORTH 88°08'15" EAST, A DISTANCE OF 36.32 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 632.96 FEET, A CENTRAL ANGLE OF 1°00'42" AND A CHORD BEARING OF NORTH 75°48'00" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°59'03" EAST A DISTANCE OF 511.69 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 6,879 SQ. FT. OR 0.158 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**LEGEND**

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- F.R.B.
- F.I.P.
- △ FOUND A.H.I.D. R/W MONUMENT
- F.I.P.
- F.I.P.
- SET 1-1/4" IRON PIPE W/ PS #1549 CAP

**SURVEYOR'S NOTES**

1. THIS DRAWING WAS PREPARED FOR FARMER ENTERPRISES, INC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - A. GLO MAP NOTES FOR T14N R3E, CRAIGHEAD COUNTY, ARKANSAS.
  - B. A.H.I.D. RIGHT-OF-WAY MAP FOR JOB # R000099.
  - C. PLAT OF SURVEY BY MARK SCHNEIDER MINOR PLAT BY KEVIN L. SCRAPE, DATED JUNE 16, 1999.
  - D. PLAT OF SURVEY BY KENNETH L. SCRAPE FOR FARMER ENTERPRISES, INC., DATED JUNE 15, 1998.
  - E. PLAT OF SURVEY BY KENNETH L. SCRAPE FOR FARMER ENTERPRISES, INC., DATED JUNE 1, 1998.
  - F. PLAT OF SURVEY BY KENNETH L. SCRAPE FOR FARMER ENTERPRISES, INC., DATED MAY 17, 1998.
  - G. PLAT OF SURVEY BY DALE ADAMSON FOR FARMER ENTERPRISES, INC., DATED NOVEMBER 5, 1995.
  - H. PLAT OF SURVEY BY GEORGE HAMMAN FOR THE ST. LOUIS SOUTHWESTERN RAILWAY COMPANY, DATED APRIL 3, 1995.
  - I. PLAT OF SURVEY BY TROY L. SHEETS FOR ALEC FARMER, DATED FEBRUARY 11, 1992.
  - J. WARRANTY DEED TO FARMER ENTERPRISES, INC. RECORDED IN DEED BOOK 488, PAGE 746 AT JONESBORO, ARKANSAS.

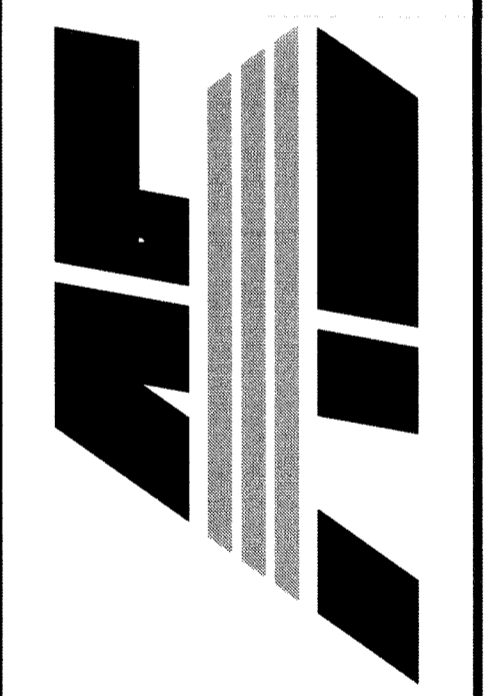
**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 09/21/2016  
NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

**FARMERS ENTERPRISES, INC.**  
WEST WASHINGTON AVENUE  
SECTION 14, T14N, R3E  
JONESBORO, ARKANSAS

**ASSOCIATED ENGINEERING, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1462  
JONESBORO, AR 72403  
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

**ABANDONMENT SURVEY**

DATE:	09/22/2017	DRAWN:	JTS
CADD FILE:	12103-004-SPC-R1	CHECKED:	COH
DWG#:	0314143.0028	SHEET:	1 OF 1
SCALE:	1" = 50'		