

**APPROVED AS TO LEGAL FORM:**

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**DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 30 FEET TO THE EAST RIGHT-OF-WAY LINE OF YOUNG STREET; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF YOUNG STREET 300 FEET TO THE POINT OF BEGINNING PROPER; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 350 FEET; THENCE SOUTH PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF YOUNG STREET 100 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 350 FEET TO THE EAST RIGHT-OF-WAY LINE OF YOUNG STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF YOUNG STREET 100 FEET TO THE POINT OF BEGINNING PROPER.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

ALL OF JONESBORO MASONIC LODGE #129 FIRST ADDITION TO JONESBORO, ARKANSAS AS SHOWN BY PLAT RECORDED IN DEED RECORD 179 AT PAGE 13 AT JONESBORO, ARKANSAS. SUBJECT TO ANY EASEMENTS SHOWN ON RECORDED PLAT.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5<sup>TH</sup> PRINCIPLE MERIDIAN IN CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE S. 1/2 OF THE SE ¼ OF SAID SECTION 21, THENCE S88°47'12"W 2295.40 FEET TO A POINT, THENCE S00°21'06"E 400.14 FEET TO THE POINT OF BEGINNING; THENCE S00°21'06"E 30.00 FEET TO A POINT, THENCE S88°46'18"W 320.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 49, THENCE N00°26'37"W 30.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT, THENCE N88°46'18"E 320.18 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.220 ACRES, MORE OR LESS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST OF

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THE FIFTH PRINCIPAL MERIDIAN IN CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH ALONG THE WEST LINE OF VIKING ADDITION TO THE CITY OF JONESBORO, A ARKANSAS, 867.17 FEET; THENCE NORTH 89 DEGREES 59' 15" WEST 232.29 FEET TO THE CENTER OF TURTLE CREEK DITCH; THENCE SOUTH 28 DEGREES 29'28" EAST, ALONG SAID DITCH CENTERLINE, 443.35 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #18 (HIGHLAND DRIVE); THENCE SOUTH 88 DEGREES 53' WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 2198.20 FEET; THENCE SOUTH 88 DEGREES 52'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 350.35 FEET; THENCE NORTH 46 DEGREES 07'25" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 55.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY #49 (STADIUM BOULEVARD); THENCE NORTH 0 DEGREES 16' 34" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE 682.38 FEET; THENCE NORTH 88 DEGREES 44' 48" EAST 200.38 FEET; THENCE NORTH 0 DEGREES 28' 07" WEST 100.0 FEET; THENCE NORTH 88 DEGREES 36' 49" EAST 119.81 FEET; THENCE NORTH 0 DEGREES 19' WEST

429.87 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, AFORESAID; THE SAME BEING A POINT ON THE SOUTH LINE OF BLOCK "B" OF GWYNDALE ADDITION TO THE CITY OF JONESBORO, ARKANSAS; THENCE NORTH 88 DEGREES 46' 58" EAST ALONG THE SOUTH LINE OF BLOCK "B" AND ALONG THE SOUTH LINE OF BLOCK "F" OF BELLE MEADE ADDITION TO THE CITY OF JONESBORO, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID, 2295.56 FEET TO THE POINT OF BEGINNING PROPER.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

LOT 1 OF LAIRD SURVEY OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS SHOWN BY PLAT IN DEED RECORD 123 PAGE 69 AT JONESBORO, ARKANSAS, LESS AND EXCEPT THE FOLLOWING TRACT; BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF LAIRD SURVEY OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 0°50' WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 20 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 18; THENCE NORTH 89°36' WEST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 237 FEET TO A POINT; THENCE SOUTH 57°29' WEST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 65.3 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 1 RELOCATION; THENCE SOUTH 0°50' WEST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 534.9 FEET TO A POINT ON THE SOUTH LINE OF LOT 1; THENCE NORTH 89°43' WEST ALONG SAID SOUTH LINE A DISTANCE OF 20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°50' EAST ALONG THE WEST LINE OF LOT 1 A DISTANCE OF 595.9 FEET TO A POINT IN THE EXISTING

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SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 18; THENCE SOUTH 89°36' EAST ALONG SAID EXISTING RIGHT-OF-WAY LINE A DISTANCE OF 307.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,712 SQUARE FEET, MORE OR LESS, OR 0.43 ACRE, MORE OR LESS. COMMONLY REFERRED TO AS 3009 EAST HIGHLAND DRIVE, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

TRACT IV

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00° 00' 00" EAST ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, AFORESAID, 1023.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 00' 00" EAST ALONG SAID EAST LINE 233.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHLAND DRIVE (ARKANSAS STATE HIGHTWAY#18); THENCE SOUTH 88° 52' 59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.81 FEET; THENCE NORTH 28° 29' 28" WEST 261.95 FEET; THENCE NORTH 88° 39' 41" EAST 145.80 FEET TO THE POINT OF BEGINNING, CONTAINING 19,418 SQUARE FEET OR 0.446 ACRES MORE OR LESS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

TRACT V

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00° 00' 00" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, AFORESAID, 867.17 FEET; THENCE NORTH 89° 59' 15" WEST 154.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35° 03' 04" WEST 75.91 FEET; THENCE NORTH 28° 29' 28" WEST 70.73 FEET; THENCE SOUTH 89° 59' 15" EAST 77.34 FEET TO THE POINT OF BEGINNING, CONTAINING 2403 SQUARE FEET OR 0.055 ACRES MORE OR LESS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

PART OF LOT 2 OF LAIRD SURVEY OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH,

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RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AS RECORDED IN BOOK #123, PAGE #69, IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF LAIRD SURVEY OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°11'37" EAST, ALONG THE WEST LINE OF LOT 2 AFORESAID, 297.70 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 00°11'37" EAST, ALONG SAID WEST LINE, 277.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST HIGHLAND DRIVE (ARKANSAS STATE HIGHWAY #18): THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 89°19'23" EAST 112.26 FEET, NORTH 67°30'46" EAST 53.83 FEET, NORTH 89°15'31" EAST 150.57 FEET TO THE WEST RIGHT-OF-WAY LINE OF BRAZOS STREET: THENCE SOUTH 0°11'37" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 297.63 FEET: THENCE SOUTH 89°19'34" WEST 312.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.07 ACRES AND BEING SUBJECT TO A 15' UTILITY EASEMENT ALONG THE EAST SIDE OF THE TRACT.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:**

**TRACT II**

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00° 00' 00" EAST ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, AFORESAID, 372.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 00' 00" EAST ALONG SAID EAST LINE 494.70 FEET; THENCE NORTH 89° 59' 15" WEST 154.96 FEET; THENCE NORTH 35° 03' 04" EAST 93.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35° 03' 04", A RADIUS OF 503.00 FEET AND A DISTANCE OF 307.71 FEET; THENCE NORTH 00° 00' 00" WEST 129.20 FEET; THENCE SOUTH 90° 00' 00" EAST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22,443 SQUARE FEET OR 0.515 ACRES, MORE OR LESS.

ALL OF THE ABOVE CONTAINING 3,387,016 SQ.FT. OR 77.76 ACRES, MORE OR LESS.

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SUBJECT TO AN EASEMENT TO CITY WATER & LIGHT FOR UTILITY PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00° 00' 00" EAST ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, AFORESAID, 372.47 FEET; THENCE NORTH 90° 00' 00" WEST 10.00 FEET; THENCE NORTH 00° 00' 00" WEST 372.26 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, AFORESAID; THENCE NORTH 88° 46' 58" EAST ALONG SAID NORTH LINE 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3724 SQUARE FEET OR 0.085 ACRES MORE OR LESS.