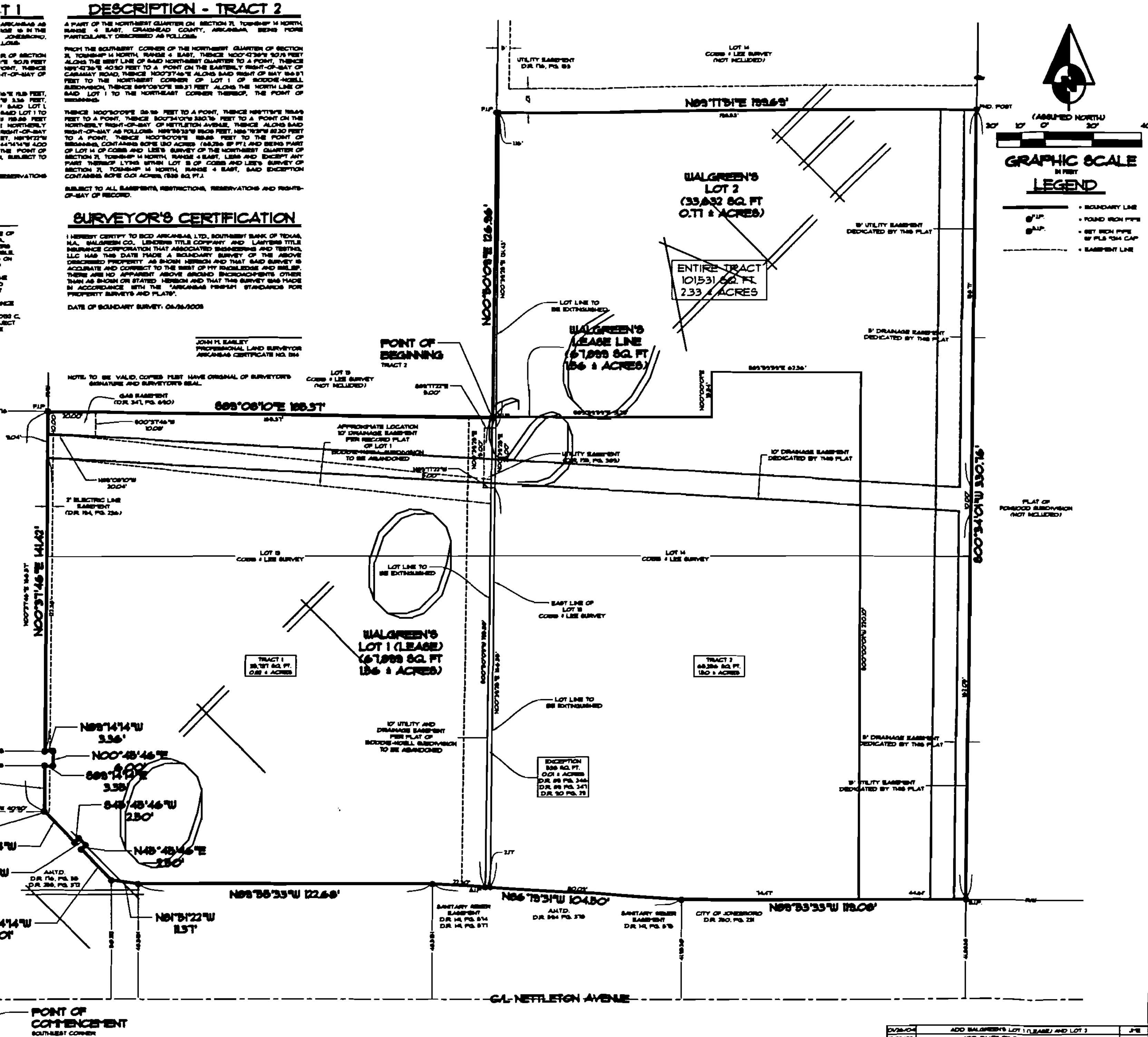
REPLAT FOR FOR BCD ARKANSAS, LTD. JONESBORO, ARKANSAS



VICINITY SKETCH

NOT TO SCALE

DESCRIPTION - TRACT 2

A PART OF THE NORTHWEST QUARTER ON SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE N00°47'36"E 30.75 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT, THENCE N89°47'36"E 40.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CARAWAY ROAD, THENCE N00°31'46"E ALONG SAID RIGHT OF WAY 164.37 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BODDIE-NOELL SUBDIVISION, THENCE S89°08'10"E 188.31 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF, THE POINT OF BEGINNING.

THENCE N00°50'03"E 126.96 FEET TO A POINT, THENCE N89°17'51"E 195.65 FEET TO A POINT, THENCE S00°34'01"W 330.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NETTLETON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY AS FOLLOWS: N89°33'33"W 113.08 FEET, N86°13'31"W 80.30 FEET TO A POINT, THENCE N00°50'03"E 180.68 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 1.50 ACRES (65,286 SF FT.) AND BEING PART OF LOT 14 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, LESS AND EXCEPT ANY PART THEREOF LYING WITHIN LOT 13 OF COBB AND LEE'S SURVEY OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, SAID EXCEPTION CONTAINING SOME 0.01 ACRES (336 SQ. FT.).

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO BCD ARKANSAS, LTD., SOUTHWEST BANK OF TEXAS, N.A., WALGREEN CO., LENDERS TITLE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION 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".

DATE OF BOUNDARY SURVEY: 04/26/2005

JOHN M. EASLEY
PROFESSIONAL LAND SURVEYOR
ARKANSAS CERTIFICATE NO. 1314

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL OF SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

DESCRIPTION - ENTIRE TRACT

ALL OF LOT 1 OF BODDIE-NOELL SUBDIVISION, JONESBORO, ARKANSAS AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B", PAGE 15 IN THE CIRCUIT CLERK'S OFFICE FOR CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, AND A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE N00°47'36"E 30.75 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT, THENCE N89°47'36"E 40.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CARAWAY ROAD, THE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT-OF-WAY AS FOLLOWS: N00°31'46"E 11.15 FEET, S89°14'14"E 3.36 FEET, N00°48'46"E 6.00 FEET, N89°14'14"W 3.36 FEET, N00°31'46"E 141.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE S89°08'10"E 188.31 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF, THENCE N00°50'03"E 126.96 FEET TO A POINT, THENCE N89°17'51"E 195.65 FEET TO A POINT, THENCE S00°34'01"W 330.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NETTLETON AVENUE, THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: N89°33'33"W 113.08 FEET, N86°13'31"W 104.50 FEET, N89°38'33"W 122.68 FEET, N61°51'22"W 11.57 FEET, N44°14'14"W 18.01 FEET, N45°48'46"E 2.80 FEET, N44°14'14"W 4.00 FEET, S45°48'46"W 2.80 FEET, N44°14'14"W 18.31 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 2.33 ACRES (101,531 SQ. FT.), SUBJECT TO EASEMENTS AS SHOWN ON THE PLAT HEREON.

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

DESCRIPTION - LOT 1 (LEASE)

ALL OF LOT 1 OF BODDIE-NOELL SUBDIVISION, JONESBORO, ARKANSAS AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B", PAGE 15 IN THE CIRCUIT CLERK'S OFFICE FOR CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, LESS AND EXCEPT RIGHT OF WAY ACQUIRED BY THE CITY OF JONESBORO ON THE SOUTHERLY SIDE THEREOF, AND A PART OF LOT 13 AND LOT 14 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE N00°47'36"E 30.75 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT, THENCE N89°47'36"E 40.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CARAWAY ROAD, THE POINT OF BEGINNING:

THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: N00°31'46"E 11.15 FEET, S89°14'14"E 3.36 FEET, N00°48'46"E 6.00 FEET, N89°14'14"W 3.36 FEET, N00°31'46"E 141.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE S89°08'10"E 188.31 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF, THENCE S89°59'59"E 1.36 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF COBB AND LEE'S SURVEY OF SAID NORTHWEST QUARTER, CONTINUE THENCE S89°59'59"E 49.70 FEET TO A POINT, THENCE N00°00'00"E 18.84 FEET TO A POINT, THENCE S89°59'59"E 62.36 FEET TO A POINT, THENCE S00°00'00"W 220.1 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF NETTLETON AVENUE, THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: N89°38'33"W 14.47 FEET, N86°13'31"W 80.03 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF COBB AND LEE'S SURVEY OF SAID NORTHWEST QUARTER, N86°13'31"W 2.17 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF BODDIE-NOELL SUBDIVISION, N86°13'31"W 22.30 FEET, N89°38'33"W 122.68 FEET, N61°51'22"W 11.57 FEET, N44°14'14"W 18.01 FEET, N45°48'46"E 2.80 FEET, N44°14'14"W 4.00 FEET, S45°48'46"W 2.80 FEET, N44°14'14"W 18.31 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 1.56 ACRES (67,699 SF FT.), SUBJECT TO EASEMENTS AS SHOWN ON THE PLAT HEREON.

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

DESCRIPTION - LOT 2

ALL OF LOT 1 OF BODDIE-NOELL SUBDIVISION, JONESBORO, ARKANSAS AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B", PAGE 15 IN THE CIRCUIT CLERK'S OFFICE FOR CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, LESS AND EXCEPT RIGHT OF WAY ACQUIRED BY THE CITY OF JONESBORO ON THE SOUTHERLY SIDE THEREOF, AND A PART OF LOT 13 AND LOT 14 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE N00°47'36"E 30.75 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT, THENCE N89°47'36"E 40.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CARAWAY ROAD, THENCE N00°31'46"E 164.37 ALONG SAID RIGHT OF WAY TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE S89°08'10"E 188.31 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF, THE POINT OF BEGINNING:

THENCE N00°50'03"E 126.96 TO A POINT, THENCE N89°17'51"E 1.36 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF COBB AND LEE'S SURVEY OF SAID NORTHWEST QUARTER, CONTINUE THENCE N89°17'51"E 194.29 FEET TO A POINT, THENCE S00°34'01"W 330.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF NETTLETON AVENUE, THENCE N89°33'33"W 44.61 FEET, THENCE N00°00'00"E 220.1 FEET TO A POINT, THENCE N89°59'59"W 62.36 FEET TO A POINT, THENCE S00°00'00"W 18.84 FEET TO A POINT, THENCE N89°59'59"W 49.70 FEET TO A POINT OF THE EAST LINE OF LOT 13 OF COBB AND LEE'S SURVEY OF SAID NORTHWEST QUARTER, CONTINUE THENCE N89°59'59"W 1.36 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.77 ACRES (33,832 SF FT.), SUBJECT TO EASEMENTS AS SHOWN ON THE PLAT HEREON.

AND FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
1305 E. NETTLETON AVENUE SUITE 1 - JONESBORO, AR 72401
PH: 870-932-3594 FAX: 870-932-7263

REPLAT FOR
FOR BCD ARKANSAS, LTD.
JONESBORO, ARKANSAS

DATE	REVISION	BY
01/26/04	ADD WALGREEN'S LOT 1 (LEASE) AND LOT 2	JME
12/13/03	ADD 5' UTILITY EASEMENT PER CLL	JME
12/10/03	REVISIONS PER CITY PLANNER	JME
12/05/03	ADD 5' DRAINAGE EASEMENT EAST SIDE	JME

DRAWN: CCH	CHECKED: JME	DATE: 5/25/03	SHEET
SCALE: 1" = 30'	CADD FILE: [illegible]	DWG: [illegible]	C1.3

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