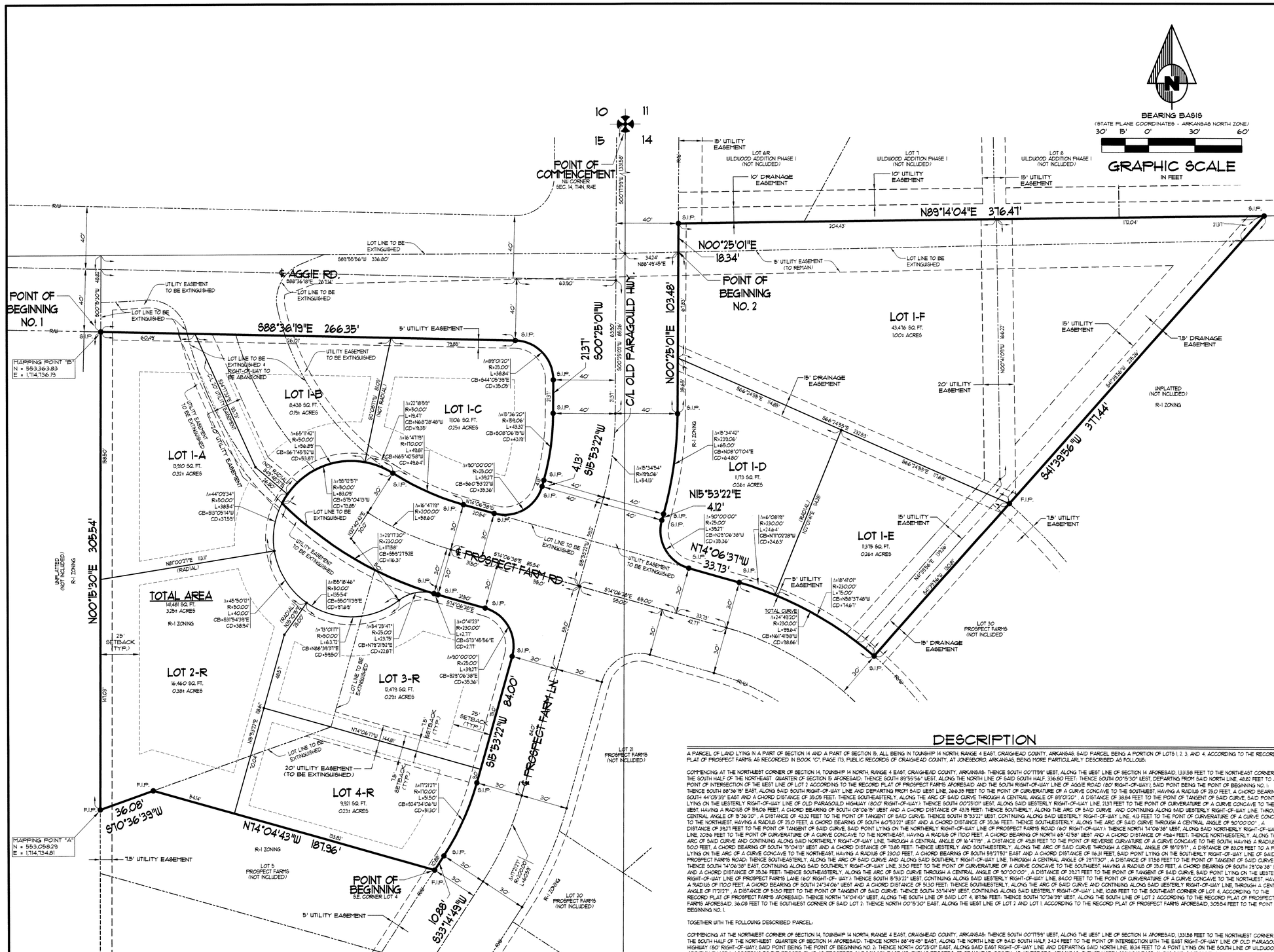

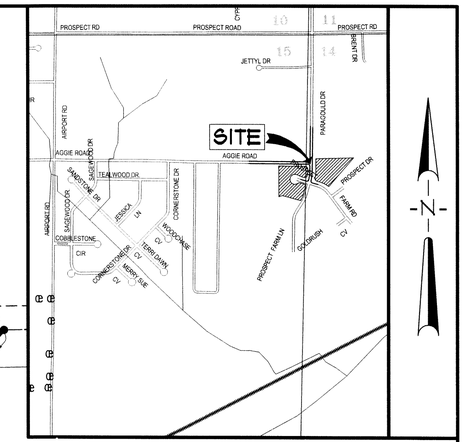

VICINITY SKETCH

NOT TO SCALE

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- F.I.P. = FOUND IRON PIPE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PS #766 CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

P & J DEVELOPMENT COMPANY
JOHN SLOAN, PRESIDENT
201 W. WASHINGTON, JONESBORO, ARKANSAS

DESCRIPTION

A PARCEL OF LAND LYING IN A PART OF SECTION 14 AND A PART OF SECTION 15, ALL BEING IN TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; SAID PARCEL BEING A PORTION OF LOTS 1, 2, 3, AND 4, ACCORDING TO THE RECORD PLAT OF PROSPECT FARMS, AS RECORDED IN BOOK "C", PAGE 113, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°17'59" WEST, ALONG THE WEST LINE OF SECTION 14 AFORESAID, 1331.58 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15 AFORESAID; THENCE SOUTH 89°55'56" WEST, ALONG THE NORTH LINE OF SAID SOUTH HALF, 336.80 FEET; THENCE SOUTH 00°15'30" WEST, DEPARTING FROM SAID NORTH LINE, 48.82 FEET TO A POINT OF INTERSECTION OF THE WEST LINE OF LOT 2 ACCORDING TO THE RECORD PLAT OF PROSPECT FARMS AFORESAID AND THE SOUTH RIGHT-OF-WAY LINE OF AGGIE ROAD (80' RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING NO. 1; THENCE SOUTH 88°36'19" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND DEPARTING FROM SAID WEST LINE, 266.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING OF SOUTH 44°05'39" EAST AND A CHORD DISTANCE OF 35.05 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'20", A DISTANCE OF 38.84 FEET TO THE POINT OF TANGENT OF SAID CURVE; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD PARAGOULD HIGHWAY (80.0' RIGHT-OF-WAY); THENCE SOUTH 00°25'01" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 21.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 99.06 FEET; A CHORD BEARING OF SOUTH 08°06'15" WEST AND A CHORD DISTANCE OF 43.78 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 15°36'20", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 15°53'22" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 4.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.0 FEET; A CHORD BEARING OF SOUTH 60°53'22" WEST AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENT OF SAID CURVE, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROSPECT FARMS ROAD (80' RIGHT-OF-WAY); THENCE NORTH 74°06'38" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 33.73 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°47'19", A DISTANCE OF 49.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.0 FEET; A CHORD BEARING OF SOUTH 79°04'13" WEST AND A CHORD DISTANCE OF 13.85 FEET; THENCE WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'51", A DISTANCE OF 83.09 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 230.0 FEET; A CHORD BEARING OF SOUTH 55°27'53" EAST AND A CHORD DISTANCE OF 16.31 FEET; SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROSPECT FARMS ROAD; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 29°17'30", A DISTANCE OF 117.59 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 74°06'38" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 31.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.0 FEET; A CHORD BEARING OF SOUTH 29°06'38" EAST AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENT OF SAID CURVE; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT FARMS LANE (60' RIGHT-OF- WAY); THENCE SOUTH 15°53'22" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 84.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 17.0.0 FEET; A CHORD BEARING OF SOUTH 24°34'06" WEST AND A CHORD DISTANCE OF 51.30 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 17°21'21", A DISTANCE OF 51.50 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 33°14'49" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 10.88 FEET TO THE SOUTHEAST CORNER OF LOT 4, ACCORDING TO THE RECORD PLAT OF PROSPECT FARMS AFORESAID; THENCE NORTH 74°04'43" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 187.96 FEET; THENCE SOUTH 70°36'39" EAST, ALONG THE WEST LINE OF LOT 2 ACCORDING TO THE RECORD PLAT OF PROSPECT FARMS AFORESAID, 36.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00°15'30" EAST, ALONG THE WEST LINE OF LOT 2 AND LOT 1, ACCORDING TO THE RECORD PLAT OF PROSPECT FARMS AFORESAID, 305.54 FEET TO THE POINT OF BEGINNING NO. 1.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°17'59" WEST, ALONG THE WEST LINE OF SECTION 14 AFORESAID, 1331.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AFORESAID; THENCE NORTH 88°49'45" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, 3.42 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF OLD PARAGOULD HIGHWAY (80' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING NO. 2; THENCE NORTH 00°25'01" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE AND DEPARTING SAID NORTH LINE, 18.34 FEET TO A POINT LYING ON THE SOUTH LINE OF WILDWOOD ADDITION PHASE I, ACCORDING TO THE RECORD PLAT AS RECORDED IN BOOK "C", PAGE 185, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE NORTH 89°14'04" EAST, ALONG SAID SOUTH LINE AND DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE, 376.47 FEET; THENCE SOUTH 41°39'56" WEST, DEPARTING FROM SAID SOUTH LINE, 21.37 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AFORESAID; SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, ACCORDING TO THE RECORD PLAT OF PROSPECT FARMS AFORESAID; THENCE CONTINUE SOUTH 41°39'56" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1 AND DEPARTING FROM SAID NORTH LINE, 356.07 FEET TO THE SOUTHEAST CORNER OF LOT 1; SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROSPECT FARM ROAD (60' RIGHT-OF-WAY); SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 230.0 FEET; A CHORD BEARING OF NORTH 61°41'58" WEST AND A CHORD DISTANCE OF 98.86 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 24°49'20", A DISTANCE OF 99.64 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE NORTH 74°06'37" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 33.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.0 FEET; A CHORD BEARING OF NORTH 29°06'38" WEST AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD PARAGOULD HIGHWAY AFORESAID; THENCE NORTH 15°53'22" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 4.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 239.06 FEET; A CHORD BEARING OF NORTH 08°07'04" EAST AND A CHORD DISTANCE OF 64.80 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 15°34'42", A DISTANCE OF 65.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°25'01" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 103.48 FEET TO THE POINT OF BEGINNING NO. 2.

CONTAINING IN ALL 141,481 SQ. FT. OR 3.25 ACRES, MORE OR LESS.

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

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REV	DATE	REVISIONS	DRAWN	CHK'D
R2	02/03/12	REVISE EASEMENTS ON LOT 1-F	KLS	KLS
R1	01/12/12	REVISE BOUNDARY AND DESCRIPTION, ADD LOTS 1-D, 1-E AND 1-F	KLS	MPM

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 SURVEY: 11/16/2011

CERTIFICATE OF AUTHORIZATION — Associated Engineering & Testing, LLC — NO. 299 — ARKANSAS

STATE OF ARKANSAS — NO. 766 — REGISTERED PROFESSIONAL LAND SURVEYOR — KENNETH L. SCHAFFER — ARKANSAS REGISTRATION NO. 766

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

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

REPLAT OF LOTS 1, 2, 3 AND 4 PROSPECT FARMS JONESBORO, ARKANSAS

DRAWN:	KLS	CHECKED:	KLS	DATE:	01/12/12	SHEET
SCALE:	1" = 30'	CADD FILE:	04254-38-R2	DWG#:	04141151-0018	1 OF 1