

**ALTA/NSPS LAND TITLE SURVEY**  
**A PART OF THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF**  
**SECTION 29, TOWNSHIP 14N, RANGE 5E**  
**JONESBORO, CRAIGHEAD COUNTY, ARKANSAS**  
 PREPARED FOR: 42 REAL ESTATE, LLC

**LEGEND**

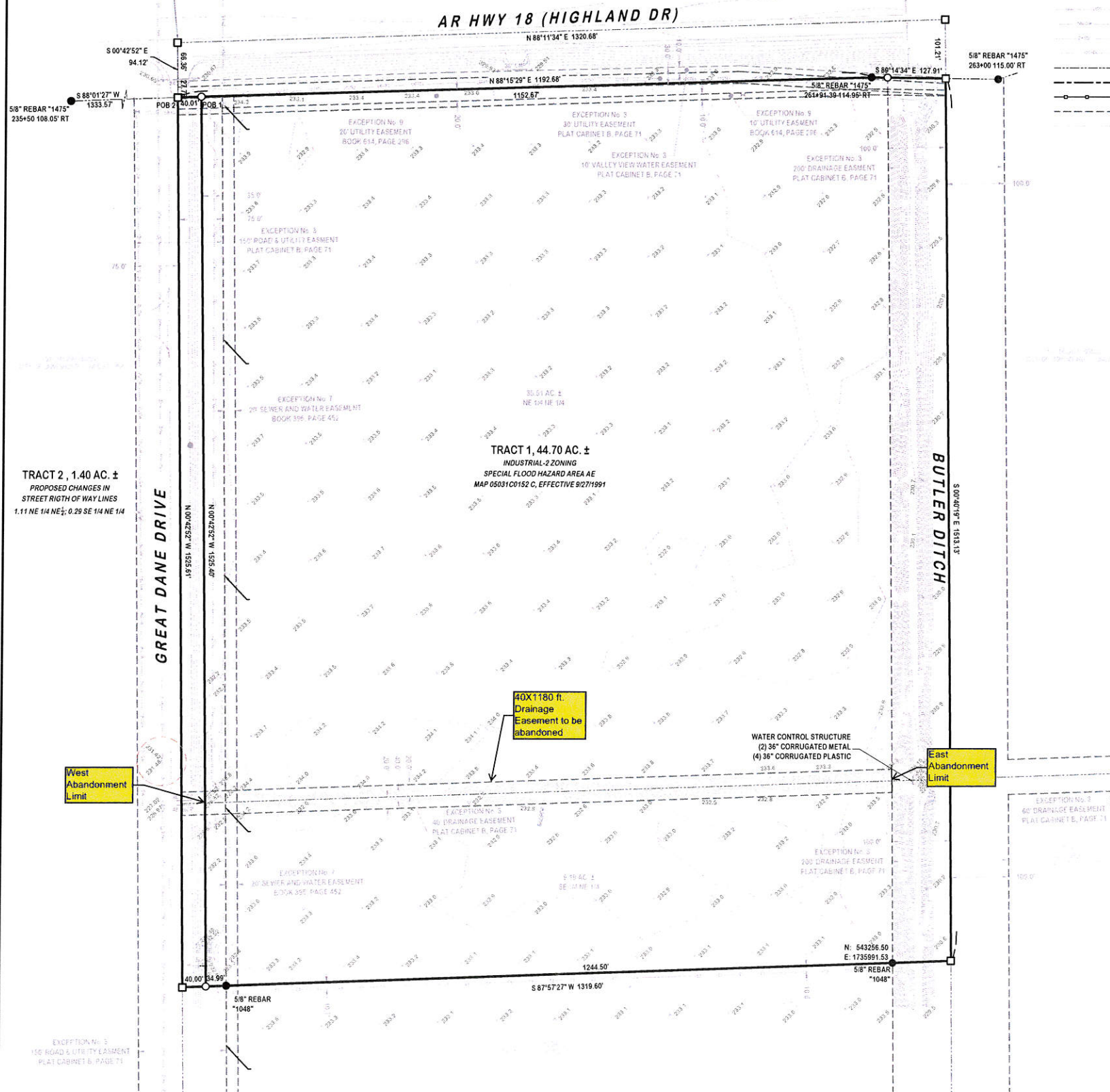
- SET 5/8" X 20" REBAR WITH ALUMINIUM CAP "DANIELS 1563"
- FOUND REBAR AS NOTED
- CALCULATED POINT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ TELEPHONE PEDASTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SPOT ELEVATION
- SUBJECT PROPERTY
- SECTION LINE
- 3 PHASE OVERHEAD POWER LINES
- UNDERGROUND GAS LINE
- 16" UNDERGROUND WATER LINE
- 24" SANITARY SEWER
- UNDERGROUND TELEPHONE LINE
- RIGHT OF WAY
- CENTERLINE OF ROAD
- CHAIN LINK FENCE
- EASEMENT
- CONTOUR INTERVALS



**BASIS OF BEARINGS:**  
 ARKANSAS STATE PLANE COORDINATE  
 SYSTEM NORTH ZONE (SPT)  
 LAT. 36° 02' 20" N LONG. 90° 35' 15" W  
 CONVERGENCE ANGLE IN 09° 04' 54" W

**DANIELS**  
 LAND SURVEYING PLLC  
 2713 PAULA DRIVE, SUITE A, JONESBORO, AR 72404  
 PHONE: 870.335.8225 | WEB: WWW.DANIELS-LS.COM

POINT OF COMMENCING  
 TRACT 1 & 2  
 SEC 29, TWP 14N, RGE 5E  
 NW CORNER NE 1/4 NE 1/4



**SURVEYOR'S NOTES:**

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Survey is valid only if print has original seal and signature of surveyor present.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. The locations of underground utilities as shown hereon are based on above ground and visible structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
6. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 2/26/2021.
7. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
8. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
9. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.

**SCHEDULE B, PART 2 (FILE 21-018113-050 02/05/2021):**

1. Not a survey item.
2. Not a survey item.
3. Building setback lines and easements, as shown on plat of record in Plat Cabinet "B" Page 71 at Jonesboro, Arkansas.
4. Not a survey item.
5. Not a survey item.
6. Not a survey item.
7. Easement - Sewer and Water Lines in favor of City Water & Light Plant of Jonesboro, Arkansas, recorded in Deed Record 395 page 452 in the records of Craighead County, Arkansas.
8. Easement - Utility-OH Electric-Water-Sewer and Gas in favor of City Water and Light Plant of Jonesboro, Arkansas, recorded in Deed Record 604 page 292 in the records of Craighead County, Arkansas.
9. Easement - Utility-OH Electric-Water-Sewer and Gas in favor of City Water and Light Plant of Jonesboro, Arkansas, recorded in Deed Record 614 page 296 in the records of Craighead County, Arkansas.
10. Not a survey item.
11. Not a survey item.
12. Not a survey item.

**REFERENCE DOCUMENTS:**

- A. Craighead Technology Park, Haywood, Kenward & Associates, (JIDC - Dwg. No Z-29), Plat Book B Page 71, 7/13/1989
- B. Arkansas State Highway Commission Right of Way Plans, Job 100212, 2000-01-03
- C. Plat of Survey, Haywood, Kenward, Bare & Associates (JIDC - Job No. 800531, Dwg No. I-290), 2004-11-02

**TRACT 1 DESCRIPTION:**

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 5 East, Craighead County, Arkansas and being more particularly described as follows:  
 COMMENCING at the Northwest corner of said Northeast Quarter of the Northeast Quarter of Section 29; Thence South 00°42'52" East, 94.12 feet; Thence North 88°15'29" East, 40.01 feet to the POINT OF BEGINNING; Thence North 88°15'29" East, 1152.67 feet; Thence South 89°14'34" East, 127.91 feet; Thence South 00°40'19" East, 1513.13 feet; Thence South 87°57'27" West, 1319.60 feet; Thence North 00°42'52" West, 1525.40 feet to the POINT OF BEGINNING, containing 44.70 acres, more or less, and being subject to all rights of way and easements of record.

**TRACT 2 DESCRIPTION (PROPOSED CHANGES IN STREET RIGHT OF WAY):**

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 5 East, Craighead County, Arkansas and being more particularly described as follows:  
 COMMENCING at the Northwest corner of said Northeast Quarter of the Northeast Quarter of Section 29; Thence South 00°42'52" East, 94.12 feet to the POINT OF BEGINNING; Thence North 88°15'29" East, 40.01 feet; Thence South 00°42'52" East, 1525.40 feet; Thence North 87°57'27" West, 40.00'; Thence North 00°42'52" West, 1525.61 feet to the POINT OF BEGINNING, containing 1.40 acres, more or less, and being subject to all rights of way and easements of record.

**ALTA/ NSPS LAND TITLE SURVEY CERTIFICATION:**

To Republic Title of Texas, Inc; 42 Real Estate, LLC; (Lender):  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6-9, 11, 13-14, 16-17, & 19-20 of Table A thereof. The fieldwork was completed on 2/26/2021.

Michael A. Daniels, Arkansas Professional Surveyor No. 1563  
 Daniels Land Surveying, PLLC, Certificate of Authorization No. 3067  
 Mail: P.O. Box 1051, Jonesboro, AR 72403  
 Physical: 2713 Paula Drive, Suite A, Jonesboro, AR 72404  
 Phone: 870-335-8225 Email: Michael@Daniels-LS.com



STATE SURVEYOR CODE  
 500-14N-05E-0-29-110-16-1563

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 A PART OF THE NE 1/4 NE 1/4 AND THE SE 1/4 NE 1/4  
 SECTION 29, TOWNSHIP 14N, RANGE 5E  
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS  
 PREPARED FOR: 42 REAL ESTATE, LLC



DANIELS LAND SURVEYING, PLLC  
 ARKANSAS COA 3067



MICHAEL A. DANIELS  
 ARKANSAS PROFESSIONAL  
 SURVEYOR 1563

**ALTA/NSPS LAND TITLE SURVEY**

REVISIONS	
#	DATE

FIELD BOOK	SHEET
TSC 7	1 OF 1
DRAWN BY	CHECKED BY
SAW	
DATE	SCALE
2/26/2021	1"=100'
PROJECT NO.	FILE NO.
009-1422	52874-NSSE