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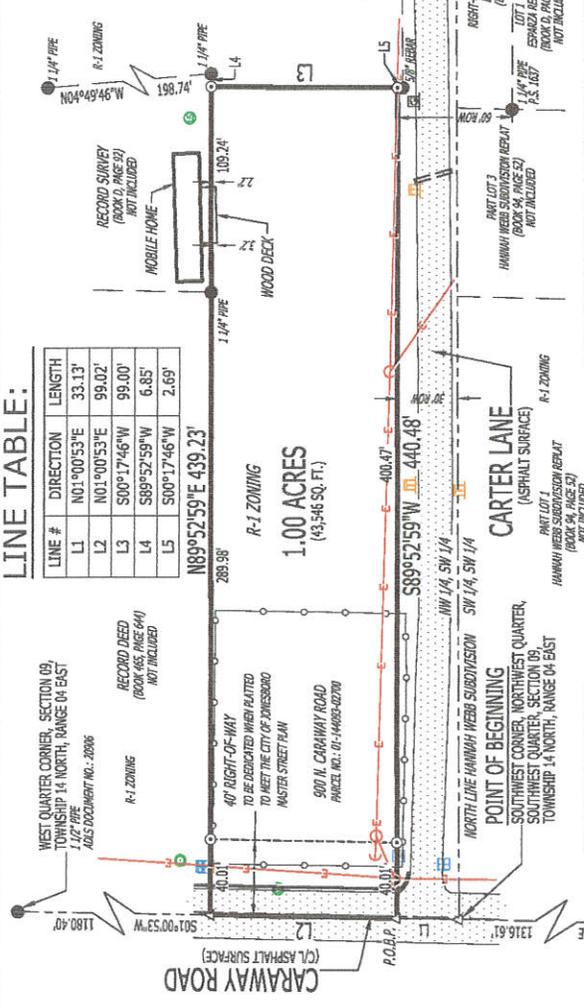
BOUNDARY SURVEY
 CLIENT: KLAUS PROPERTY MANAGEMENT, LLC
 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO	
DRAWN BY: JIN	SCALE: 1" = 60'
DATE: 01/20/2026	JOB NO: 26105
REVISIONS	
500-14N-04E-0-09-340-16-1841	



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "NEELY P.S. 1841"
 - △ CALCULATED POINT - NOT MONUMENTED
 - UTILITY POLE
 - GUY WIRE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LIFT STATION
 - TELECOMMUNICATIONS PEDestal
 - TELECOMMUNICATIONS MARKER
 - GUY WIRE MARKER
 - OVERHEAD ELECTRIC LINE
 - EXISTING CHAIN LINK FENCE LINE



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N01°00'53"E	33.13'
L2	N01°00'53"E	99.02'
L3	S00°17'46"W	99.00'
L4	S89°52'59"W	6.85'
L5	S00°17'46"W	2.69'

1.00 ACRES
(43,546 SQ. FT.)

ADMINISTRATOR'S DEED 2026R-001105:

A PART OF THE NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9 AFORESAID; THENCE NORTH 8 RODS TO THE POINT OF BEGINNING; THENCE EAST 439.5 FEET; THENCE SOUTH 99 FEET; THENCE NORTH 99 FEET TO THE POINT OF BEGINNING PROPER, SUBJECT TO ROAD RIGHT OF WAYS ALONG THE SOUTH AND WEST SIDES THEREOF.

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°00'53" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 09, 33.13 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 01°00'53" EAST, ALONG SAID WEST LINE, 99.02 FEET; THENCE NORTH 89°52'59" EAST, LEAVING SAID WEST LINE, 439.23 FEET TO THE WEST LINE OF LOT 1 OF NANCY BROOKS SUBDIVISION; THENCE SOUTH 00°17'46" WEST, ALONG SAID WEST LINE, 99.00 FEET; THENCE SOUTH 89°52'59" WEST, 440.48 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.00 ACRES (43,546 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, HANNAH WEBB SUBDIVISION, BY BEN EDDINS, RECORDED IN BOOK 94, PAGE 52, DATED SEPTEMBER 08, 1939.
 - BOUNDARY SURVEY, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK D, PAGE 92, DATED DECEMBER 27, 1976.
 - RECORD PLAT, NANCY BROOKS SUBDIVISION, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 29, DATED SEPTEMBER 16, 1997.
 - RECORD REPLAT, ESPARZA REPLAT, BY KEVIN L. SCRAPE, P.S. 1637, RECORDED IN BOOK D, PAGE 13, DATED AUGUST 27, 2025.
 - WARRANTY DEED, RECORDED IN BOOK 139, PAGE 172, DATED JANUARY 07, 1958.
 - WARRANTY DEED, RECORDED IN BOOK 465, PAGE 644, DATED AUGUST 22, 1994.
 - WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. JB2015R-019551, DATED DECEMBER 18, 2015.
 - ADMINISTRATOR'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2026R-001105, DATED JANUARY 01, 2026.
4. THE SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY. FOR REQUIRED BUILDING RESTRICTIONS PLEASE CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
5. FIELD WORK WAS COMPLETED ON JANUARY 16, 2026.