

**RIDGE SURVEYING  
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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 |                 |

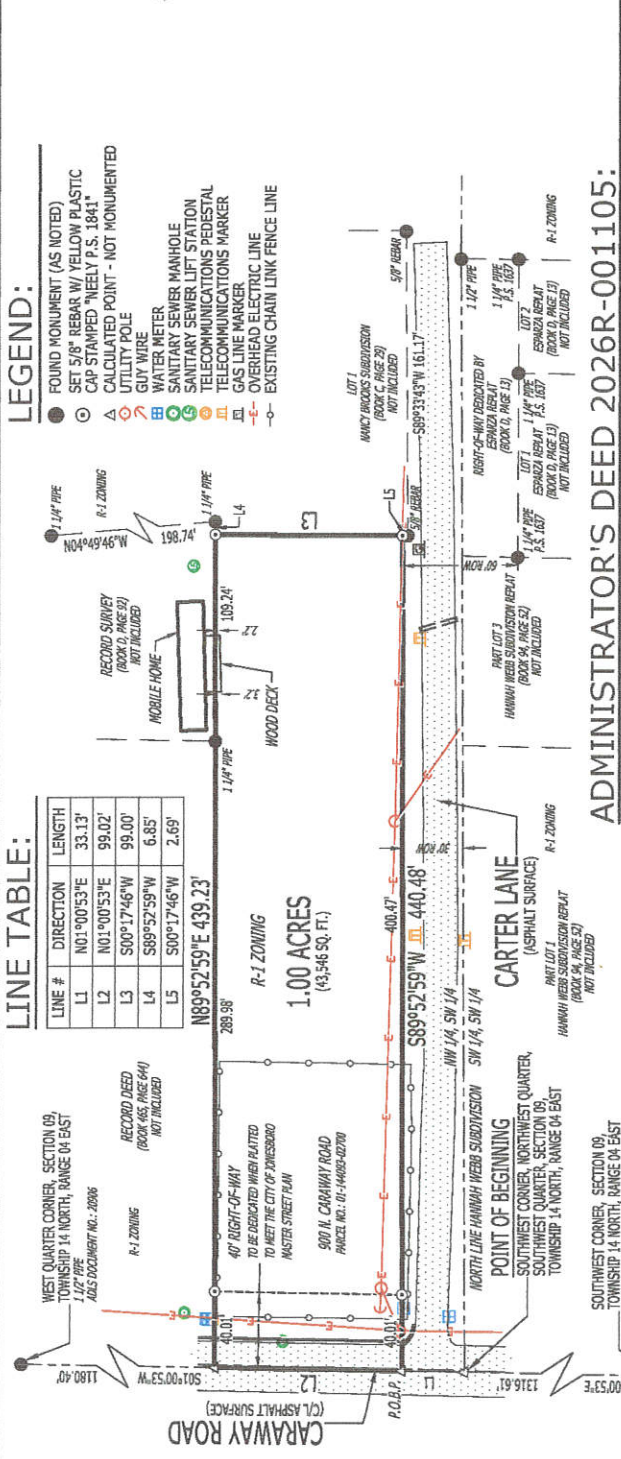
BEARINGS BASED ON ARKANSAS STATE  
PLANE GRID NORTH ZONE (0301)

**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
- GAS LINE 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'  |



**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 SOUTHWEST QUARTER OF SECTION 9 AFORESAID; THENCE NORTH 8 RODS TO THE POINT OF BEGINNING; THENCE EAST 439.5 FEET; THENCE SOUTH 439.5 FEET; THENCE NORTH 99 FEET TO THE POINT OF BEGINNING PROPER, SUBJECT TO ROAD RIGHTS 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.