

LEGEND

— LINES RECORDED BY PLAT:
ROBERT W. NEWELL, PLS #23, 3/5/90

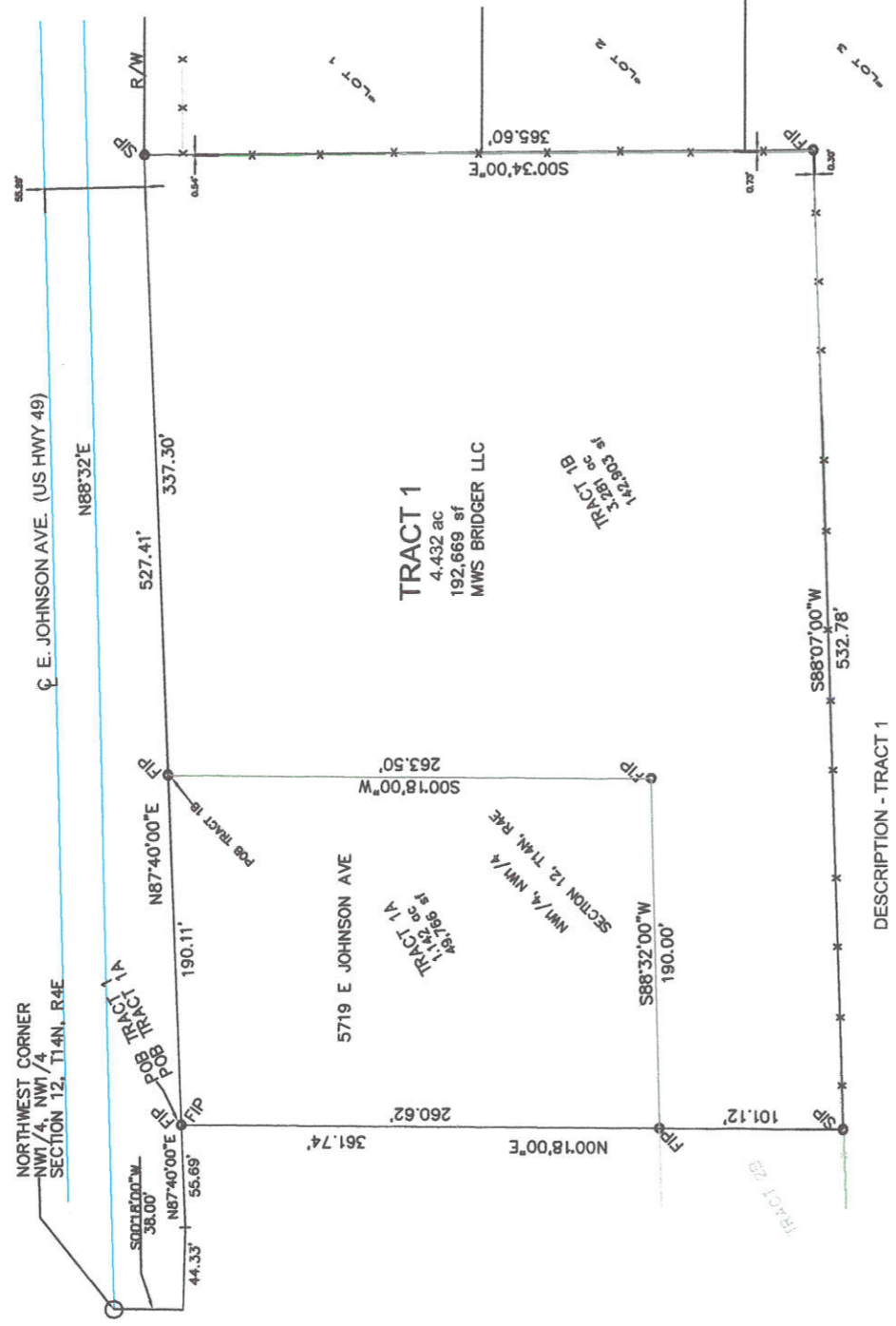
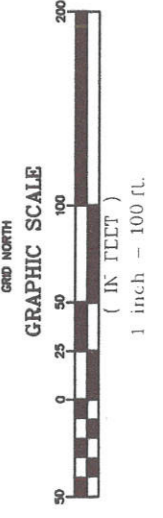
— GOTT SUBDIVISION OF A PART
OF NW1/4, NW1/4 OF SEC 12, T14N-R4E

○ FOUND IRON PIN
(1" DIA. PIPE EXCEPT AS NOTED)

○ SET IRON PIN
(1" DIA. PIPE W/ 1/323 CAP EXCEPT AS SHOWN
(P-N, IMA))

— FENCE

NOTES:
1. CLIENT — SCOTT BRIDGER



DESCRIPTION - TRACT 1

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SAID SECTION 12, THENCE S00°18'00"W 38.00 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE S88°36'00"E 44.33 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N87°40'00"E 55.69 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;

CONTINUE THENCE N 87°40'00"E 527.41 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°34'00"E 365.60 FEET TO A POINT, THENCE S88°07'00"W 532.78 FEET TO A POINT, THENCE N00°18'00"E 361.74 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 4.432 ACRES, MORE OR LESS.

DESCRIPTION - TRACT 1A

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SAID SECTION 12, THENCE S00°18'00"W 38.00 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE S88°36'00"E 44.33 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N87°40'00"E 55.69 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;

CONTINUE THENCE N87°40'00" E 190.11 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°18'00"W 263.50 FEET TO A POINT, THENCE S88°32'00"W 190.00 FEET TO A POINT, THENCE N00°18'00"E 260.62 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 1.142 ACRES, MORE OR LESS.

DESCRIPTION - TRACT 1B

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SAID SECTION 12, THENCE S00°18'00"W 38.00 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE S88°36'00"E 44.33 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N87°40'00"E 55.69 FEET ALONG SAID RIGHT OF WAY TO A POINT, CONTINUE THENCE N87°40'00"E 190.11 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;

CONTINUE THENCE N87°40'00"E 337.30 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°34'00"E 365.60 FEET TO A POINT THENCE S88°07'00"W 532.78 FEET TO A POINT, THENCE N00°18'00"E 101.12 FEET TO A POINT, THENCE N88°32'00"E 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 3.281 ACRES, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT MCALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

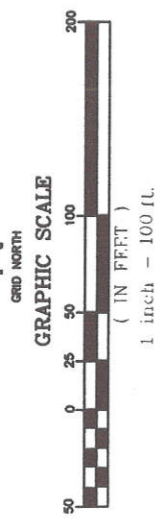
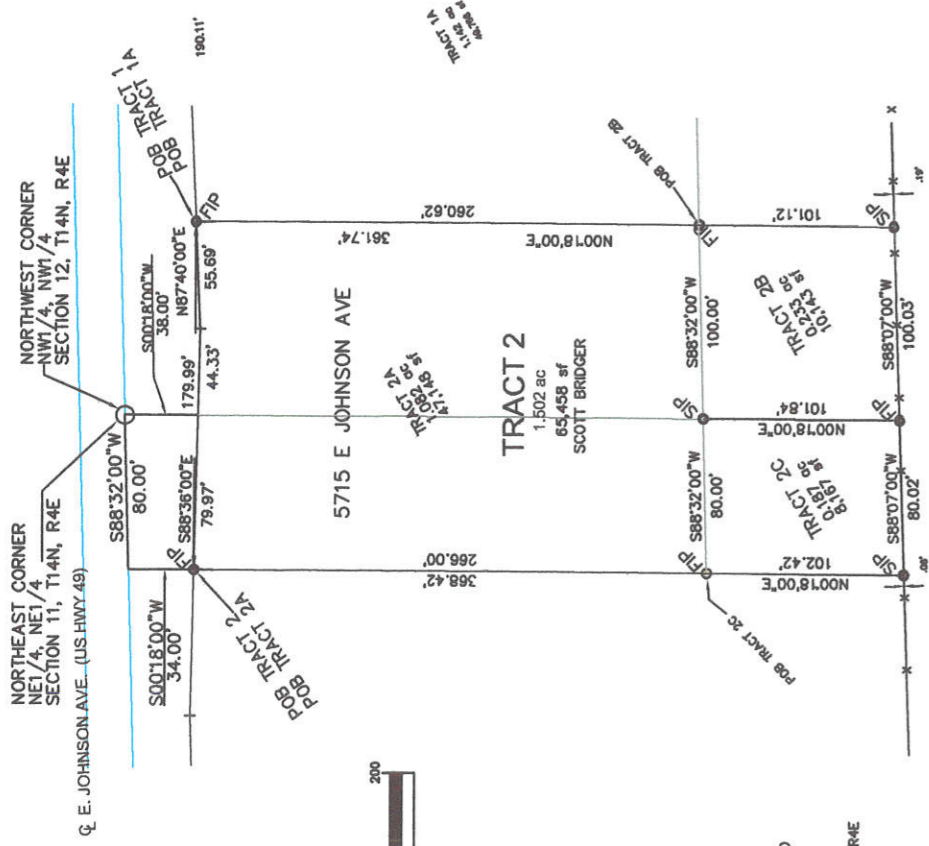
CLARENCE W. MCALISTER, PROFESSIONAL LAND SURVEYOR NO. 692

STATE OF ARKANSAS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 17003

CLARENCE W. MCALISTER, PE, PLS
NO. 692

PLAT OF SURVEY

IN	
NE1/4, NE1/4 SECTION 11 AND NW1/4, NW1/4 SECTION 12, T14N, R4E JONESBORO, CRAIGHEAD COUNTY, ARKANSAS	
MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 1000 CH. 600 JONESBORO, AR 72401	DRAWN BY: MM SCALE: 1" = 30' DATE: 11OCT24 DWC REF. 04E-14N-12
CLARENCE W. "MAC" MCALISTER, PE, PLS	CHECKED BY: CM
JOB NO. 241414285	CAD FILE 1039932R...dwg
SHEET 1 / 1	



LEGEND

- FOUND IRON PIN
(1" DIA. PFC EXCEPT AS NOTED)
- SET IRON PIN
(1" DIA. PFC W/ 1/32" CAP EXCEPT AS SHOWN
P-PK UNL)
- X X FENCE
- LINES RECORDED BY PLAT:
ROBERT W. NEMELL, PLS #23, 3/5/90
- COTT. SUBDIVISION OF A PART
OF NW1/4, NW1/4 OF SEC 12, T14N-R4E

NOTES:
1. CLIENT - SCOTT BRIDGER

DESCRIPTION - TRACT 2

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE S88°32'00"W 80.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A POINT, THENCE S00°18'00"W 34.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THE POINT OF BEGINNING;

THENCE S88°36'00"E 79.97 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, CONTINUE THENCE S88°36'00"E 44.33 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N87°40'00"E 55.69 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°18'00"W 361.74 FEET TO A POINT, THENCE S88°07'00"W 100.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, CONTINUE THENCE S88°07'00"W 80.02 FEET TO A POINT, THENCE N00°18'00"E 368.42 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.672 ACRES IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND SOME 0.830 ACRES IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 FOR A TOTAL ACREAGE OF 1.502 ACRES, MORE OR LESS.

DESCRIPTION - TRACT 2A

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE S88°32'00"W 80.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A POINT, THENCE S00°18'00"W 34.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THE POINT OF BEGINNING;

THENCE S88°36'00"E 79.97 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, CONTINUE THENCE S88°36'00"E 44.33 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N87°40'00"E 55.69 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°18'00"W 280.62 FEET TO A POINT, THENCE S88°32'00"W 100.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, CONTINUE THENCE S88°32'00"W 80.00 FEET TO A POINT, THENCE N00°18'00"E 286.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.485 ACRES IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND SOME 0.587 ACRES IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 FOR A TOTAL ACREAGE OF 1.082 ACRES, MORE OR LESS.

DESCRIPTION - TRACT 2B

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4) OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, THENCE S00°18'00"W 38.00 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE S88°36'00"E 44.33 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N87°40'00"E 55.69 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°18'00"W 280.62 FEET TO THE POINT OF BEGINNING;

CONTINUE THENCE S00°18'00"W 101.12 FEET TO A POINT, THENCE S88°07'00"W 100.03 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, THENCE N00°18'00"E 101.84 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, THENCE N88°32'00"E 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.233 ACRES, MORE OR LESS.

DESCRIPTION - TRACT 2C

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

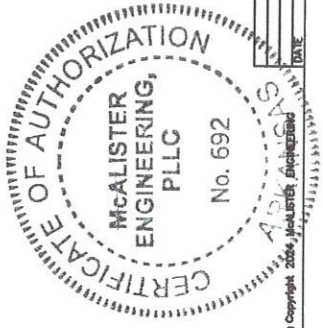
FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE S88°32'00"W 80.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A POINT, THENCE S00°18'00"W 34.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE S00°18'00"W 286.00 FEET TO THE POINT OF BEGINNING;

THENCE N88°32'00"E 80.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE S00°18'00"W 101.84 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A POINT, THENCE S88°07'00"W 80.02 FEET TO A POINT, THENCE N00°18'00"E 102.42 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.187 ACRES, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clarence W. McAlister
CLARENCE W. McALISTER, PROFESSIONAL LAND SURVEYOR NO. 1303



PLAT OF SURVEY

IN
NE1/4, NE1/4 SECTION 11 AND NW1/4, NW1/4 SECTION 12, T14N, R4E
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 501 S. W. 10TH ST., JONESBORO, AR 72401 (501) 931-4800	DRAWN BY: MM SCALE: 1" = 30' DATE: 11OCT24 DWG REF. 04E-14N-12	CHECKED BY: CM JOB NO. 24141285 SHEET 1 / 1
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