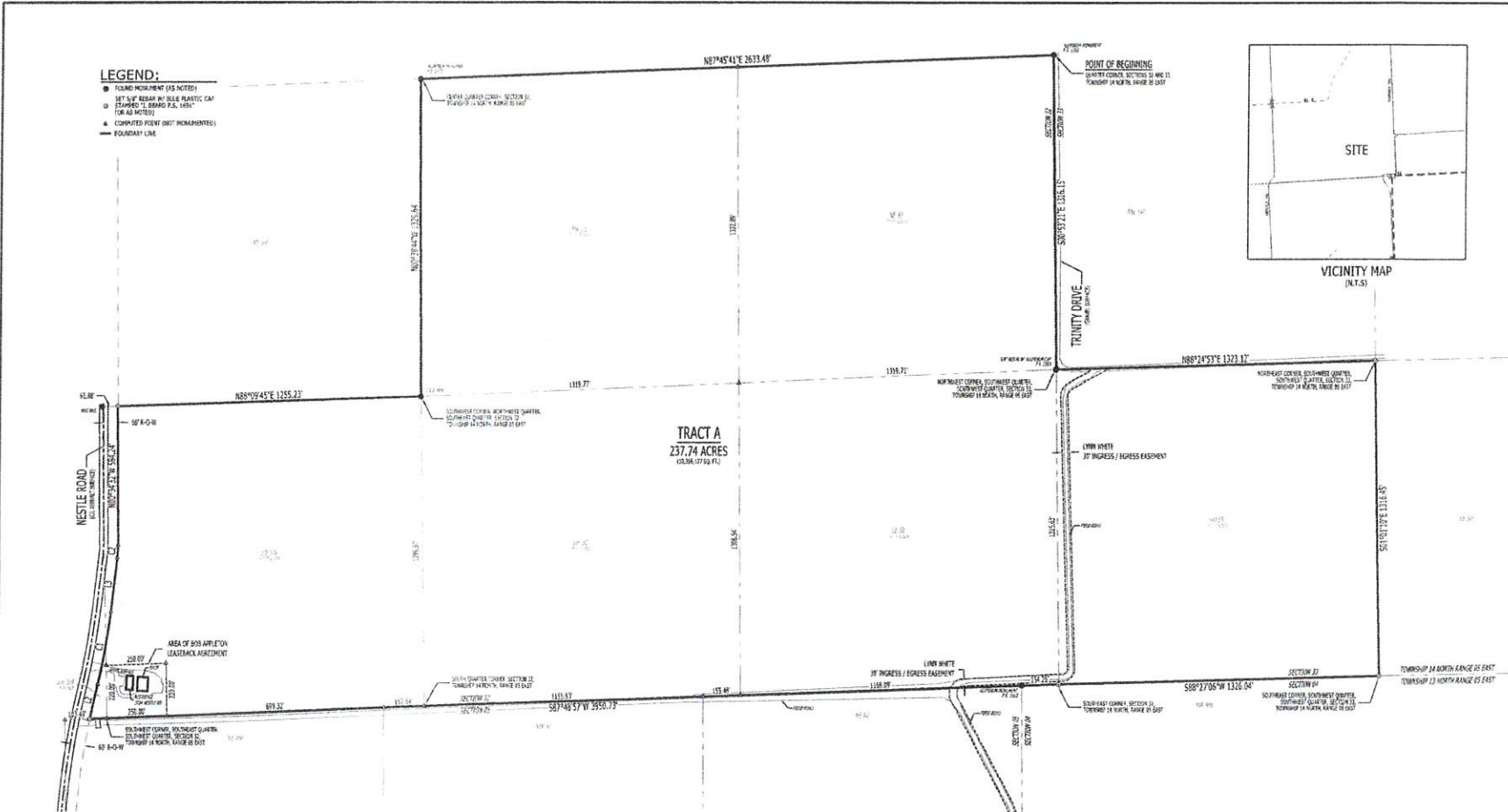


- LEGEND:**
- IRON NAIL (1/8" DIAMETER)
  - 1/2" x 1/4" BRASS NAIL (1/8" DIA. PLASTIC CAP)
  - STAMPED "L" BRASS P.S. NAIL (1/8" DIA. PLASTIC CAP)
  - ▲ COMPUTED POINT (NOT MONUMENTED)
  - BOUNDARY LINE



HEARING BASED ON ARKANSAS STATE PLANNING GRID NORTH (1983 E.T.S.)

**BOUNDARY SURVEY**  
**CLIENT: CITY WATER & LIGHT PLANT**  
 PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**RIDGE SURVEYING & CONSULTING PLLC**  
 311 S. OAK ST., SUITE 100  
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 WWW: WWW.RIDGESURVEYING.COM

**LEGAL DESCRIPTIONS (AS-SURVEYED):**

**TRACT A:**  
 PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER OF SECTIONS 32 AND 33, TOWNSHIP 14 NORTH, RANGE 05 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 68°17'11" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, 1318.81 FEET TO THE "NORTHWEST" CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 82°34'21" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, 1322.17 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89°10'20" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, 1154.48 FEET TO THE NORTH LINE OF SAID SECTION 31; THENCE SOUTH 89°10'20" WEST, ALONG SAID SOUTH LINE, 1154.48 FEET TO THE "NORTHWEST" CORNER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST; THENCE SOUTH 89°10'20" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, 2962.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 89°10'20" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, 18.19 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF NESTLE ROAD; THENCE NORTH 17°18'47" EAST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 143.11 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE INDISTINGUISHABLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 59°58'51" AND A RADIUS OF 2653.27 FEET, 204.15 FEET TO A POINT THAT BEARS NORTH 0°14'37" EAST, 204.15 FEET FROM SAID POINT; THENCE NORTH 89°10'20" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 222.34 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WITH THEAUSTRIANLY ADJUSTED RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 64°19'50" AND A RADIUS OF 6148.98 FEET, 53.15 FEET TO A POINT THAT BEARS NORTH 0°24'28" EAST, 53.15 FEET FROM SAID POINT; THENCE NORTH 89°10'20" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 564.16 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 89°10'20" WEST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, 1254.22 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 89°10'20" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, 1254.22 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 89°10'20" WEST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, 1254.22 FEET TO THE POINT OF BEGINNING, CORNERING 1774.34 ACRES (17.76 1/4 SEC. 32, 1/4 SEC. 33, 1/4 SEC. 33), MORE OR LESS, SUBJECT TO A 30' WIDE INGRESS / EGRESS EASEMENT ALONG AN EXISTING FIELD ROAD LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 05 EAST AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**30' WIDE INGRESS / EGRESS EASEMENT:**  
 ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE THE EASTERN RIGHT-OF-WAY LINE OF SAID 30' WIDE FIELD ROAD, 223 FEET OF THE WEST 250 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST, CRAIGHEAD COUNTY, ARKANSAS.

**SURVEYOR'S NOTES:**

- SURVEYOR HAS MADE NO INVESTIGATION OR INDUSTRY SEARCH FOR EASEMENTS OR RECORD ON ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASE OF BEARING: ARKANSAS STATE PLANNING GRID NORTH (1983).
- CRAIGHEAD COUNTY PARCEL NUMBERS: 01-14322-00100 & 01-14333-00001.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - POLARITY SURVEY, BY GALE BOGARD, P.S. 1966, ASLS DOCUMENT NO. 27099770010, DATED JUNE 18, 2008.
  - CITY OF JONESBORO RECONSTRUCTION PROJECT.
  - TRUSTEE'S DEED, APPLETON REVOCABLE TRUST TO APPLETON FAMILY LIMITED PARTNERSHIP, DEED BOOK 422, PAGE 246, DATED MARCH 07, 2002.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD HAZARD ZONE "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS PANEL NO. 85371C0104, EFFECTIVE DATE SEPTEMBER 27, 1995.
- FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2020.

**SURVEYOR'S CERTIFICATION:**

I, JASON D. BEARD, 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.

**CURVE TABLE:**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	384.15	3303.27	51°46'50"	109°48'27"E	306.87	
C2	53.17	615.56	34°14'50"	109°12'14"E	53.17	

**LINE TABLE:**

LINE #	SECTION	LENGTH
1	1	187°14'30" W 75.70'
2	2	S47°20'47"E 148.87'
3	3	N09°17'09"E 227.34'



RIDGE SURVEYING & CONSULTING, PLLC  
 ARKANSAS - 204



JASON D. BEARD - SURVEYOR  
 ARKANSAS - P.S. 1991  
 500-14N-05E-33-22-15-1591  
 500-14N-05E-33-33-15-1591

## **LEGAL DESCRIPTIONS (AS-SURVEYED):**

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### TRACT A:

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER OF SECTIONS 32 AND 33, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°53'21" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, 1316.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 88°24'53" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1323.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°01'10" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1316.45 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 88°27'06" WEST, ALONG SAID SOUTH LINE, 1326.04 FEET TO THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST; THENCE SOUTH 87°48'57" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, 3950.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 87°48'04" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 70.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NESTLE ROAD; THENCE NORTH 12°28'45" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 148.81 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 05°46'58", A RADIUS OF 3053.07 FEET, 308.15 FEET TO A POINT THAT BEARS NORTH 09°45'52" EAST, 308.02 FEET FROM LAST SAID POINT; THENCE NORTH 06°17'09" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 227.34 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 04°56'50", A RADIUS OF 615.56 FEET, 53.15 FEET TO A POINT THAT BEARS NORTH 03°24'56" EAST, 53.13 FEET FROM LAST SAID POINT; THENCE NORTH 00°34'32" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 584.24 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88°09'45" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1255.23 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00°38'44" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1329.64 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 87°45'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER, 2633.48 FEET TO THE POINT OF BEGINNING, CONTAINING 237.74 ACRES (10,356,127 SQ. FT.), MORE OR LESS, SUBJECT TO A JO' WIDE INGRESS/ EGRESS EASEMENT ALONG AN EXISTING FIELD ROAD LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 05 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 05 EAST AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.