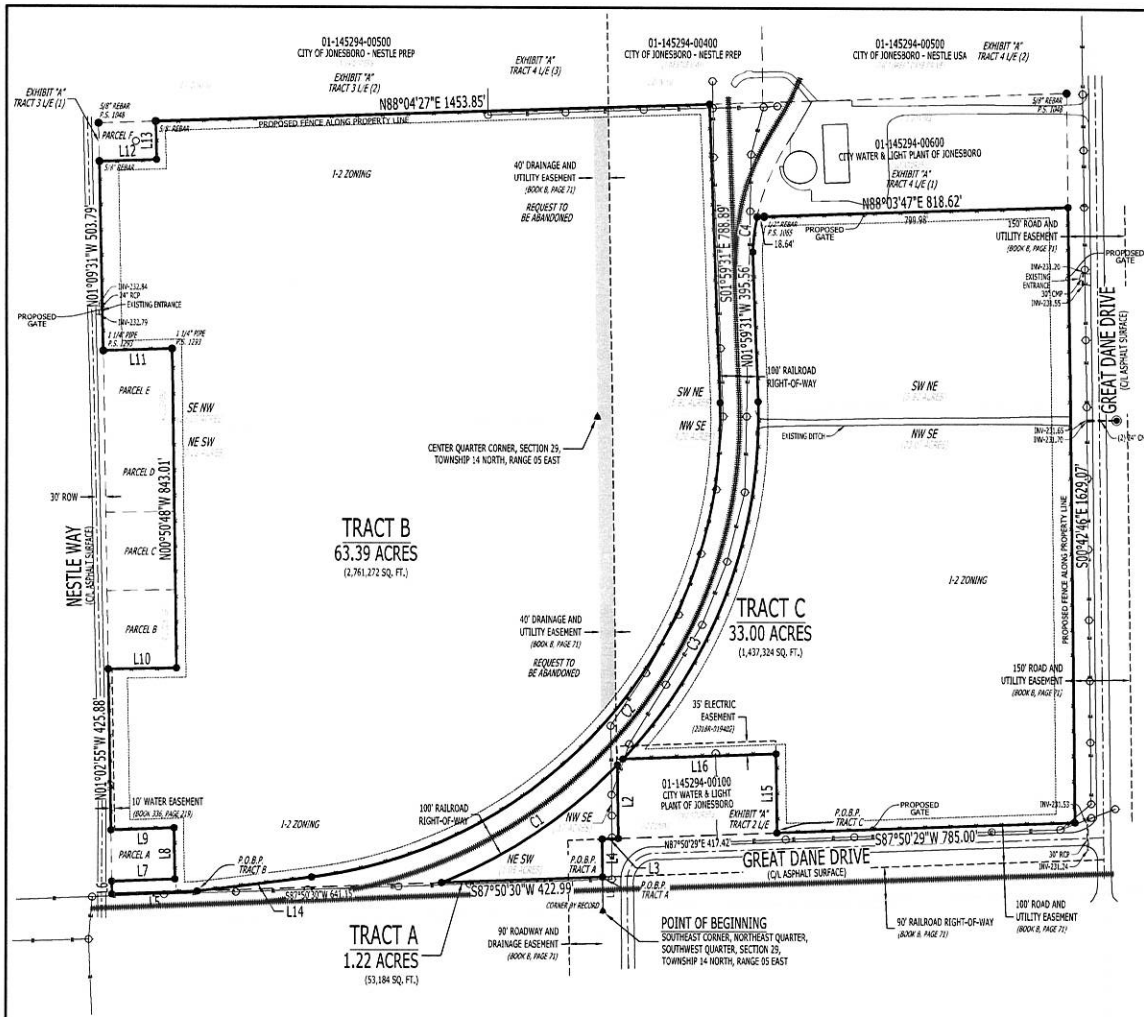


CURVE TABLE:

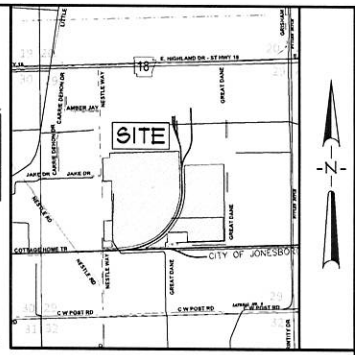
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	560.64'	1324.80'	24°14'49"	N55°50'47"E	556.47'
C2	1812.12'	1224.80'	84°46'13"	S40°23'35"W	1651.30'
C3	1038.38'	1324.80'	44°54'31"	N20°27'41"E	1012.00'
C4	94.57'	577.15'	09°23'17"	N06°51'40"E	94.46'

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°45'21"W	90.03'
L2	S00°45'21"E	194.07'
L3	S87°50'29"W	42.26'
L4	S00°45'21"E	100.04'
L5	S87°50'30"W	223.47'
L6	N01°02'55"W	33.98'
L7	N87°43'55"E	165.59'
L8	N01°01'53"W	134.96'
L9	S87°45'21"W	165.63'
L10	N89°02'18"E	178.04'
L11	S88°09'55"W	180.41'
L12	N38°04'30"E	150.00'
L13	N01°13'40"W	100.00'
L14	S52°46'42"W	302.28'
L15	N00°45'21"W	208.77'
L16	S87°50'29"W	402.81'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE



VICINITY SKETCH
NOT TO SCALE

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

150' 50' 0' 150'
GRAPHIC SCALE
IN FEET

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°45'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 90.03 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 87°50'30" WEST, LEAVING SAID EAST LINE, 422.99 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 24°14'49", A RADIUS OF 1324.80 FEET, 560.64 FEET TO A POINT THAT BEARS NORTH 55°56'47" EAST, 556.47 FEET FROM THE LAST SAID POINT; THENCE SOUTH 00°45'21" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 194.07 FEET; THENCE SOUTH 87°50'29" WEST, 42.26 FEET TO THE EAST LINE OF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 00°45'21" EAST, 100.04 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.22 ACRES (53,184 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B:
PART OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°45'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 90.03 FEET THENCE SOUTH 87°50'30" WEST, LEAVING SAID EAST LINE, 1064.14 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 87°50'30" WEST, 223.47 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°02'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 33.98 FEET; THENCE NORTH 87°43'55" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 165.59 FEET; THENCE NORTH 01°01'53" WEST, 134.96 FEET; THENCE SOUTH 87°45'21" WEST, 165.63 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°02'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 425.88 FEET; THENCE NORTH 89°02'18" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 178.94 FEET; THENCE NORTH 00°50'48" WEST, 843.01 FEET; THENCE SOUTH 88°09'55" WEST, 180.41 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°09'31" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 503.79 FEET; THENCE NORTH 38°04'30" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 150.00 FEET; THENCE NORTH 01°13'40" WEST, 100.00 FEET; THENCE NORTH 88°04'27" EAST, 1453.85 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°59'31" EAST, 788.89 FEET TO A POINT ON A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 84°46'13", A RADIUS OF 1224.80 FEET, 1812.12 FEET TO A POINT THAT BEARS SOUTH 40°23'35" WEST, 1651.30 FEET FROM THE LAST SAID POINT; SOUTH 82°46'42" WEST, 302.28 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 63.39 ACRES (2,761,272 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHT-S-OF-WAY AND EASEMENTS OF RECORD.

TRACT C:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°45'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 194.07 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 87°50'29" EAST, LEAVING SAID EAST LINE, 459.66 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°45'21" WEST, 208.77 FEET; THENCE SOUTH 87°50'29" WEST, 402.81 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 44°54'31", A RADIUS OF 1342.80 FEET, 1052.26 FEET TO A POINT THAT BEARS NORTH 20°27'41" EAST, 1012.00 FEET FROM THE LAST SAID POINT; NORTH 01°59'31" WEST, 395.56 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 09°23'17", A RADIUS OF 577.15 FEET, 94.57 FEET TO A POINT THAT BEARS NORTH 06°51'40" EAST, 94.46 FEET FROM THE LAST SAID POINT; THENCE NORTH 88°03'47" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 818.62 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GREAT DANE DRIVE; THENCE SOUTH 00°42'46" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1629.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GREAT DANE DRIVE; THENCE SOUTH 87°50'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 785.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 33.00 ACRES (1,437,324 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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TPE DEVELOPMENT, LLC
JONESBORO INDUSTRIAL PARK
BETWEEN NESTLE WAY & GREAT DANE DRIVE
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, ARKANSAS 72403
PH: 870-932-3594 • FAX: 870-935-1263

Associated Engineering & Testing, LLC
CERTIFICATE OF AUTHORIZATION
ARKANSAS
NO. 299

NO.	DESCRIPTION	DATE

EASEMENT SKETCH

DATE:	05/13/2020
DRAWN:	CDH
CADD FILE:	2016k002
CHECKED:	JHF
DWG#	051429L.DWG
SHEET	
SCALE:	1" = 150'
	1 OF 1