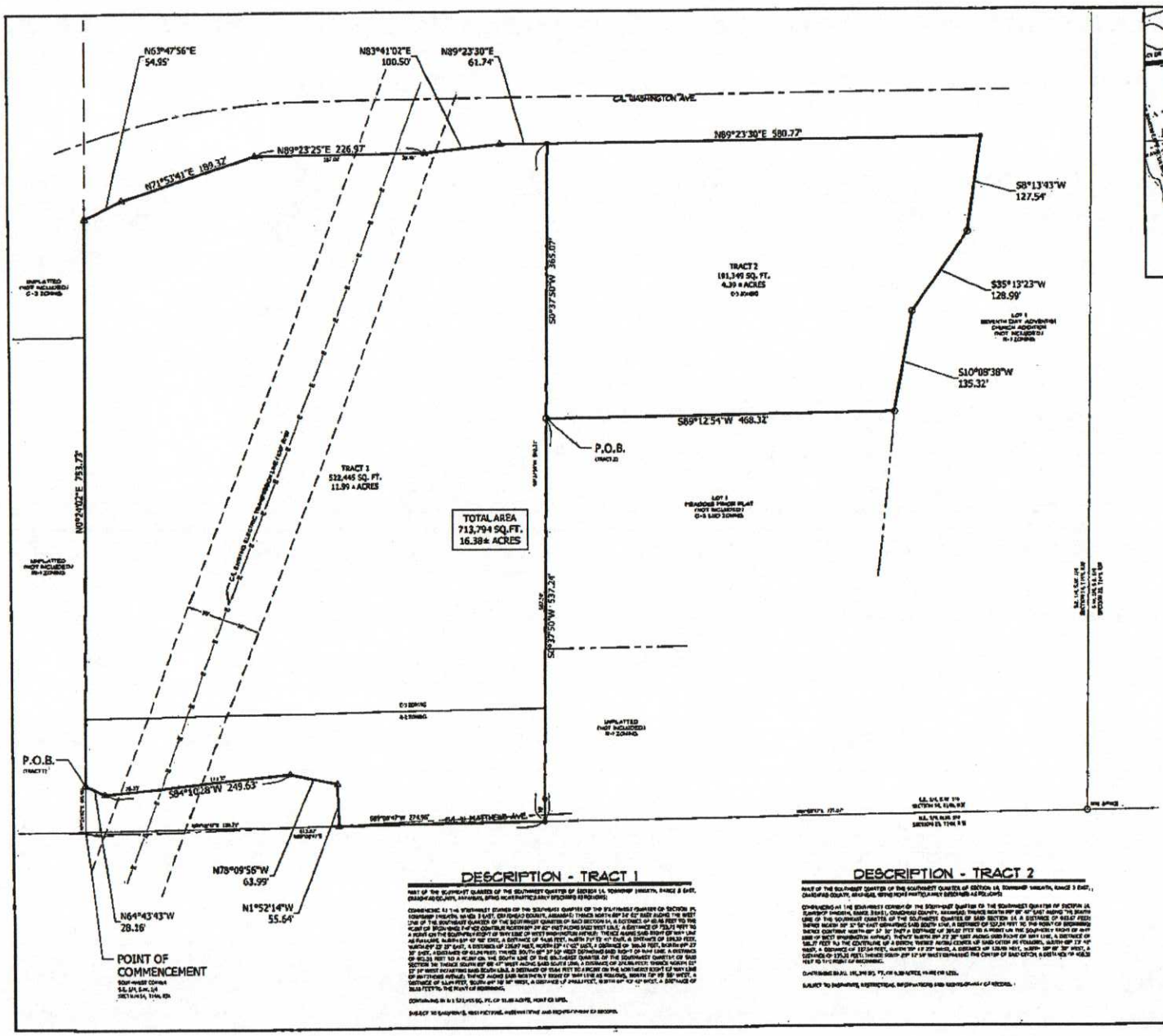


DESCRIPTION - TRACT 1

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00° 34' 02" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 65.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 34' 02" EAST ALONG SAID WEST LINE, A DISTANCE OF 793.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST WASHINGTON AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: NORTH 89° 47' 56" EAST, A DISTANCE OF 54.95 FEET; NORTH 71° 13' 41" EAST, A DISTANCE OF 180.37 FEET; NORTHERLY 22° 25" EAST, A DISTANCE OF 226.97 FEET; NORTH 83° 41' 02" EAST, A DISTANCE OF 100.50 FEET; NORTH 89° 23' 30" EAST, A DISTANCE OF 61.74 FEET; THENCE SOUTH 00° 37' 50" WEST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 537.24 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89° 55' 47" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 374.96 FEET; THENCE NORTH 01° 52' 14" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 55.64 FEET; THENCE NORTH 64° 43' 43" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 28.16 FEET; THENCE NORTH 78° 09' 56" WEST, A DISTANCE OF 63.99 FEET; THENCE SOUTH 84° 10' 28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 249.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE AS FOLLOWS: NORTH 71° 13' 41" EAST, A DISTANCE OF 180.37 FEET; NORTHERLY 22° 25" EAST, A DISTANCE OF 226.97 FEET; NORTH 83° 41' 02" EAST, A DISTANCE OF 100.50 FEET; NORTH 89° 23' 30" EAST, A DISTANCE OF 61.74 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 522,445.00 SQ. FT. OR 11.99 ACRE, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, INFORMATIONS AND RESERVATIONS OF RECORD.

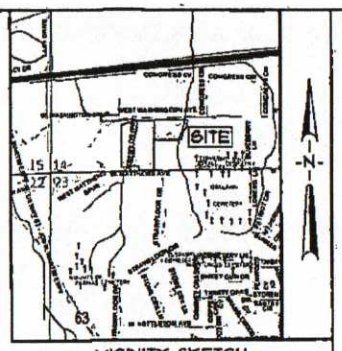
DESCRIPTION - TRACT 2

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14NORTH, RANGE 3EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00° 34' 02" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 65.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 34' 02" EAST ALONG SAID WEST LINE, A DISTANCE OF 793.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST WASHINGTON AVENUE; THENCE NORTH 89° 23' 30" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 580.77 FEET; THENCE SOUTH 00° 37' 50" WEST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 365.07 FEET; THENCE SOUTH 58° 13' 43" WEST, A DISTANCE OF 127.54 FEET; THENCE SOUTH 35° 13' 23" WEST, A DISTANCE OF 128.99 FEET; THENCE SOUTH 10° 08' 38" WEST, A DISTANCE OF 135.32 FEET; THENCE SOUTH 89° 12' 54" WEST, A DISTANCE OF 468.32 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 191,349.00 SQ. FT. OR 4.39 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, INFORMATIONS AND RESERVATIONS OF RECORD.



VICINITY SKETCH
NOT TO SCALE

BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

GRAPHIC SCALE
IN FEET

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND IRON PIPE, NOTHING ON IRON MARKER
- = SET 1/2" IRON PIPE AS PER CASE CAP

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR AUTHENTICATION AND IS NOT INTENDED FOR RECORDING IN THE PUBLIC RECORDS AND DOES NOT SHOW ANY TRUE OWNERSHIP, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD AFFECTING THIS PROPERTY.
2. ALL UTILITY LOCATIONS SHOWN HEREON WERE SOLICITED BY FIELD MEASUREMENTS OR VISUAL EVIDENCE OBSERVED DURING AERIAL PHOTOGRAPHY MAPS, ASSOCIATED ENGINEERING, LLC MAKES NO GUARANTEE OR OWNERSHIP OF THE UTILITIES SHOWN OR NOT SHOWN HEREON. FOR PURPOSES DESCRIBED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SUCH UTILITY OWNERS TO EXPOSE SUCH UTILITY FOR LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT AND R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT, PER CITY OF JONESBORO ZONING. MINIMUM REQUIREMENTS ARE ZONED R-1, C-3 AREA IS SHOWN AS PROPER. STANDARD BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS:
   MINIMUM SIDE SETBACK 0'
   MINIMUM REAR SETBACK 0'
   MINIMUM HEIGHT FOR C-3 ZONING SHALL NOT EXCEED 45 FEET.
   STANDARD BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS:
   MINIMUM FRONT SETBACK 25 FEET
   MINIMUM SIDE SETBACK 7.5 FEET
   MINIMUM REAR SETBACK 25 FEET
   MINIMUM HEIGHT OF STRUCTURE IN R-1 ZONING SHALL NOT EXCEED 45 FEET.
5. THE FOLLOWING DOCUMENTS WERE USED TO CONDUCT THIS SURVEY:
   A. NONE OF THIS TYPE WERE USED FOR THIS SURVEY.
   B. PLAT OF MEADOWS TRACE PLAT, PRECORDED IN PLAT CABINET "C", PAGE 111 OF JONESBORO, ARKANSAS.
   C. PLAT OF SEVENTH DAY ADVENTIST CHURCH ADDITION, RECORDED IN PLAT CABINET "C", PAGE 180 OF JONESBORO, ARKANSAS.
   D. PLAT OF SAVOY FOR ALEC FARMER BY TRUE L. SMITH, RECORDED IN PLAT BOOK "G", PAGE 20 OF JONESBORO, ARKANSAS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS PREPARED THIS A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON SURVEY AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS, AND PLATS" IN EFFECT ON THE DATE.

DATE OF SEVENTH SURVEY: 09/11/2018

NOTE TO BE FILLED OUTSIDE: MUST HAVE ORIGINAL SIGNATURE, SURVEYOR'S COUNTER AND SURVEYOR'S SEAL.

ALEC FARMER
WASHINGTON AVENUE
SECTION 14, T14N, R3E
JONESBORO, AR

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-2294 • FAX: 870-935-1383

Associated Engineering & Surveying LLC
MEMBER
STATE OF ARKANSAS
REGISTERED
PROFESSIONAL LAND SURVEYOR

NO.	DESCRIPTION	DATE

BOUNDARY SURVEY

DWN.	08/13/18	DRWN.	CDH
CADD FILE	2018-0-0-0	CHECKED	PRL
DATE	02/13/2007	SHEET	
SCALE	1" = 50'	1 OF 1	