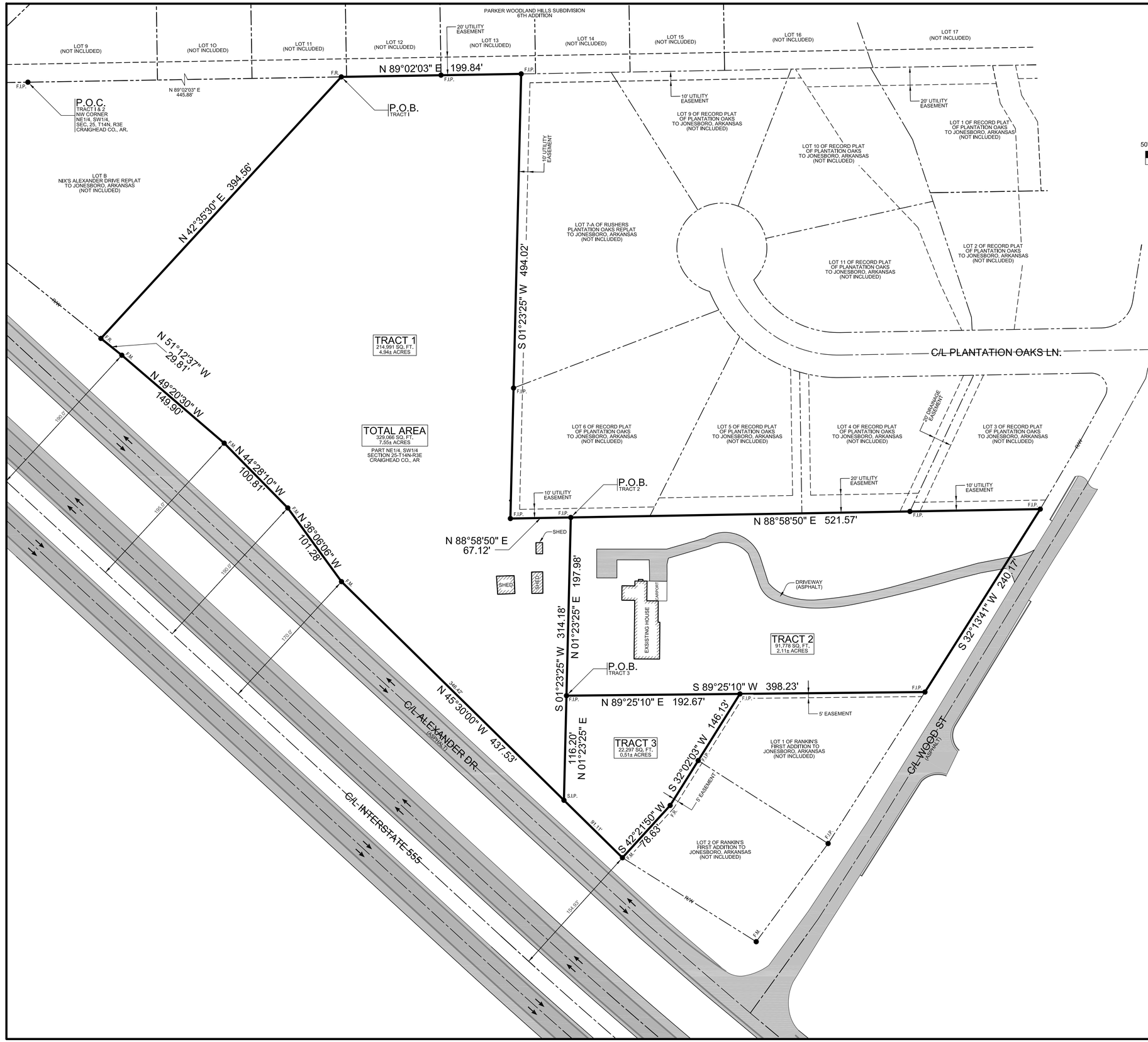
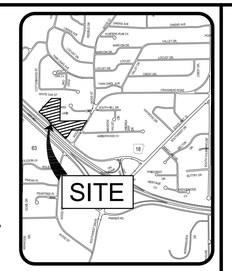


BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

50' 25' 0' 50' 100'

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- F.I.P. = FOUND IRON PIPE
- F.M. = FOUND ArDOT R/W MONUMENT
- F.R. = FOUND REBAR
- S.I.P. = SET 1-1/4" IRON PIPE W/ PS #1637 CAP

DESCRIPTION - TRACT 1

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 AFORESAID; THENCE NORTH 89°02'03" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 445.88 FEET TO A POINT LYING ON THE SOUTH LINE OF PARKERS WOODLAND HILLS SUBDIVISION 6TH ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°02'03" EAST, CONTINUING ALONG SAID NORTH LINE AND SAID SOUTH LINE, A DISTANCE OF 199.84 FEET TO THE NORTHWEST CORNER OF PLANTATION OAKS TO JONESBORO, ARKANSAS; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID PLANTATION OAKS, A DISTANCE OF 494.02 FEET TO A POINT; THENCE NORTH 88°58'50" EAST, ALONG THE SOUTH LINE OF SAID PLANTATION OAKS, A DISTANCE OF 67.12 FEET TO A POINT; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 314.18 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE #555; THENCE NORTH 45°30'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 346.42 FEET TO A POINT; THENCE NORTH 36°06'06" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.28 FEET TO A POINT; THENCE NORTH 44°28'10" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.81 FEET TO A POINT; THENCE NORTH 49°20'30" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.90 FEET TO A POINT; THENCE NORTH 51°12'37" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.81 FEET TO THE SOUTHEAST CORNER OF LOT "B" OF NIX'S ALEXANDER DRIVE REPLAT; THENCE NORTH 42°35'30" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID NIX'S ALEXANDER DRIVE REPLAT, A DISTANCE OF 394.56 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 214,991 SQ. FT, OR 4.94 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - TRACT 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 AFORESAID; THENCE NORTH 89°02'03" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 645.72 FEET TO THE NORTHWEST CORNER OF PLANTATION OAKS TO JONESBORO, ARKANSAS, SAID POINT ALSO LYING ON THE SOUTH LINE OF PARKERS WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID PLANTATION OAKS, A DISTANCE OF 494.02 FEET TO A POINT; THENCE NORTH 88°58'50" EAST, ALONG THE SOUTH LINE OF SAID PLANTATION OAKS, A DISTANCE OF 67.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°58'50" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 521.57 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF WOOD STREET; THENCE SOUTH 32°13'41" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 240.17 FEET TO A POINT; THENCE SOUTH 89°25'10" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 398.23 FEET TO A POINT; THENCE NORTH 01°23'25" EAST, A DISTANCE OF 197.98 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 91,778 SQ. FT, OR 2.11 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - TRACT 3

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 AFORESAID; THENCE NORTH 89°02'03" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 645.72 FEET TO THE NORTHWEST CORNER OF PLANTATION OAKS TO JONESBORO, ARKANSAS, SAID POINT ALSO LYING ON THE SOUTH LINE OF PARKERS WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID PLANTATION OAKS, A DISTANCE OF 494.02 FEET TO A POINT; THENCE NORTH 88°58'50" EAST, ALONG THE SOUTH LINE OF SAID PLANTATION OAKS, A DISTANCE OF 67.12 FEET TO A POINT; THENCE SOUTH 01°23'25" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 197.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'10" EAST, A DISTANCE OF 192.67 FEET TO A POINT LYING ON THE WEST LINE OF RANKIN'S FIRST ADDITION TO JONESBORO, ARKANSAS; THENCE SOUTH 32°02'03" WEST, ALONG SAID WEST LINE, A DISTANCE OF 146.13 FEET TO A POINT; THENCE SOUTH 42°21'50" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 78.63 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE #555; THENCE NORTH 45°30'00" WEST, DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.11 FEET TO A POINT; THENCE NORTH 01°23'25" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.20 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 22,297 SQ. FT, OR 0.51 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR C & P RANKIN LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   - A. PLAT OF RANKIN'S FIRST ADDITION PREPARED BY H. S. JOHNSON, DATED 04/01/1964, AS RECORDED IN RECORD BOOK 159, PAGE 88, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   - B. PLAT OF SURVEY, DATED 04/10/1965, AS RECORDED IN SURVEY BOOK H, PAGE 59, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   - C. RECORD PLAT OF PLANTATION OAKS, PREPARED BY CLAY KENWARD, DATED 08/15/1991, AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   - D. NIX'S ALEXANDER DRIVE REPLAT, PREPARED BY KEVIN L. SCRAPE, PS# 1637, DATED 06/17/2013, AS RECORDED IN PLAT BOOK C, PAGE 240, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   - E. AHTD RIGHT-OF-WAY MAP FOR HWY 63, JOB NO. 100013-SEC.2.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE 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 OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 04/21/2022

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

BOUNDARY SURVEY

C & P RANKIN LLC

PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 25 - TOWNSHIP 14 NORTH - RANGE 3 EAST CRAIGHEAD COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS CORPORATION

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

STATE OF ARKANSAS
REGISTERED
KEVIN L. SCRAPE
1637
02/10/2026
PROFESSIONAL SURVEYOR

KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
02/10/2026	AJ	ADD TRACT 3

500-14N-03E-0-25-310-16-1637

CADD FILE:22173-001-R1 | SCALE: 1"=50'
DATE: 02/10/2026 | DRAWN BY: AJ
DWG#: 0314253-0040-R1 | SHEET: 1 OF 1