PROPERTY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE **POINT OF BEGINNING**, A 1/2" REBAR AND CAP (PS 1664); THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 68°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 68°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1 /2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08"W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING; CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

NOTE:
TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.


ARKANSAS STATE HIGHWAY NO. 5 (APPARENT 60' R/W)
N59°44'07"E 258.04
N63°29'03"E 139.43
N65°24'25"E 115.83
N66°31'07"E 164.56'
N68°25'13"E 152.88
RIGHT OF WAY DEDICATION
COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION NE CORNER, NE1/4, NE1/4, SEC. 14, T-1-S, R-14-W
EAST LINE, NE1/4, NE1/4
INT. OF EAST LINE, NE1/4, NE1/4, AND SOUTH R/W OF ARK. HWY. 5 SET 1/2" REBAR (PS 1664)
HIGHLAND ROAD
N52°34'41"E 14.32
FND. 1/2" REBAR (PS 1467)
RE-SET CORNER AT LOCATION SHOWN ON SURVEY BY FOSTER, PS 1467
HENRY AVE.
N52°36'30"E 269.91
N56°17'39"E 187.00
N59°48'07"E 258.04
BARBOSSA DRIVE (50' R/W)
ALAMEDA LOOP (50' R/W)
ACACIA DRIVE (50' R/W)
N32°51'44"W 436.06
N41°42'20"W 211.36
N88°43'01"W 138.08
N88°04'08"W 191.43
N88°04'08"W 145.03
POINT OF BEGINNING
FND. 1/2" REBAR P.L.S. 1664
FND. 1/2" REBAR (PS 1467)
FND. 5/8" REBAR (PS 128)
N88°16'25"W 53.10
S02°43'40"W 673.83
S68°44'33"W 334.66
S87°22'06"E 74.07
S87°22'06"E 100.23
S87°22'06"E 100.35
S87°22'06"E 100.48
S87°22'06"E 100.61
S87°22'06"E 100.73
S87°22'06"E 100.86
S87°22'06"E 100.99
S87°22'06"E 101.11
S87°22'06"E 101.24
S87°09'03"E 101.93
S87°09'03"W 100.00
S87°07'54"E 100.03
S87°07'54"W 100.00
S87°08'16"E 100.00
S87°08'16"W 100.00
S87°08'16"E 100.00
S87°08'16"W 100.00
S87°08'16"E 100.00
S87°08'16