

PROPERTY LINE ADJUSTMENT (PAGE 1 OF 2)

PROPERTY LINE ADJUSTMENT (PAGE 2 OF 2)

SURVEY DESCRIPTION

TRACT 1:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 31 WEST, AND RUNNING THENCE N00°13'09" E55.00', THENCE S89°54'14" W130.85', THENCE S00°16'33" W55.08' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, THENCE ALONG THE SOUTH LINE THEREOF S89°46'03" W 825.55' TO AN EXISTING REBAR, THENCE LEAVING SAID SOUTH LINE N00°01'16" W 788.86' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE S89°31'19" W 498.02', THENCE N00°00'21" W 178.40' TO AN EXISTING COTTON SPINDLE, THENCE N89°48'2" W 497.98', THENCE S00°01'16" W 178.79' TO THE POINT OF BEGINNING, CONTAINING 2.04 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN NORTH DOUBLE SPRINGS ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE, SUBJECT TO THAT PORTION IN DOD TIPTON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 31 WEST, AND GOING N 30° 30' E 1320.85' TO A POINT ON THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, THENCE ALONG THE SOUTH LINE THEREOF S89°46'34" W 10' TO THE POINT OF BEGINNING; thence continuing S 45° 44' 30" E 1320.85' to an existing rebar, thence leaving said south line N 09° 42' 06" E 233.34', thence S09°13'37" W 96.47' to the point of beginning, containing 5.22 acres, more or less, subject to that portion in Doptinton Road Master Street Plan right-of-way on the north side of herein described tract and subject to all other easements and rights-of-way of record.

TRACT 3: A PART OF THE SOUTHERN QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 11 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WT: BEGINNING AT A POINT WHICH IS N001°13'09"E 55.00' AND S89°54'14"W 1326.85' FROM THE SOUTHEAST CORNER OF THE SOUTHERN QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 11 WEST, AND RUNNING THENCE S000°03'W 2.50' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, THENCE ALONG THE SOUTH LINE OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 11 WEST, AND RUNNING THENCE S000°03'W 586.35', THENCE LEAVING SAID SOUTH LINE N001°15'27"W 96.45', THENCE N004°58'21"E 206.05' TO AN EXISTING REBAR, THENCE S009°05'53"E 453.49' TO AN EXISTING REBAR, THENCE S009°27'42"E 36.41' TO AN EXISTING REBAR, THENCE S001°19'37"W 453.59' TO THE POINT OF BEGINNING, CONTAINING 9.10 ACRES, MORE OR LESS.

TRACT 4:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WT: BEGINNING AT A POINT WHICH IS N00°13'39"E 55.00' AND S89°54'14"W 745.37' FROM THE SOUTHEAST CORNER OF SAID FORE-ADDED TRACT AND TURNING THENCE S89°54'14"W 375.48', THENCE N00°16'33"E 453.59' TO AN EXISTING REBAR, THENCE N00°04'49"E 52.23' TO AN EXISTING REBAR, THENCE N00°15'50"E 30.31', THENCE N89°59'49"E 196.57' TO AN EXISTING REBAR, THENCE N00°57'25"W 531.57' TO THE CENTERLINE OF DOT TIPTON ROAD, THENCE ALONG SAID CENTERLINE S00°08'38"E 381.73', THENCE LEAVING SAID CENTERLINE S00°08'38"E 107.29' TO THE POINT OF BEGINNING, CONTAINING 11.76 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN DOT TIPTON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTHEAST SIDE OF HEREBN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY, BY RECORD.

TRACT 5:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N00°13'09"E 55.00 FEET FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N00°08'31"E 1071.29' TO THE CENTERLINE OF DOT TUPTON ROAD, THENCE ALONG SAID CENTERLINE N00°04'56"E 209.02', THENCE LEAVING SAID CENTERLINE N00°04'38"E 537.41', THENCE N00°54'27"E 537.07' TO AN EXISTING REBAR, THENCE N00°13'09"W 535.99' TO THE POINT OF BEGINNING, CONTAINING 11.74 ACRES, MORE OR LESS, SUBJECT TO THAT PART OF THE LINE ON DOT TUPTON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJACENT LAND OWNERS
 1) PIAZALGRA FAMILY TRUST KELLY B & CHARLOTTE PIAZALGRA
 200 DOUBLE B RD
 PARAGOULD, AR 72250
 PARCEL #765-16214-10
 ZONED: R-1
 3) BROWN, LESLIE D & KAREN A
 76 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730-2514
 PARCEL #765-16214-200
 ZONED: RSP-1
 3) LAFRANCY FAMILY TRUST
 14 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730-2518
 PARCEL #765-16214-300
 ZONED: RSP-1
 3) SIELELS, GARRY W &
 NELSON-WILLIAMS, JESSICA
 152 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730-2518
 PARCEL #765-16214-400
 ZONED: RSP-1
 5) ANDERSON, HOMER BUD &
 CARMACK, SHEERYL
 173 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730-2518
 PARCEL #765-16204-400
 ZONED: A-1
 6) DEVERS, JEREMY & MICHELLE
 195 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730-2518
 PARCEL #765-02550-300
 ZONED: A-1
 7) SIELELS, CHERRI ANNNETTE,
 TIPTON, FENNY LYNN
 285 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730-2518
 PARCEL #765-16225-2500
 ZONED: RSP-1
 8) BROWN, BOBBY GENE & DONNA BETH
 1617 W DOT TIPTON RD
 FAYETTEVILLE, AR 72704
 PARCEL #765-20469-150
 ZONED: R-1
 9) STARR ROAD DEVELOPMENT
 2500 N FIREWOOD DR
 FAYETTEVILLE, AR 72703
 PARCEL #765-20489-250 & #765-16202-401
 ZONED: R-4
 10) CALHOUN, NANCY L
 1000 N FIREWOOD DR
 FAYETTEVILLE, AR 72704-5585
 PARCELS #765-16202-400 & #765-16202-200
 ZONED: R-1
 11) ORLANDA, JOSE
 6059 W DOT TIPTON RD
 FAYETTEVILLE, AR 72704-9571
 PARCEL #765-16202-100
 ZONED: R-1
 12) WETZEL, BRADLEY D & TAMMY
 809 N FIREWOOD DR
 FAYETTEVILLE, AR 72704
 PARCEL #765-16202-800
 ZONED: RSP-1
 13) SIELELS, SAMUEL
 5855 W DOT TIPTON RD
 FAYETTEVILLE, AR 72704
 PARCEL #765-16202-350
 ZONED: R-1
 14) MARTINEZ, ERNESTO & MARIA A
 5897 W DOT TIPTON RD
 FAYETTEVILLE, AR 72704
 PARCELS #765-16202-300 & #765-16202-250
 ZONED: R-1
 15) SIELELS, MICHAEL D & DESIRÉE
 5736 W BOGAN DR
 FAYETTEVILLE, AR 72704
 PARCEL #765-16202-200
 ZONED: RSP-1
 16) HERZOK, LANCE; WILLIAMS, TAMMY
 WILSON, DESIRÉE
 5716 W BOGAN DR
 FAYETTEVILLE, AR 72704
 PARCEL #765-16222-204
 ZONED: R-1
 17) SCHADER, GARREN R & LORINDA F
 5769 W SHALOOT DR
 FAYETTEVILLE, AR 72704-7903
 PARCEL #765-16222-700
 ZONED: RSP-1
 18) SIELELS, GARRY W & JEAN ANNA
 19276 SALT CREEK RD
 HUNKER HILL, KS 67626
 PARCEL #765-16202-200 & #765-16223-900
 ZONED: RSP-1
 19) GHOST RIDER HOME DEVELOPMENT INC
 935 N FIREWOOD DR
 FORT SMITH, AR 72916
 PARCEL #765-16224-400
 ZONED: RSP-2
 20) BROWN, ROBERT
 2595 N FIREWOOD DR
 FAYETTEVILLE, AR 72703
 PARCEL #765-20469-200
 ZONED: R-1

ADJOINING LAND OWNERS DETAIL (N.T.S.)

Map showing Adjoining Land Owners Detail (N.T.S.) with property boundaries and road names. The map includes DOT TIPTON ROAD, DOUBLE SPRINGS ROAD, and C/L. Various property lots are numbered 1 through 20. A blue line labeled "THIS SURVEY" indicates the survey boundary. A legend in the bottom right corner shows symbols for "C/L" (Common Line), "T.R." (Tangents and Radii), "S.R." (Survey Reference), and "S.P." (Survey Point).

PLAT PAGE INDEX

PROPERTY OWNER:
(ALL PARCELS)
JRJBCS LLC
2595 N FIREWOOD DRIVE
FAYETTEVILLE, AR 72703

NOTE: THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND, NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS
DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD
INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(INSURANCE PANEL #05143C0185F & #05143C0205F. DATED 05/16/2008)

