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 Recorded: 10/05/2022 at 11:26:00 AM  
 Fee Amt: Page 1 of 3  
 Washington County, AR  
 Kyle Sylvester Circuit Clerk  
 File **024A-00000445**

RECORDING BLOCK

Notes:  
 1) Deed reference:  
 Parcel: 830-37897-000  
 Warranty Deed Document 1996-06643 Zardin to Five J Farms  
 Parcel: 830-37897-004  
 Warranty Deed Document 2021-41651 Five J Farms to Shiloh Properties, LLC.  
 Parcel 830-37909-000: General Warranty Deed Document 2020-09936  
 Parcel 830-37756-000: General Warranty Deed Document 2020-09936  
 2) Basis of Bearings:  
 Arkansas State Plane Coordinate System North Zone.  
 Project coordinates are shown on plat.  
 Distances are ground distances.  
 3) The following survey plats have been reviewed as part of this survey:  
 Five J Farms/Duggar Incidental Subdivision Plat 0024-00000369  
 Plat Document 1996-69998  
 Plat Record 1995-10192  
 SLS plat # 202010215217  
 Brush Creek Subdivision Plat Book 14-36  
 Land Surveys ARDOT Job NO. 001966 (Springdale Northern Bypass (AREA A)).  
 4) The Arkansas Highway Commission has acquired portions of Five J Farms as shown on Warranty Deed Document 2020-0004337. That deed has been reviewed as part of this survey. Washington County Parcel # 830-37897-001 reflects some of that acquisition.  
 5) Land lines as shown on this survey are a re-tracement of lines shown on survey plat recorded as deed record 1995-10192 and 1996-69998. Slight variations may appear between measurements on those plats compared to this survey. Found iron pins were recovered from those plats.  
 6) No title information and/or easement information was supplied by the owner or researched by the surveyor as part of this survey.  
 7) One-half inch diameter iron pins with orange plastic caps stamped "PLS 1214" were placed at all angle points along the north right of way line of Hwy 412 (ARDOT Job 001966) as shown on this plat.  
 8) Review of the Tontitown Geographic Information System (GIS) website shows no wetlands Tracts 1, 2 or 3  
 9) This property is not with Flood Zone A as shown on the Tontitown Geographic Information System (GIS) Website. The property is not within Flood Zone A as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 05143C0045F, dated May 16, 2008.  
 10) Aluminum monument at the Northwest corner of Section 4 is stamped "2' O/S", which means that the monument is 2 feet east of the actual corner position. It is my belief that survey plat 1996-69998 used the existing aluminum monument as the actual corner position, when in fact it was not. Measured distances from NW corner of Section 4 to the NW corner of the original Zardin property reflect that difference.  
 11) The Arkansas State Highway Commission has purchased several parcels of land of the Five J Farms properties. Those parcels are described on Warranty Deed document # 2020-04337. The property descriptions on that warranty deed have been reviewed as part of this survey. The purchased properties which are part of this survey are listed below:  
 A) Washington County Parcel 830-37897-001 is a 13.61-acre parcel described on Warranty Deed Document 2020-04337, page 3 of 5.  
 B) Washington County Parcel 830-37897-002 is a 1.51-acre parcel described on Warranty Deed Document 2020-04337, page 4 of 5.  
 C) This parcel is a 0.33-acre parcel which is described on Warranty Deed 2020-04337, page 3 and 4 of 5.  
 12) Building Schedule:  
 BLDG 1 - 1 Story wood frame house, 35' x 38', unoccupied.  
 BLDG 2 - Pole barn, 36' x 40', BLDG 3 - Pole barn, 20' x 40', BLDG 4 - Out building, 15' x 44', BLDG 5 - Pole barn, 16' x 20', BLDG 6 - Pole barn, 20' x 64', BLDG 7 - Metal building 50' x 37', BLDG 8 - 1 Story brick and frame house, auto dealership office 80' x 30', BLDG 9 - Wooden shed 12' x 24', BLDG 10 - Metal building 40' x 40'  
 13) The proposed use of these parcels is Industrial & Commercial  
 14) These parcels have had no occurrences of sewer or septic system overflows.  
 15) These parcels have no known existing erosion control problems on site or within 100 feet downstream of the property.  
 16) These parcels are currently zoned I-1 and C-2.  
 17) No abandoned wells, sumps, cesspools, springs, water impoundments and underground improvements were observed on this site.  
 18) These properties have no existing or proposed ground leases or access agreements.  
 19) These properties have no known potentially dangerous area subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards.  
 20) Review of the United States Department of Agriculture National Resources Conservation Service Web Soil Survey shows that the following soil types are present on the properties shown hereon:  
 CaC2 - Captina silt loam  
 NaC - Nixa very gravelly silt loam  
 ClG - Clarksville extremely gravelly silt loam  
 21) Tontitown Master Street plan defines Liberty Avenue street type a a collector street. Collector street type right of way width is 70 feet, 35 feet on each side of the centerline. 35 foot wide right of way of Liberty Avenue is dedicated per this plat.  
 22) Consult with City of Tontitown Planning office for setback lines information. Setback lines may vary. Published set back lines from document "District B -District Standards: Commercial Industrial Mixed use, Exclusive use landfill." provided by Mark Latham, Tontitown Planning Official (9/09/2022). NOTE: Setback lines are not shown on this incidental subdivision plat due to clarity issues.  
 C-2 General Commercial  
 Setbacks for 1 and 2 story structures  
 Front: 25 feet. Side: 10 feet. Street Side: 25 feet. Rear: 25 feet.  
 Setbacks for 3 story structures  
 Front: 30 feet. Side: 15 feet. Street Side: 25 feet. Rear: 30 feet.  
 I- Industrial  
 Setbacks for 1 and 2 story structures  
 Front: 100 feet. Side: 75 feet. Street Side: 50 feet. Rear: 75 feet.  
 Setbacks for 3 story structures  
 Front: 100 feet. Side: 75 feet. Street Side: 50 feet. Rear: 75 feet.

**ORIGINAL TRACT 1 DESCRIPTION**  
 FROM Incidental Subdivision Plat 0024-000469  
 (Part of Washington County Parcel #830-37897-000)  
 A part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), and a part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 17 North, Range 31 West, Washington County, Arkansas, and said part being more particularly described as follows:  
 Commencing at a found 1/2-inch diameter iron pin, said pin accepted and used as the Northeast corner of the SW 1/4 of said NE 1/4 (as shown on Survey Plat Document 1996-69998);  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 871.40 feet to the POINT OF BEGINNING OF TRACT 1 (P.O.B. TRACT 1);  
 thence continue South 03 degrees 40 minutes 43 seconds West a distance of 308.86 feet to the north right of way line of U.S. Highway # 412 (Henri De Toni Boulevard) and to a found 1/2-inch diameter iron pin;  
 thence along said right of way line the following 8 courses:  
 North 88 degrees 11 minutes 52 seconds West a distance of 263.40 feet;  
 North 87 degrees 13 minutes 29 seconds West a distance of 150.74 feet;  
 North 89 degrees 35 minutes 15 seconds West a distance of 200.00 feet;  
 North 80 degrees 45 minutes 18 seconds West a distance of 101.12 feet;  
 North 89 degrees 41 minutes 13 seconds West a distance of 100.00 feet;  
 South 73 degrees 53 minutes 10 seconds West a distance of 104.40 feet;  
 North 78 degrees 16 minutes 51 seconds West a distance of 50.95 feet;  
 North 88 degrees 02 minutes 06 seconds West a distance of 252.04 feet;  
 thence leaving said north right of way line, to and along the easterly right of way line of Arkansas Department of Transportation (ARDOT) Job 001966 the following 10 courses:  
 North 71 degrees 14 minutes 00 seconds West a distance of 104.89 feet;  
 North 86 degrees 53 minutes 54 seconds West a distance of 420.02 feet;  
 North 60 degrees 30 minutes 38 seconds West a distance of 136.80 feet;  
 North 28 degrees 54 minutes 02 seconds West a distance of 70.06 feet;  
 North 09 degrees 09 minutes 53 seconds East a distance of 119.13 feet;  
 North 42 degrees 28 minutes 22 seconds East a distance of 281.28 feet;  
 North 46 degrees 38 minutes 34 seconds East a distance of 352.97 feet;  
 North 38 degrees 19 minutes 25 seconds East a distance of 217.60 feet;  
 North 22 degrees 38 minutes 21 seconds East a distance of 143.70 feet;  
 North 36 degrees 46 minutes 27 seconds East a distance of 188.41 feet;  
 thence leaving said easterly right of way line  
 South 87 degrees 24 minutes 53 seconds East a distance of 761.00 feet to a found 1/2-inch diameter iron pin;  
 thence South 87 degrees 33 minutes 43 seconds East a distance of 234.67 feet to a set 1/2-inch diameter iron pin;  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 871.40 feet to a set 1/2-inch diameter iron pin;  
 thence South 87 degrees 33 minutes 43 seconds East a distance of 200.00 feet to the POINT OF BEGINNING (P.O.B.), containing 1,704,880 square feet, or 39.14 acres. And being subject to any easements, covenants and restrictions of record.

**ORIGINAL TRACT 2**  
**TRACT 2 DESCRIPTION**  
**WARRANTY DEED 2021-41651**  
 (Washington County Parcel # 830-37897-004)  
 A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), a part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), and a part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), of Section 4, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing at a found 1/2-inch diameter iron pin, said pin accepted and used as the Southwest Corner of the NE 1/4 of said NE 1/4 (as shown on Survey Plat Document 1996-69998);  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 871.40 feet to a set 1/2-inch diameter iron pin;  
 thence North 87 degrees 33 minutes 43 seconds West a distance of 200.00 feet to a set 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 43 seconds East a distance of 871.40 feet to a set 1/2-inch diameter iron pin;  
 thence North 87 degrees 33 minutes 43 seconds West a distance of 234.67 feet to a set 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 50 seconds East a distance of 409.12 feet to a set 1/2-inch diameter iron pin;  
 thence South 87 degrees 25 minutes 55 seconds East a distance of 1056.04 feet to a set 1/2-inch diameter iron pin;  
 thence South 00 degrees 36 minutes 50 seconds West a distance of 408.35 feet to a set 1/2-inch diameter iron pin;  
 thence North 87 degrees 25 minutes 38 seconds West a distance of 643.24 feet to the POINT OF BEGINNING OF TRACT 2 (P.O.B. TRACT 2), containing 609,840 square feet or 14.00 acres.  
 And being subject to any easements, covenants, and restrictions of record.

**ORIGINAL TRACT 3**  
**TRACT 3 DESCRIPTION**  
**GENERAL WARRANTY DEED DESCRPTION**  
**DOCUMENT 2020-009936**  
**(PARCEL 830-37756-000 & 830-37909-000)**  
 (See Note 29)  
 Part of the SE1/4 of the NE1/4 of Section 4, Township 17 North, Range 31 West, more particularly described as follows, to-wit: Beginning 429 feet East of the SW Corner of said 40 Acre tract, thence East 330 feet, thence North 1320 feet, thence West 330 feet, thence South 1320 feet to the point of beginning. LESS AND EXCEPT that portion deeded to Arkansas State Highway Commission for the relocation of Hwy 412.  
 LESS AND EXCEPT:  
 PART OF THE SE/4 OF THE NE/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A STONE AT THE NW CORNER OF SAID SE/4 OF THE NE/4, THENCE ALONG THE NORTH LINE OF SAID SE/4 OF THE NE/4 S87°26'51" E 427.25 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTH LINE S 87°26'51" E 330.00 FEET, THENCE LEAVING SAID NORTH LINE S 04°20'47" W 665.05 FEET, THENCE N 85°39'13" W 330.00 FEET, THENCE N 04°21'38" E 654.73 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND SUBJECT TO 150' WIDE RIGHT-OF-WAY AND EASEMENT (BOOK2007, PAGE 15585) ALONG AND ABUTTING THE EAST LINE OF THE PROPERTY AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORDED OR FACT.  
 -AND-  
 Part of the SE1/4 of the NE1/4 of Section 4, Township 17 North Range 31 West, more particularly described as follows, to-wit: Beginning at the SW Corner of said 40-acre tract, thence East 429 feet, thence North 1320 feet thence, West 429 feet, thence South 1320 feet to the point of beginning. LESS AND EXCEPT that portion deeded to the Arkansas State Highway Commission for the Relocation of Hwy 412.

**CERTIFICATE OF OWNERSHIP:**  
 WE THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.  
 DATE OF EXECUTION: 10/4/2022  
 SIGNED: *Michelle Duggar*  
 Authorized representative of Five J Farms, LC.  
 SOURCE OF TITLE: D.R. Warranty Deed 1996-06643  
 SIGNED: *James R. Duggar*  
 Authorized representative of Shiloh Properties, LLC.  
 SOURCE OF TITLE: D.R. Warranty Deed 2021-41651

**CERTIFICATE OF APPROVAL:**  
 PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.  
 THIS APPROVAL DOES NOT GUARANTEE THE FOLLOWING:  
 1. DELIVERY OF PUBLIC WATER OR SEWER SERVICE.  
 2. DELIVERY OF ANY OTHER UTILITY SERVICE.  
 3. IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.  
 4. APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.  
 5. ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE, EITHER KNOWN OR UNKNOWN.  
 DATE OF EXECUTION:  
 SIGNED: *Karin Booth*  
 CHAIRMAN, TONTITOWN PLANNING COMMISSION  
 SIGNED: *Angela Russell*  
 MAYOR, CITY OF TONTITOWN  
 SIGNED: *Rhonda Wade Mason*  
 CLERK/TREASURER, CITY OF TONTITOWN

**CERTIFICATE OF RECORDING:**  
 THIS DOCUMENT FILED FOR RECORD  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_  
 IN PLAT BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 WASHINGTON COUNTY CIRCUIT CLERK

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, \_\_\_\_\_, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENT OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.  
 DATE OF EXECUTION: 10/4/2022  
 SIGNED: *Paul Walla*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF ARKANSAS  
 No. 1216  
 SIGNED: *McClelland Consulting Engineers, Inc.*  
 CERTIFICATE OF AUTHORIZATION  
 No. 24  
 ARKANSAS-ENGINEER

**MCCLELLAND CONSULTING ENGINEERS, INC.**  
 DESIGNED TO SERVE  
 1580 E. STEARNS ST.  
 FAYETTEVILLE, AR 72703  
 (479) 443-2377  
 HTTP://WWW.MCE.US.COM

**FIVE J FARMS**  
**SHILOH PROPERTIES, LLC.**  
**JAMES R. & MICHELLE A DUGGAR**  
**REVOCABLE LIVING TRUST**  
**PROPERTY LINE ADJUSTMENT PLAT**  
**TONTITOWN, AR.**

**811**  
 Know what's below.  
 Call before you dig.

REV	DATE	REVISIONS	
		DESCRIPTION	

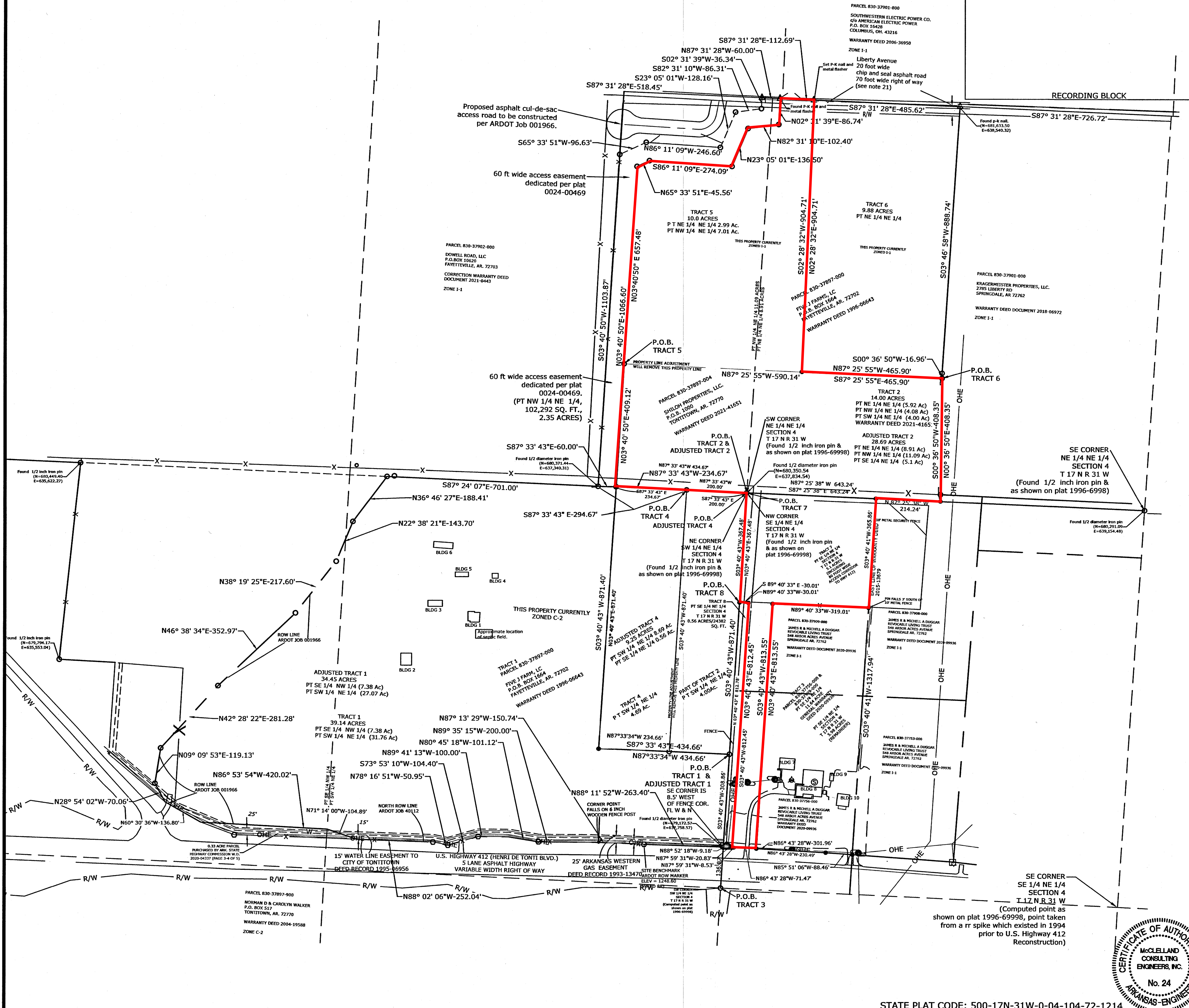
**PROPERTY LINE ADJUSTMENT PLAT**

PROJ. MANAGER: PW	DRAWN BY: PW
DATE: 10/5/2022	REVISION:
SCALE: 1"=200'	PROJ. NUMBER: 212708

**SHEET 1**

STATE PLAT CODE: 500-17N-31W-0-04-104-72-1214





**MCE** McClelland Consulting Engineers, Inc.  
 1580 E. STEARNS ST.  
 FAYETTEVILLE, AR 72703  
 (479) 443-2377  
 HTTP://WWW.MCE.US.COM

FIVE J FARMS  
 SHILOH PROPERTIES, LLC.  
 JAMES R. & MICHELLE A DUGGAR  
 REVOCABLE LIVING TRUST  
 PROPERTY LINE ADJUSTMENT PLAT  
 TONTITOWN, AR.

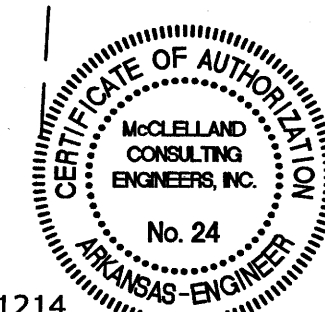
**811**  
 Know what's below.  
 Call before you dig.

REV	DATE	DESCRIPTION

**PROPERTY LINE ADJUSTMENT PLAT**

PROJ. MANAGER: PW	DRAWN BY: PW
DATE: / / 2022	REVISION:
SCALE: 1"=200'	PROJ. NUMBER: 212708

**SHEET 2**



STATE PLAT CODE: 500-17N-31W-0-04-104-72-1214



**NEW TRACTS**

**SURVEY DESCRIPTION**

**NEW TRACT NO. 4**

(A part of Washington County Parcel # 830-37897-000)  
 A part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 04, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing at a found 1/2-inch diameter iron pin, said pin accepted and used as the Northeast corner of the SW 1/4 of said NE 1/4 (as shown on survey plat document 1996-69998);  
 thence North 87 degrees 33 minutes 43 seconds West a distance of 200.00 feet to a found 1/2-inch diameter iron pin and to the POINT OF BEGINNING OF TRACT 4 (P.O.B. TRACT 4);  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 871.40 feet to a found 1/2-inch diameter iron pin;  
 thence North 87 degrees 33 minutes 43 seconds West a distance of 234.69 feet to a set 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 43 seconds East a distance of 871.40 feet to a set 1/2-inch diameter iron pin;  
 thence South 87 degrees 33 minutes 43 seconds East a distance of 234.67 feet to the POINT OF BEGINNING OF TRACT 4 (P.O.B. TRACT 4), containing 204,446 square feet or 4.69 acres.  
 And being subject to any easements, covenants and restrictions of record.

**SURVEY DESCRIPTION**

**NEW TRACT NO. 5**

(A part of Washington County Parcel # 830-37897-000)  
 A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and a part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 04, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing at a found 1/2-inch diameter iron pin, said pin accepted and used as the Southeast corner of the NW 1/4 of said NE 1/4 (as shown on survey plat document 1996-69998);  
 thence North 87 degrees 33 minutes 43 seconds West a distance of 434.67 feet to a found 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 50 seconds East a distance of 409.12 feet to a found 1/2-inch diameter iron pin to the POINT OF BEGINNING OF TRACT 5 (P.O.B. TRACT 5);  
 thence continue North 03 degrees 40 minutes 50 seconds East a distance of 657.48 feet to a found 1/2-inch diameter iron pin;  
 thence North 65 degrees 33 minutes 51 seconds East a distance of 45.56 feet to a found 1/2-inch diameter iron pin;  
 thence South 86 degrees 11 minutes 09 seconds East a distance of 274.09 feet to a found 1/2-inch diameter iron pin;  
 thence North 23 degrees 05 minutes 01 seconds East a distance of 136.50 feet to a found 1/2-inch diameter iron pin;  
 thence North 82 degrees 31 minutes 10 seconds East a distance of 102.40 feet to a found 1/2-inch diameter iron pin;  
 thence North 02 degrees 31 minutes 39 seconds East a distance of 86.74 feet to a found pk nail and metal flasher;  
 thence South 87 degrees 31 minutes 28 seconds East a distance of 112.69 feet to a set pk nail and metal flasher;  
 thence South 02 degrees 28 minutes 32 seconds West a distance of 904.71 feet to a found 1/2-inch diameter iron pin;  
 thence North 87 degrees 25 minutes 55 seconds West a distance of 590.14 feet to the POINT OF BEGINNING OF TRACT 5 (P.O.B. TRACT 5), containing 435,594 square feet, or 10.0 acres. And being subject to any easements, covenants and restrictions of record.

**SURVEY DESCRIPTION**

**NEW TRACT NO. 6**

(A part of Washington County Parcel # 830-37897-000)  
 A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 04, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing a found 1/2-inch diameter iron pin, said pin accepted and used as the Southwest corner of the NE 1/4 of said NE 1/4 (as shown on Survey Plat Document 1996-69998);  
 thence South 87 degrees 25 minutes 38 seconds East a distance of 643.25 feet to found 1/2-inch diameter iron pin;  
 thence North 00 degrees 36 minutes 50 seconds East a distance of 408.35 feet to a found 1/2 inch diameter iron pin and to the POINT OF BEGINNING OF TRACT 6 (P.O.B. TRACT 6);  
 thence North 87 degrees 25 minutes 55 seconds West a distance of 465.90 feet to a set 1/2 inch diameter iron pin;  
 thence North 02 degrees 28 minutes 32 seconds East a distance of 904.71 feet to a set p-k nail and metal flasher;  
 thence South 87 degrees 31 minutes 28 seconds East a distance of 485.62 feet to a found p-k nail and metal flasher;  
 thence South 03 degrees 46 minutes 58 seconds West a distance of 888.74 feet to a found 1/2-inch diameter iron pin;  
 thence South 00 degrees 36 minutes 50 seconds West a distance of 16.96 feet to the POINT OF BEGINNING OF TRACT 6 (P.O.B. TRACT 6) containing 430,164 square feet or 9.88 acres and being subject to the right of way of Liberty Avenue along the north boundary thereof. And also, being subject to any easements, covenants and restrictions of record.

**SURVEY DESCRIPTION**

**NEW TRACT NO. 7**

(A part of Washington County Parcel # 830-37909-000 and Parcel # 830-37756-000)  
 A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 04, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing at a found 1/2 inch diameter iron pin, said pin accepted and used as the northwest corner of the SE 1/4 of said NE 1/4 (as shown on Survey Plat Document 1996-69998);  
 thence South 87 degrees 25 minutes 38 seconds East a distance of 429.00 feet to a set 1/2- inch diameter iron pin;  
 thence South 03 degrees 40 minutes 41 seconds West a distance of 365.86 feet to a set 1/2- inch diameter iron pin;  
 thence North 89 degrees 40 minutes 33 seconds West a distance of 319.01 feet to a set 1/2- inch diameter iron pin;  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 813.55 feet to the north right of way line of U.S. Highway 412 and a to a set 1/2- inch diameter iron pin;  
 thence along said north right of way line the following two courses:  
 North 86 degrees 43 minutes 28 seconds West a distance of 71.47 feet to a found ARDOT aluminum right of way monument;  
 North 87 degrees 59 minutes 31 seconds West a distance of 8.53 feet to a set 1/2- inch diameter iron pin;  
 thence North 03 degrees 40 minutes 43 seconds East a distance of 812.45 feet to a set 1/2- inch diameter iron pin;  
 thence North 89 degrees 40 minutes 33 seconds West a distance of 30.01 feet to a set 1/2- inch diameter iron pin;  
 thence North 03 degrees 40 minutes 43 seconds East a distance of 367.48 feet to the POINT OF BEGINNING OF TRACT 7 (P.O.B. TRACT 7), containing 222,156 square feet or 5.1 acres. And also, being subject to any easements, covenants and restrictions of record.

**SURVEY DESCRIPTION**

**NEW TRACT 8**

(A part of Washington County Parcel # 830-37909-000 and Parcel # 830-37756-000)  
 A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 04, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing at the found 1/2-inch diameter iron pin, said pin accepted and used as the northwest corner of the SE 1/4 of said NE 1/4 (as shown on survey plat document 1996-69998);  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 367.48 feet to a set 1/2-inch diameter iron pin and the POINT OF BEGINNING OF TRACT 8 (P.O.B. TRACT 8);  
 thence South 87 degrees 25 minutes 38 seconds East a distance of 30.01 feet to a set 1/2-inch diameter iron pin;  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 812.45 feet to the north right of way line of U.S. Highway # 412 and to a set 1/2 inch diameter iron pin;  
 thence along said north right of way line the following 2 courses:  
 North 87 degrees 59 minutes 31 seconds West a distance of 20.83 feet to a found Arkansas Department of Transportation aluminum right of way monument;  
 North 88 degrees 52 minutes 18 seconds West a distance of 9.18 feet to a found 1/2 diameter iron pin;  
 thence leaving said north right of way line North 03 degrees 40 minutes 43 seconds East a distance of 812.78 feet to the POINT OF BEGINNING OF TRACT 8 (P.O.B. TRACT 8), containing 24,799 square feet or 0.57 acres. And being subject to any easements, covenants and restrictions of record.

**ADJUSTED TRACTS**

**SURVEY DESCRIPTION**

**ADJUSTED TRACT 1**

(A part of Washington County Parcel #830-37897-000)  
 A part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and a part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 17 North, Range 31 West, Washington County, Arkansas, and said part being more particularly described as follows:  
 Commencing at a found 1/2-inch diameter iron pin, said pin accepted and used as the Northeast corner of the SW 1/4 of said NE 1/4 (as shown on Survey Plat Document 1996-69998);  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 871.40 feet to the POINT OF BEGINNING OF ADJUSTED TRACT 1 (P.O.B. ADJUSTED TRACT 1);  
 thence continue South 03 degrees 40 minutes 43 seconds West a distance of 308.86 feet to the north right of way line of U.S. Highway # 412 (Henri De Tonti Boulevard) and to a found 1/2-inch diameter iron pin;  
 thence along said right of way line the following 8 courses:  
 North 88 degrees 11 minutes 52 seconds West a distance of 263.40 feet;  
 North 87 degrees 13 minutes 29 seconds West a distance of 150.74 feet;  
 North 89 degrees 35 minutes 15 seconds West a distance of 200.00 feet;  
 North 80 degrees 45 minutes 18 seconds West a distance of 101.12 feet;  
 North 89 degrees 41 minutes 13 seconds West a distance of 100.00 feet;  
 South 73 degrees 53 minutes 10 seconds West a distance of 104.40 feet;  
 North 78 degrees 16 minutes 51 seconds West a distance of 50.95 feet;  
 North 88 degrees 02 minutes 06 seconds West a distance of 252.04 feet;  
 thence leaving said north right of way line, to and along the easterly right of way line of Arkansas Department of Transportation (ARDOT) Job 001966 the following 10 courses:  
 North 71 degrees 14 minutes 00 seconds West a distance of 104.89 feet;  
 North 86 degrees 53 minutes 54 seconds West a distance of 420.02 feet;  
 North 60 degrees 30 minutes 36 seconds West a distance of 136.80 feet;  
 North 28 degrees 54 minutes 02 seconds West a distance of 70.06 feet;  
 North 09 degrees 09 minutes 53 seconds East a distance of 119.13 feet;  
 North 42 degrees 28 minutes 22 seconds East a distance of 281.28 feet;  
 North 46 degrees 38 minutes 34 seconds East a distance of 352.97 feet;  
 North 38 degrees 19 minutes 25 seconds East a distance of 217.60 feet;  
 North 22 degrees 38 minutes 21 seconds East a distance of 143.70 feet;  
 North 36 degrees 46 minutes 27 seconds East a distance of 188.41 feet;  
 thence leaving said easterly right of way line  
 South 87 degrees 24 minutes 53 seconds East a distance of 701.00 feet to a found 1/2-inch diameter iron pin;  
 thence South 87 degrees 33 minutes 43 seconds East a distance of 60.00 feet to a found 1/2-inch diameter iron pin;  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 871.40 feet to a set 1/2-inch diameter iron pin;  
 thence South 87 degrees 33 minutes 43 seconds East a distance of 434.66 feet to the POINT OF BEGINNING OF ADJUSTED TRACT 1 (P.O.B. ADJUSTED TRACT 1), containing 1,500,642 square feet, or 34.45 acres. And being subject to any easements, covenants and restrictions of record.

**SURVEY DESCRIPTION**

**ADJUSTED TRACT 2**

(COMBINING PART OF TRACT 2, ALL OF TRACT 5 AND ALL OF TRACT 7)  
 (A part of Washington County Parcel 830-37897-000, 830-37897-007, 830-37909-000 & 830-37756)  
 Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), a part of the Southeast Quarter (S E 1/4) of the Northeast Quarter (NE 1/4), and a part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 04, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing at a found 1/2-inch diameter iron pin, said pin accepted and used as the Southeast corner of the NW 1/4 of said NE 1/4, (as shown on survey plat document 1996-69998);  
 thence North 87 degrees 33 minutes 43 seconds West a distance of 434.66 feet to a found 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 50 seconds East a distance of 1066.60 feet to a found 1/2-inch diameter iron pin;  
 thence North 65 degrees 33 minutes 51 seconds East a distance of 45.56 feet to a found 1/2-inch diameter iron pin;  
 thence South 86 degrees 11 minutes 09 seconds East a distance of 274.09 feet to a found 1/2-inch diameter iron pin;  
 thence North 23 degrees 05 minutes 01 seconds East a distance of 136.50 feet to a found 1/2-inch diameter iron pin;  
 thence North 82 degrees 31 minutes 10 seconds East a distance of 102.40 feet to a found 1/2-inch diameter iron pin;  
 thence North 02 degrees 31 minutes 39 seconds East a distance of 86.74 feet to a found P-K nail and metal flasher;  
 thence South 87 degrees 31 minutes 28 seconds East a distance of 112.69 feet to a set P-K nail and metal flasher;  
 thence South 02 degrees 28 minutes 32 seconds West a distance of 904.71 feet to a set 1/2-inch diameter iron pin;  
 thence North 87 degrees 25 minutes 55 seconds East a distance of 465.90 feet to a found 1/2-inch diameter iron pin;  
 thence South 00 degrees 36 minutes 50 seconds West a distance of 408.35 feet to a found 1/2-inch diameter iron pin;  
 thence North 87 degrees 25 minutes 38 seconds West a distance of 214.24 feet to a set 1/2-inch diameter iron pin;  
 thence South 03 degrees 40 minutes 41 seconds West a distance of 365.86 feet to a set 1/2-inch diameter iron pin;  
 thence North 87 degrees 38 minutes 40 seconds West a distance of 319.01 feet to a set 1/2-inch diameter iron pin;  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 813.55 feet to the north right of way line of U.S. Highway # 412 and to a set 1/2-inch diameter iron pin;  
 thence along said north right of way line the following 2 courses:  
 North 86 degrees 43 minutes 28 seconds West a distance of 71.47 feet to a found aluminum Arkansas Department of Transportation right of way monument;  
 North 87 degrees 59 minutes 31 seconds West a distance of 8.53 feet to a set 1/2-inch diameter iron pin;  
 thence leaving said north right of way line North 03 degrees 40 minutes 43 seconds East a distance of 812.45 feet to a set 1/2-inch diameter iron pin;  
 thence North 87 degrees 38 minutes 40 seconds West a distance of 30.01 feet to a set 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 43 seconds East a distance of 367.48 feet to the POINT OF BEGINNING OF ADJUSTED TRACT 2 (P.O.B. ADJUSTED TRACT 2), containing 1,093,510 square feet or 25.10 acres. And being subject to the right of way of Liberty Avenue along the north boundary and also being subject to any easements, covenants and restrictions of record.

**SURVEY DESCRIPTION**

**ADJUSTED TRACT NO. 4**

(COMBINING PART OF TRACT 2, ALL OF TRACT 4 AND ALL OF TRACT 8)  
 (A part of Washington County Parcel 830-37909-000, 830-37756-000, 830-37897-000 and 830-37897-004)  
 A part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and a part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 04, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
 Commencing at a found 1/2-inch diameter iron pin, said pin accepted and used as the Northeast corner of the SW 1/4 of said NE 1/4 (as shown on survey plat document 1996-69998);  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 367.48 feet to a set 1/2-inch diameter iron pin;  
 thence South 89 degrees 40 minutes 33 seconds East a distance of 30.01 feet to a set 1/2-inch diameter iron pin;  
 thence South 03 degrees 40 minutes 43 seconds West a distance of 812.45 feet to the north right of way line of U.S. Highway 412 and to a set 1/2-inch diameter iron pin;  
 thence along said north right of way line the following two courses:  
 North 87 degrees 59 minutes 31 seconds West a distance of 20.83 feet to a found Arkansas Department of Transportation aluminum right of way monument;  
 thence North 88 degrees 52 minutes 18 seconds West a distance of 9.18 feet to a found 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 43 seconds East a distance of 308.86 feet to a set 1/2-inch diameter iron pin;  
 thence North 87 degrees 33 minutes 43 seconds West a distance of 434.66 feet to a set 1/2-inch diameter iron pin;  
 thence North 03 degrees 40 minutes 43 seconds East a distance of 871.40 feet to a set 1/2-inch diameter iron pin;  
 thence South 87 degrees 33 minutes 43 seconds East a distance of 434.67 feet to the POINT OF BEGINNING OF ADJUSTED TRACT 4 (P.O.B. ADJUSTED TRACT 4), containing 403,051 square feet or 9.25 acres.



FIVE J FARMS  
 SHILOH PROPERTIES, LLC.  
 JAMES R. & MICHELLE A DUGGAR  
 REVOCABLE LIVING TRUST  
 PROPERTY LINE ADJUSTMENT PLAT  
 TONTITOWN, AR.



Know what's below.  
 Call before you dig.

REV	DATE	DESCRIPTION	REVISIONS			

**PROPERTY LINE ADJUSTMENT PLAT**

PROJ. MANAGER: PW	DRAWN BY: PW
DATE: _/_/2022	REVISION: 
SCALE: 1"=200'	PROJ. NUMBER: 212708

**SHEET 3**