

A PART OF TRACT 1 OF THE TRACT SURVEY RECORDED AS FILE 2021-00046314, AND A PART OF TRACTS 1 AND 2 OF THE PROPERTY LINE ADJUSTMENT SURVEY RECORDED AS FILE 2010-00021486; ALSO BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 12, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, S03°10'00"W, 327.56 FEET;

THENCE LEAVING SAID WEST LINE, S87°20'31"E, 35.26 FEET TO THE POINT OF BEGINNING (POB) AT THE PROPOSED EAST RIGHT-OF-WAY LINE OF KLENC ROAD;

THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR COURSES:

N03°10'10"E, 221.97 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 9.44 FEET, SAID CURVE HAVING A RADIUS OF 26.50 FEET, AND A CHORD BEARING AND DISTANCE OF N13°22'29"E, 9.39 FEET;

THENCE ALONG A REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 14.01 FEET, SAID CURVE HAVING A RADIUS OF 39.50 FEET, AND A CHORD BEARING AND DISTANCE OF N13°25'00"E, 13.94 FEET;

THENCE N03°10'10"E, 2.83 FEET TO THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF FLETCHER AVENUE;

THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTH LINE, THE FOLLOWING THREE COURSES:

N47°55'28"E, 15.73 FEET;

THENCE S87°24'17"E, 425.37 FEET;

THENCE S89°51'16"E, 22.12 FEET;

THENCE LEAVING SAID SOUTH LINE, S02°39'29"W, 207.30 FEET;

THENCE S87°22'57"E, 15.00 FEET;

THENCE S02°39'29"W, 52.92 FEET;

THENCE N87°20'31"W, 480.00 FEET TO THE POINT OF BEGINNING (POB).

CONTAINING 120,778 SQUARE FEET, 2.77 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.