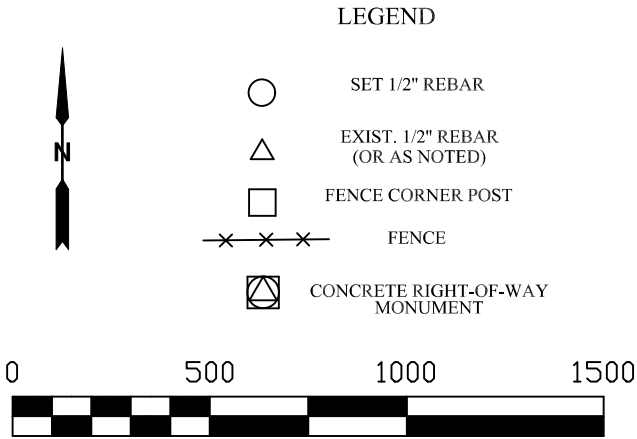


LINE	BEARING	DISTANCE
L1	S 13°55'21" E	130.53'
L2	S 05°15'44" W	126.20'
L3	S 00°46'07" W	118.00'
L4	S 33°54'37" E	115.30'
L5	S 61°47'04" W	207.67'
L6	S 66°02'42" W	3900.00'
L7	S 71°45'20" W	100.50'
L8	S 66°03'52" W	888.69'
L9	S 61°11'25" W	803.00'
L10	S 65°47'54" W	160.13'

LINE	BEARING	DISTANCE
L11	S 24°05'56" E	148.17'
L12	S 65°47'54" W	80.00'
L13	N 24°05'56" E	148.17'
L14	S 65°47'54" W	160.00'
L15	S 70°31'20" W	901.48'
L16	S 66°03'39" W	3600.00'
L17	S 59°41'44" W	97.46'
L18	S 66°03'39" W	1309.82'
L19	S 00°22'39" E	222.14'
L20	N 89°51'20" W	218.59'
L21	S 30°13'57" E	827.74'

LINE	BEARING	DISTANCE
L22	S 59°45'56" W	170.00'
L23	N 30°13'57" W	512.00'
L24	S 59°45'56" W	95.00'
L25	N 34°31'10" W	349.26'
L26	N 66°08'36" E	292.92'
L27	S 59°45'56" W	280.06'
L28	N 34°31'04" W	200.60'
L29	N 30°16'01" W	115.70'
L30	N 34°31'10" W	148.66'
L31	S 00°03'36" E	114.56'

REFERENCES:
SURVEY BY PS 993, DATED: 05/29/1984
ARKANSAS STATE HIGHWAY COMMISSION
RIGHT-OF-WAY MAP (I-40) JOB #11627
ARKANSAS STATE HIGHWAY COMMISSION
RIGHT-OF-WAY MAP (U.S. HWY. 70) JOB #11346
WARRANTY DEED BK. 732, PG. 1, ST. FRANCIS COUNTY, ARKANSAS
WARRANTY DEED BK. 865, PG. 920, ST. FRANCIS COUNTY, ARKANSAS
SPECIAL WARRANTY DEED BK. 852, PG. 696, ST. FRANCIS COUNTY, ARKANSAS
WARRANTY DEED DOC. #2021R003760, ST. FRANCIS COUNTY, ARKANSAS
INGRESS/EGRESS EASEMENT BK. 864, PG. 721, ST. FRANCIS COUNTY, ARKANSAS
DEED OF GIFT BK. 708, PG. 219, ST. FRANCIS COUNTY, ARKANSAS
ADMINISTRATOR'S DEED BK. 905, PG. 838, ST. FRANCIS COUNTY, ARKANSAS
QUITCLAIM DEED BK. 560, PG. 240, ST. FRANCIS COUNTY, ARKANSAS
QUITCLAIM DEED BK. 560, PG. 242, ST. FRANCIS COUNTY, ARKANSAS



TRACT 1
PART OF THE N ½ OF SECTION 23, LYING NORTH OF INTERSTATE 40, T6N-R5E OF THE FIFTH PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID SECTION 23; THENCE N89°49'06"E ALONG THE NORTH LINE OF SAID SECTION 23, 1326.97 FEET TO AN EXISTING ½ INCH PIPE FOR THE NW CORNER OF THE NE ¼ OF THE NW ¼ OF SAID SECTION 23; THENCE N89°52'54"E ALONG THE NORTH LINE OF SAID SECTION 23, 1336.20 FEET TO AN EXISTING ¾ INCH REBAR FOR THE N ¼ CORNER OF SAID SECTION 23; THENCE S89°48'28"E ALONG THE NORTH LINE OF SAID SECTION 23, 1925.80 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF AN EXISTING DRAINAGE DITCH; THENCE ALONG THE CENTERLINE OF SAID DRAINAGE DITCH THE FOLLOWING COURSES:
S13°55'21"E, 130.53 FEET; THENCE S05°15'44"W, 126.20 FEET; THENCE S00°46'07"W, 118.00 FEET; THENCE S33°54'37"E, 115.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:
S61°47'04"W, 207.67 FEET; THENCE S66°02'42"W, 3900.00 FEET; THENCE S71°45'20"W, 100.50 FEET; THENCE S66°03'52"W, 888.69 FEET TO A SET ½ INCH REBAR AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID SECTION 23; THENCE N00°22'39"W, 2539.26 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 162.07 ACRES. SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

TRACT 2
THE N ½ OF THE SE ¼ OF SECTION 23, T6N-R5E OF THE FIFTH PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS, CONTAINING 80.59 ACRES. SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

TRACT 3
ALL THAT PART OF THE NE ¼ OF SECTION 23, LYING SOUTH OF U.S. HIGHWAY 70, T6N-R5E OF THE FIFTH PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NE CORNER OF SAID SECTION 23; THENCE S00°04'11"E ALONG THE EAST LINE OF SAID SECTION 23, 855.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70; THENCE S66°04'38"W ALONG SAID RIGHT-OF-WAY LINE, 512.77 FEET TO THE POINT OF BEGINNING; THENCE S30°13'55"E, 817.69 FEET TO A SET ½ INCH REBAR; THENCE S59°45'56"W, 170.00 FEET TO A SET ½ INCH REBAR; THENCE N30°13'57"W, 512.00 FEET TO A SET ½ INCH REBAR; THENCE S59°45'56"W, 95.00 FEET TO A SET ½ INCH REBAR; THENCE N34°31'10"W, 349.26 FEET; THENCE N66°08'36"E, 292.92 FEET TO AN EXISTING RAILROAD SPIKE; THENCE S30°13'57"E, 10.06 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 69.43 ACRES. SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

TRACT 4
ALL THAT PART OF THE W ½ OF THE W ½ OF SECTION 24, LYING SOUTH OF U.S. HIGHWAY 70, T6N-R5E OF THE FIFTH PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS, CONTAINING 145.95 ACRES. SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

TRACT 5
ALL THAT PART OF THE W ½ OF SECTION 23, LYING NORTH OF U.S. HIGHWAY 70 AND LYING SOUTH OF INTERSTATE 40, T6N-R5E OF THE FIFTH PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS, CONTAINING 12.63 ACRES. SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

TRACT 6
ALL THAT PART OF THE NE ¼ OF SECTION 23, LYING NORTH OF U.S. HIGHWAY 70 AND LYING SOUTH OF INTERSTATE 40, T6N-R5E OF THE FIFTH PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS, CONTAINING 13.12 ACRES. SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

TRACT 7
ALL THAT PART OF THE W ½ OF THE W ½ OF SECTION 24, LYING NORTH OF U.S. HIGHWAY 70 AND LYING SOUTH OF INTERSTATE 40, T6N-R5E OF THE FIFTH PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS, CONTAINING 5.07 ACRES. SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

DELTA SURVEY COMPANY, LLC

226 WEST CEDAR (870) 734-4734 BRINKLEY, ARKANSAS

BASIS OF BEARINGS: A.S.P.C. NAD 83, NORTH ZONE SCALE: 1"= 500' DRAWN BY: RMF

PREPARED FOR:

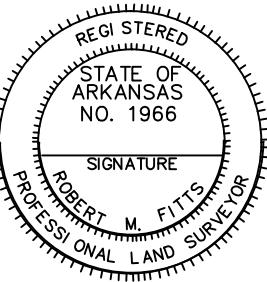
JANET BENSON

DESCR: PART OF SECTION 23 AND PART OF THE W 1/2 OF THE W 1/2 OF SECTION 24, ALL BEING IN T6N-R5E, ST. FRANCIS COUNTY, ARKANSAS

DATE: JULY 13, 2026 REVISED:

FILE NO.: 500-06N-05E-0-23-000-69-1966 500-06N-05E-0-24-304-69-1966

JB0326



I CERTIFY THAT THIS PLAT SHOWS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON 07/13/2026. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON. NO UNDERGROUND OR UTILITY SURVEYS WERE MADE.

ROBERT M. FITTS, PS 1966