



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH (5TH) PRINCIPLE MERIDIAN IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK FORTY-FOUR OF THE ORIGINAL TOWN PLAT OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND RUNNING THENCE N 89 DEGREES 56' 48" E 210.00 FEET, THENCE S 00 DEGREES 17' 00" E 324.89 FEET TO THE CENTERLINE OF COLUMBUS AVE., THENCE S 89 DEGREES 59' 58" W ALONG SAID CENTERLINE, 210.00 FEET, THENCE N 00 DEGREES 17' W 324.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.57 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

NOW BEING MORE PRECISELY DESCRIBED AS FOLLOWS ACCORDING TO SURVEY BY BLEW & ASSOCIATES, PA, DATED 4/19/21, JOB #21-2156:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPLE MERIDIAN IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK FORTY-FOUR OF THE ORIGINAL TOWN PLAT OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, THENCE S87°18'19"E 210.00' TO A FOUND 3/4" REBAR, THENCE S02°40'54"W 325.32' TO A FOUND 5/8" REBAR; N87°02'27"W 208.78' TO THE EAST RIGHT-OF-WAY LINE OF SOUTH BARRINGTON ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE N02°27'56"E 324.36' TO THE POINT OF BEGINNING, CONTAINING 1.561 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.