

LEGAL DESCRIPTION:

SURVEY DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 16, PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 21, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 09 NORTH, RANGE 11 WEST, IN CLEBURNE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE BEING THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE N89°54'17"W A DISTANCE OF 485.58 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS HWY 25; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SIX (6) BEARING AND DISTANCES; THENCE S61°31'46"W A DISTANCE OF 105.77 FEET TO A POINT; THENCE S69°28'06"W A DISTANCE OF 224.44 FEET TO A POINT; THENCE S51°22'59"W A DISTANCE OF 142.77 FEET TO A POINT; THENCE S66°55'07"W A DISTANCE OF 105.80 FEET TO A POINT; THENCE S42°39'08"W A DISTANCE OF 52.54 FEET TO A POINT; THENCE S61°14'13"W A DISTANCE 328.07 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 21; THENCE ALONG SAID WEST LINE N01°08'30"E A DISTANCE OF 457.69 FEET TO A FOUND STONE, BEING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER N89°57'09"W A DISTANCE OF 1,311.86 FEET TO A FOUND ALUMINUM CAP, BEING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER N0°28'43"E A DISTANCE OF 1,315.60 FEET TO A FOUND IRON PIPE, BEING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 N01°00'48"E A DISTANCE OF 1,344.61 FEET TO A FOUND STONE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 16; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 16 S89°57'44" E A DISTANCE OF 106.34 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF BLUE BRANCH CREEK; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; THENCE S17°13'37"E A DISTANCE OF 257.89 FEET TO A POINT; THENCE S39°03'03"E A DISTANCE 91.88 FEET TO A POINT; THENCE S22°22'50"E A DISTANCE OF 109.32 FEET TO A POINT; THENCE S01°51'37"W A DISTANCE OF 108.47 FEET TO A POINT; THENCE S40°02'34"E A DISTANCE OF 144.02 FEET TO A POINT; THENCE S24°44'25"E A DISTANCE OF 266.02 FEET TO A POINT; THENCE S23°45'38"W A DISTANCE OF 71.40 FEET TO A POINT; THENCE S53°24'02"E A DISTANCE OF 100.64 FEET TO A POINT; THENCE S53°19'12"E A DISTANCE 154.82 FEET TO A POINT; THENCE S03°59'44"W A DISTANCE OF 72.95 FEET TO A POINT; THENCE S41°17'28"E A DISTANCE OF 159.96 FEET TO A POINT; THENCE S78°53'36"E A DISTANCE OF 57.79 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF PINEY CREEK; THENCE ALONG PINEY CREEK FOR THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES; THENCE N19°25'39"E A DISTANCE OF 202.27 FEET TO A POINT; THENCE N72°14'43"E A DISTANCE OF 318.78 FEET TO A POINT; THENCE S75°25'36"E A DISTANCE OF 289.77 FEET TO A POINT; THENCE N84°32'16"E A DISTANCE OF 239.84 FEET TO A POINT; THENCE N27°35'53"E A DISTANCE OF 104.72 FEET TO A POINT; THENCE N73°30'17"E A DISTANCE OF 83.16 FEET TO A POINT; THENCE S73°32'31"E A DISTANCE OF 76.64 FEET TO A POINT; THENCE S64°30'18"E A DISTANCE 302.67 FEET TO A POINT; THENCE N83°58'23"E A DISTANCE OF 80.88 FEET TO A POINT; THENCE N59°37'30"E A DISTANCE OF 181.99 FEET TO A POINT; THENCE N45°42'27"E A DISTANCE 207.81 FEET TO A POINT; THENCE N19°00'59"E A DISTANCE OF 112.31 FEET TO A POINT; THENCE N53°47'13"E A DISTANCE OF 34.76 FEET TO A POINT; THENCE N72°43'36"E A DISTANCE OF 96.57 FEET TO A POINT; THENCE N81°59'07"E A DISTANCE OF 95.53 FEET TO A POINT; THENCE N68°13'20"E A DISTANCE OF 76.43 FEET TO A POINT; THENCE N56°57'02"E A DISTANCE OF 75.40 FEET TO A SET MAG NAIL ON THE CENTERLINE OF BETTIS MOUNTAIN ROAD; THENCE ALONG THE SAID CENTERLINE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCE; THENCE S23°48'50"E A DISTANCE OF 71.96 FEET TO A POINT; THENCE S05°44'51"E A DISTANCE OF 136.28 FEET TO A POINT; THENCE S05°58'05"W A DISTANCE OF 208.54 FEET TO A POINT; THENCE S03°57'58"W A DISTANCE 41.87 FEET TO SET MAG NAIL; THENCE N88°46'10"W A DISTANCE OF 25.41 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BETTIS MOUNTAIN ROAD; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE S13°23'46"E A DISTANCE OF 63.63 FEET TO A POINT; THENCE S28°15'04"E A DISTANCE OF 79.90 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS HWY 25; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES; THENCE ALONG A CURVE TO THE LEFT

HAVING AN ARC LENGTH OF 553.88 FEET AND A RADIUS OF 2,055.73 FEET AND A CHORD BEARING AND DISTANCE OF S30°14'03"W, 552.20 FEET; THENCE S12°49'41"W A DISTANCE OF 200.25 FEET TO A POINT; THENCE S12°43'41"W A DISTANCE OF 202.08 FEET TO A POINT; THENCE S16°05'27"W A DISTANCE OF 112.35 FEET TO A POINT; THENCE S38°43'09"W A DISTANCE OF 118.48 FEET TO A POINT; THENCE S23°15'41"W A DISTANCE OF 152.90 FEET TO A POINT; THENCE S47°07'54"W A DISTANCE OF 143.79 FEET TO A POINT; THENCE S56°42'31"W A DISTANCE OF 185.12 FEET TO A POINT; THENCE S61°31'46"W A DISTANCE OF 116.24 FEET TO THE POINT OF BEGINNING, THIS TRACT CONTAINING 114.72 ACRES MORE OR LESS.

DEED DESCRIPTION:

Tract 1:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE1/4) OF SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE ELEVEN (11) WEST, CLEBURNE COUNTY, ARKANSAS, LESS AND EXCEPT THAT PART OF THE NORTHWEST QUARTER SOUTHEAST QUARTER LYING BETWEEN BEAVER CREEK AND BLUE BRANCH; ALSO LESS AND EXCEPT THE EAST PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION AND RUNNING THENCE WEST 110 YARDS; THENCE SOUTH 360 YARDS TO THE CREEK; THEN IN AN EASTERLY DIRECTION WITH THE MEANDERINGS OF THE CREEK TO THE EAST LINE OF SAID SUBDIVISION, AND THENCE NORTH 350 YARDS TO THE POINT OF BEGINNING, CONTAINING 8 ACRES, MORE OR LESS, IN LAST EXCEPTION.

ALSO, ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) LYING SOUTH OF THE CREEK, BEING EIGHT (8) ACRES, MORE OR LESS.

AND ALL THAT PART OF THE SOUTH ONE-HALF SOUTHEAST QUARTER (S1/2 SE1/4) LYING NORTH AND WEST OF THE HIGHWAY, LESS AND EXCEPT THE FOLLOWING DESCRIPTION: A TRACT SITUATED IN S1/2 SE1/4 OF SECTION 16, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID S1/2 SE1/4 OF SECTION 16 AND PROCEEDING NORTH 1,089.99 FEET ALONG 1/4 SECTION LINE; THENCE DEPARTING 1/4 SECTION LINE AND BEARING EAST 1,512.12 FEET PARALLEL TO THE SOUTH LINE OF SECTION 16; THENCE SOUTH 1,089.99 FEET PARALLEL TO THE WEST LINE OF SAID SE1/4 OF SECTION 16 TO THE SOUTH LINE OF SECTION 16; THENCE WEST 1,512.12 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING.

ALSO: ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) LYING SOUTH OF PINEY CREEK AND WEST OF HIGHWAY #25, IN SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE ELEVEN (11) WEST, CLEBURNE COUNTY, ARKANSAS.

ALSO: ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE ELEVEN (11) WEST, CLEBURNE COUNTY, ARKANSAS, LYING NORTH AND WEST OF THE HIGHWAY, LESS AND EXCEPT THE FOLLOWING DESCRIPTION, BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 NE1/4; THENCE EAST 200 FEET; THENCE SOUTH 416.99 FEET TO THE CENTER OF HIGHWAY #25, THENCE SOUTH 60 DEGREES 43 MINUTES 49 SECONDS WEST 231.16 FEET ALONG THE CENTERLINE OF SAID HIGHWAY TO THE WEST LINE OF NE1/4 NE1/4 OF SECTION 21, THENCE NORTH 529 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A TRACT SITUATED IN THE S1/2 SE1/4 OF SECTION 16 AND NE1/4 NE1/4 OF SECTION 21, T-9-N, R-11-W, CLEBURNE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID S1/2 SE1/4 OF SECTION 16 AND PROCEEDING NORTH 1,089.99 FEET ALONG 1/4 SECTION LINE; THENCE DEPARTING 1/4 SECTION LINE AND BEARING EAST 1,512.12 FEET PARALLEL TO THE SOUTH LINE OF SECTION 16; THENCE SOUTH 1,089.99 FEET PARALLEL TO THE WEST LINE OF SAID SE1/4 OF SECTION 16 TO THE SOUTH LINE OF SECTION 16; THENCE SOUTH 416.99 FEET PARALLEL TO THE WEST LINE OF SAID NE1/4 NE1/4 OF SECTION 21 TO THE CENTER OF THE ARKANSAS STATE HIGHWAY NO. 25; THENCE S60 DEGREES 43 MINUTES 49 SECONDS WEST 231.16 FEET ALONG THE CENTERLINE OF SAID HIGHWAY TO THE WEST LINE OF NE1/4 NE1/4 OF SECTION 21; THENCE NORTH 529.12 FEET TO THE NORTHWEST CORNER OF SAID NE1/4 NE1/4; THENCE WEST 1,312.12 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 40 ACRES, MORE OR LESS AND BEING SUBJECT TO EXISTING UTILITY AND ROADWAY EASEMENTS.

TRACT 3:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9), RANGE ELEVEN (11) WEST, CLEBURNE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT AN ALUMINUM MONUMENT FOR THE SOUTHWEST CORNER OF SAID NW1/4 SW1/4; THENCE ALONG THE WEST BOUNDARY OF SAID NW1/4 SW1/4, N01°16'12"E 604.46

FEET TO THE EXISTING CENTERLINE OF BEAVER CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES; N72°43'36"E 96.57 FEET; THENCE N81°48'03"E 91.55 FEET; THENCE N69°06'10"E 80.23 FEET; THENCE N56°57'02"E, 75.40 FEET TO THE EXISTING CENTER LINE OF BETTIS MOUNTAIN DRIVE SOUTH; THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES; S28°05'22"E, 18.97 FEET; THENCE S21°51'13"E 33.38 FEET; THENCE S16°41'16"E 62.65 FEET; THENCE S03°09'20"E 81.33 FEET; THENCE S05°47'42"W 269.13 FEET; THENCE S12°13'34"E 96.25 FEET; THENCE S44°09'37"E 70.57 FEET TO THE EXISTING CENTERLINE OF ARKANSAS STATE HIGHWAY NO. 25; THENCE ALONG SAID CENTERLINE OF THE FOLLOWING BEARINGS AND DISTANCES; S44°12'34"W, 24.75 FEET; THENCE S41°18'54"W 29.05 FEET; THENCE S38°54'14"W, 33.12 FEET; THENCE S36°03'01"W 60.81 FEET TO THE SOUTH BOUNDARY OF SAID NW1/4 SW1/4; THENCE ALONG SAID SOUTH BOUNDARY, N89°58'56"W 327.56 FEET TO THE POINT OF BEGINNING, CONTAINING 5.42 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAYS OF BETTIS MOUNTAIN DRIVE SOUTH AND ARKANSAS STATE HIGHWAY NO. 25, AND ANY AND ALL EASEMENTS OR RESTRICTIONS OF OR NOT OF RECORD.

TRACT 4:

ALL THAT PART BELONGING TO ARKLAN INC. LYING WEST OF THE CENTERLINE OF PINEY CREEK AND NORTH OF STATE HIGHWAY 25 BEING LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 SW1/4), SECTION 15-9-11, CLEBURNE COUNTY, ARKANSAS.