

## **LEGAL DESCRIPTION:**

A TRACT OF LAND LYING IN PARTS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 11 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE, SAID POINT BEING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, S88°52'41"E A DISTANCE OF 542.00 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF A CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING CALLS; S32°18'52"E A DISTANCE OF 222.62 FEET; THENCE S59°26'37"E A DISTANCE OF 40.61 FEET; THENCE S85°16'24"E A DISTANCE OF 30.81 FEET; THENCE S63°33'16"E A DISTANCE OF 20.62 FEET; THENCE S45°42'14"E A DISTANCE OF 15.03 FEET; THENCE S22°57'11"E A DISTANCE OF 111.80 FEET; THENCE S58°36'33"E A DISTANCE OF 25.32 FEET; THENCE S71°19'06"E A DISTANCE OF 20.13 FEET; THENCE LEAVING SAID CREEK, S1°30'57"W A DISTANCE OF 983.01 FEET TO A SET REBAR, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, S88°34'12"E A DISTANCE OF 77.48 FEET TO A SET REBAR; THENCE LEAVING SAID SOUTH LINE AND GOING ALONG AN EXISTING FENCE LINE, S29°39'32"E A DISTANCE OF 243.61 FEET TO A SET REBAR, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 25; THENCE ALONG SAID RIGHT-OF-WAY, S50°52'08"W A DISTANCE OF 358.38 FEET TO A FOUND REBAR, SAID POINT BEING ON THE EASTERLY LINE OF A SURVEY DONE BY LS #189, DATED OCTOBER 01, 1985, SAID SURVEY BEING THE SAME SURVEY REFERENCED IN A BOUNDARY LINE AGREEMENT, RECORDS OF CLEBURNE COUNTY, DEED BOOK 284, AT PAGE 569; THENCE ALONG THE EAST LINE OF SAID SURVEY, N1°37'17"E A DISTANCE OF 105.28 FEET TO A FOUND REBAR, SAID POINT BEING A COMMON POINT BETWEEN SAID LS #189 SURVEY AND ANOTHER SURVEY DONE BY LS #1259, DATED FEBRUARY 12, 2004, SAID SURVEY HAVING A PROPOSED BOUNDARY LINE AGREEMENT FOR THE FOLLOWING FIVE (5) CALLS; N1°28'40"E A DISTANCE OF 23.15 FEET TO A FOUND REBAR, SAID POINT BEING ON AN EXISTING FENCE LINE; THENCE WITH SAID FENCE LINE AND EASTERLY OF SURVEY, N80°55'17"W A DISTANCE OF 71.87 FEET TO A FENCE POST; THENCE N5°32'21"E A DISTANCE OF 195.72 FEET TO A FENCE POST; THENCE N4°53'49"E A DISTANCE OF 78.44 FEET TO A FENCE POST; THENCE N3°23'24"E A DISTANCE OF 30.15 FEET TO A FENCE POST, SAID POINT BEING THE NORTHEAST CORNER OF SAID LS #1259 SURVEY AND BEING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG NORTH LINE OF SAID SURVEY AND SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, N88°34'21"W A DISTANCE OF 262.41 FEET TO A SET REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF SAID LS #1259 SURVEY AND THE NORTHEAST CORNER OF THE SUNNYBROOK SUBDIVISION, PLAT TWO (2); THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, N88°34'21"W A DISTANCE OF 465.89 FEET TO A SET REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, N1°28'14"E A DISTANCE OF 1326.17 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 26.71 ACRES MORE OR LESS.