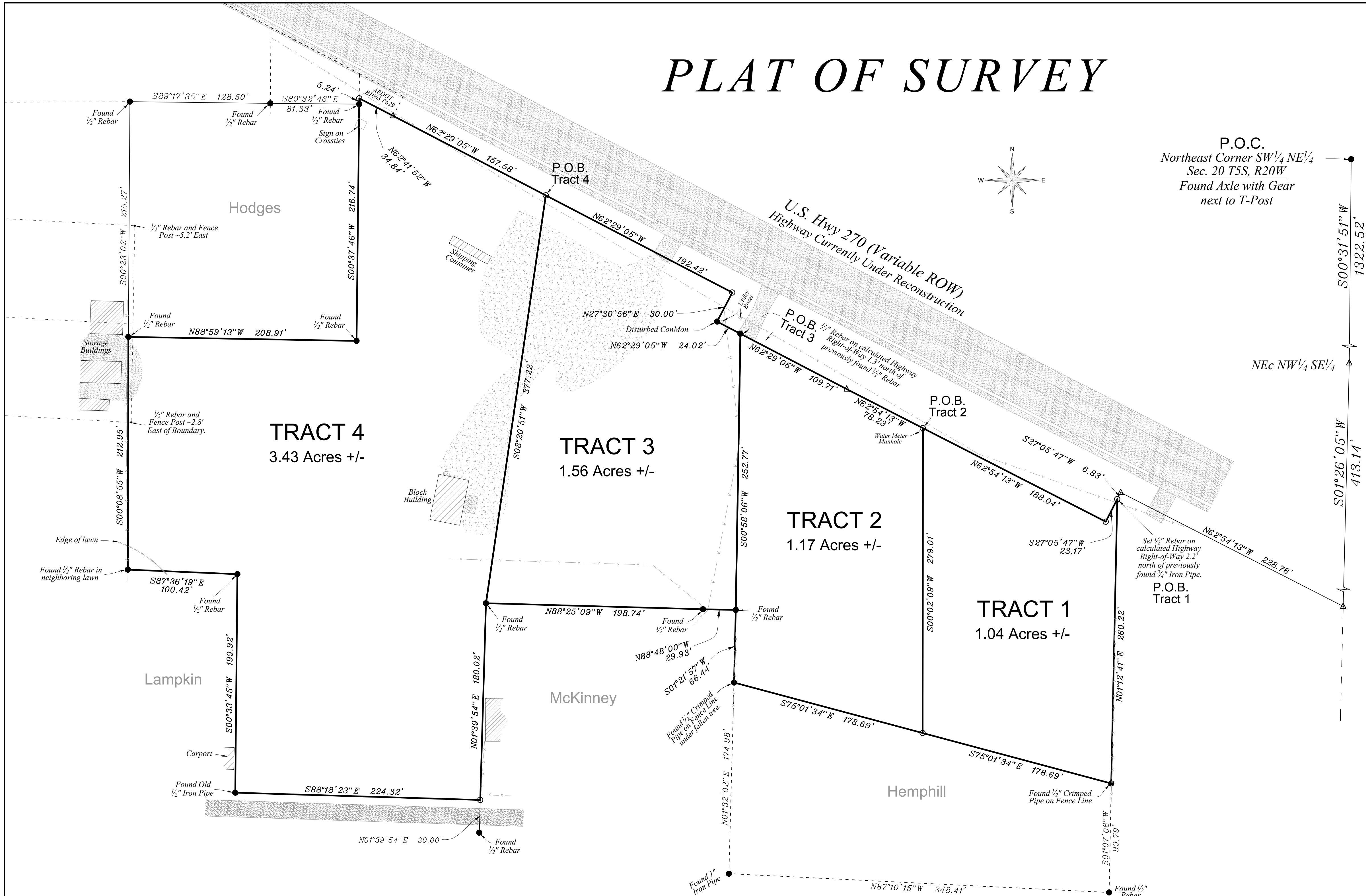


PLAT OF SURVEY



TRACT 1 SURVEY DESCRIPTION

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 20, Township 5 South, Range 10 West, Jefferson County, Arkansas, more particularly described as follows:

COMMENCING at the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 20, said corner marked by an axle, running thence S00°31'51"W, along the east boundary thereof, for a distance of 1322.52 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence run S01°26'05"W, along the east boundary thereof, for a distance of 413.14 feet to a point on the southerly right-of-way of U.S. Highway No. 270; thence run N62°54'13"W, along said southerly right-of-way, for a distance of 228.76 feet; thence run S27°05'47"W, continuing along said right-of-way, for a distance of 6.83 feet to the northeast corner of a parcel of land described in a Special Warranty Deed to Charles Anderson Homes LLC filed for record in Deed Book 1053 at Page 604 in the office of the Jefferson County Clerk, said corner being marked by a ½" rebar; said corner being the POINT OF BEGINNING of the herein described parcel of land; thence continue S27°05'47"W, along said right-of-way, for a distance of 23.17 feet; thence run N62°54'13"W, continuing along said right-of-way, for a distance of 188.04 feet to a point on the southerly right-of-way of U.S. Highway No. 270; thence run S27°05'47"W, continuing along said right-of-way, for a distance of 188.04 feet to the northeast corner of a parcel of land described in a Special Warranty Deed to Charles Anderson Homes LLC filed for record in Deed Book 1053 at Page 604 in the office of the Jefferson County Clerk, said corner being marked by a ½" rebar; thence run S00°02'09"W for a distance of 279.01 feet to a point on the south boundary of aforementioned Anderson Homes parcel, said point marked by a ½" rebar; thence run S75°01'34"E, along the southerly boundary of said Anderson Homes parcel, for a distance of 178.69 feet to southeast corner thereof, said corner being marked by a ½" iron pipe; thence run N01°12'41"E, along the west boundary of said Anderson Homes parcel, for a distance of 260.22 feet to the POINT OF BEGINNING, containing 1.04 acres, more or less, subject to all easements and rights-of-ways of record or fact.

TRACT 2 SURVEY DESCRIPTION

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 20, Township 5 South, Range 10 West, Jefferson County, Arkansas, more particularly described as follows:

COMMENCING at the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 20, said corner marked by an axle, running thence S00°31'51"W, along the east boundary thereof, for a distance of 1322.52 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence run S01°26'05"W, along the east boundary thereof, for a distance of 413.14 feet to a point on the southerly right-of-way of U.S. Highway No. 270; thence run N62°54'13"W, along said southerly right-of-way, for a distance of 228.76 feet; thence run S27°05'47"W, continuing along said right-of-way, for a distance of 30.00 feet; thence run N62°54'13"W, continuing along said right-of-way, for a distance of 188.04 feet to a ½" rebar, said rebar being the POINT OF BEGINNING of the herein described parcel of land; thence continue N62°54'13"W, along said right-of-way, for a distance of 78.23 feet; thence run N62°29'05"W, continuing along said right-of-way, for a distance of 109.71 feet to the northwest corner of a parcel of land described in a Special Warranty Deed to Charles Anderson Homes LLC filed for record in Deed Book 1053 at Page 604 in the office of the Jefferson County Clerk, said corner being marked by a ½" rebar; thence run S00°58'06"W, along the west boundary of said Anderson Homes parcel, for a distance of 252.77 feet to a ½" rebar; thence run S01°21'57"W, continuing along said west boundary, for a distance of 66.44 feet to southwest corner of said Anderson Homes parcel, said corner being marked by a ½" iron pipe; thence run S75°01'34"E, along the southerly boundary of said Anderson Homes parcel, for a distance of 178.69 feet to ½" rebar; thence run N00°02'09"E for a distance 279.01 feet to the POINT OF BEGINNING, containing 1.17 acres, more or less, subject to all easements and rights-of-ways of record or fact.

TRACT 3 SURVEY DESCRIPTION

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 20, Township 5 South, Range 10 West, Jefferson County, Arkansas, more particularly described as follows:

COMMENCING at the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 20, said corner marked by an axle, running thence S00°31'51"W, along the east boundary thereof, for a distance of 1322.52 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence run S01°26'05"W, along the east boundary thereof, for a distance of 413.14 feet to a point on the southerly right-of-way of U.S. Highway No. 270; thence run N62°54'13"W, along said southerly right-of-way, for a distance of 228.76 feet; thence run S27°05'47"W, continuing along said right-of-way, for a distance of 30.00 feet; thence run N62°54'13"W, continuing along said right-of-way, for a distance of 266.27 feet; thence run N62°29'05"W, continuing along said right-of-way, for a distance of 109.71 feet to the northeast corner of a parcel of land described in a Administrator's Deed to Danlo Properties, LLC filed for record in Deed Book 986 at Page 635 in the office of the Jefferson County Clerk, said corner being the POINT OF BEGINNING, for the herein described parcel of land, said corner being marked by a ½" rebar; thence continue N62°29'05"W, along said right-of-way, for a distance of 24.02 feet; thence run N27°30'56"E, continuing along said right-of-way, for a distance of 30.00 feet; thence run N62°29'05"W continuing along said right-of-way, for a distance of 192.42 feet to a ½" rebar; thence run S08°20'51"W for a distance of 377.22 feet to a ½" rebar on the southerly boundary of said Danlo parcel, the same being the northwest corner of a parcel land described in an Administratrix's Deed to Sarah McKinney filed for record in Deed Book 1041 at Page 36 in the office of the Jefferson County Clerk; thence run S88°25'09"E, along the south boundary of said Danlo parcel, for a distance of 198.74 feet to ½" rebar; thence run S88°48'00"E for a distance of 29.93 feet to the southeasterly corner of said Danlo parcel, said corner being marked by a ½" rebar; thence run N00°58'06"E, along the east boundary of said Danlo parcel, for a distance of 252.77 feet to the POINT OF BEGINNING, containing 1.56 acres, more or less, subject to all easements and rights-of-ways of record or fact.

TRACT 4 SURVEY DESCRIPTION

A parcel of land located in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 20, Township 5 South, Range 10 West, Jefferson County, Arkansas, more particularly described as follows:

COMMENCING at the northeast corner of said Southwest Quarter of the Northeast Quarter, said corner marked by an axle, running thence S00°31'51"W, along the east boundary thereof, for a distance of 1322.52 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence run S01°26'05"W, along the east boundary thereof, for a distance of 413.14 feet to a point on the southerly right-of-way of U.S. Highway No. 270; thence run N62°54'13"W, along said southerly right-of-way, for a distance of 228.76 feet; thence run S27°05'47"W, continuing along said right-of-way, for a distance of 30.00 feet; thence run N62°54'13"W, continuing along said right-of-way, for a distance of 266.27 feet; thence run N62°29'05"W, continuing along said right-of-way, for a distance of 109.71 feet to the northeast corner of a parcel of land described in a Administrator's Deed to Danlo Properties, LLC filed for record in Deed Book 986 at Page 635 in the office of the Jefferson County Clerk, thence continue N62°29'05"W, along said right-of-way, for a distance of 24.02 feet; thence run N27°30'56"E, continuing along said right-of-way, for a distance of 30.00 feet; thence run N62°29'05"W continuing along said right-of-way, for a distance of 192.42 feet to a ½" rebar, said rebar being the POINT OF BEGINNING of the herein described parcel of land; thence continue N62°29'05"W, along said right-of-way, for a distance of 157.58 feet to the southeasterly corner of a parcel of land described in a Warranty Deed to the Arkansas State Highway Commission filed for record in Deed Book 1063 at Page 629 in the office of the Jefferson County Circuit Clerk; thence run N62°41'50"W, along the south boundary thereof, for a distance of 34.84 feet to a point on the westerly boundary of aforementioned Danlo parcel, said point being marked by a ½" rebar; thence run S00°37'46"W, along said westerly boundary, for a distance of 5.24 feet to a ½" rebar; thence continue S00°37'46"W, along said westerly boundary, for a distance of 216.74 feet to ½" rebar; thence run N88°59'13"W, along the northerly boundary of said Danlo parcel, for a distance of 208.91 feet to the northwesterly corner thereof, said corner being marked by a ½" rebar; thence run S00°08'55"W, along the westerly boundary of said Danlo parcel, for a distance of 212.95 feet to the southwesterly corner of said Danlo parcel, said corner being marked by a ½" rebar; thence run S87°36'19"E, along the southerly boundary of said Danlo parcel, for a distance of 100.42 feet to a ½" rebar; thence run S00°33'45"W, along the westerly boundary of said Danlo parcel, for a distance of 199.92 feet to the southwesterly corner thereof, said corner being marked by a ½" rebar; thence run S88°18'23"E, along the southerly boundary of said Danlo parcel, for a distance of 224.32 feet to the southeasterly corner thereof, said corner being marked by a ½" rebar; thence run N01°39'54"E, along the easterly boundary of said Danlo parcel, for a distance of 180.02 feet to a ½" rebar; thence run N08°20'51"E for a distance of 377.22 feet to the POINT OF BEGINNING, containing 3.43 acres, more or less, subject to all easements and rights-of-ways of record or fact.

SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
 - Latitude = 34°15'47.68078", Longitude = 92°06'26.49632", Convergence Angle = -0°03'36.32"
- Distances shown on plat are Ground. Combined Scale Factor (Ground to Grid) = 0.99991606
- This survey does not guarantee title or ownership.
- No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey. A comprehensive title search was not performed in compiling the data for this survey.
- Contours shown hereon extracted from LIDAR. No ground checking performed. For informational purposes only.
- Reference documents used for this survey (filing locations refer to Jefferson County Circuit Clerk):
 - Sheridan Heights Subdivision.
 - Plat of Survey by P.S. 770 dated December 18, 2016.
 - AHTD ROW Plans & Parcel Survey of U.S. Highway 270, Job Nos. 2609 & 020626.
 - ROW shown hereon calculated from ties to common monuments shown on Job 020626.
- All monuments set are ½" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- ⊙ CALCULATED
- BOUNDARY LINE
- BROKEN SCALE

CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set, during the course of the survey to the best of my knowledge and ability.

John H. Smart 7/17/2025
John H. Smart Date

		PARTS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 10 WEST, JEFFERSON COUNTY, ARKANSAS SMART SURVEYING INCORPORATED 1816 E. Morgan Rd. Altheimer, AR 72004 Cell: (870) 692 - 9422						
Surveyed for Wilson Auctioneers		<table><tr><td>Date: July 17, 2025</td><td>Drawn by: JHS</td></tr><tr><td>Drawing: Wilson-Anderson Doodle 20-5s-10e</td><td>Page: 1 of 1</td></tr><tr><td colspan="2">Arkansas Plat Code 500-05S-10W-0-20-102-35-1733</td></tr></table>	Date: July 17, 2025	Drawn by: JHS	Drawing: Wilson-Anderson Doodle 20-5s-10e	Page: 1 of 1	Arkansas Plat Code 500-05S-10W-0-20-102-35-1733	
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