



LEGAL DESCRIPTION
 Part of the SE¼ NW¼ of Section 20, T-5-S, R-10-W, Jefferson County, Arkansas, more particularly as follows: Beginning at the SW corner of said SE¼ NW¼, thence N 87°58'02" W, along south line of said SE¼ NW¼, 495.0 feet; thence N 0°35'56" E, 430.04 feet to the southerly right of way of US Highway 270; thence S 62°41'40" E, along southerly right of way, 553.98 feet; thence S 00°36'34" W, 193.46 feet to point of beginning, containing 3.54 acres, more or less. Subject to the right of way of Mockingbird Drive and any easements of record.

Basis of Bearings: NAD 83 South Zone. Coordinates were established using GPS.
 This survey was conducted without the use and benefit of a full and complete title search which may reveal additional easements, rights of way, etc.

SURVEYOR'S CERTIFICATE
 This is to certify that this survey was made under my supervision on September 3, 2025 and is my opinion of the property lines of land indicated hereon. This survey was done to the standards set forth by the State of Arkansas Land Survey office. No utilities were located unless otherwise noted hereon. The presence of any subterranean drains/pipes is not noted on this survey. The survey makes no statement concerning the flood status of said property. This survey and liability of this survey are for and limited solely to the parties shown hereon and are nontransferable under any circumstances.



PROPERTY SURVEY

For Use & Benefit:
 James Eubanks

Property Address: 8800 Highway 270, White Hall, AR

Date: September 3, 2025 **Scale:** 1" = 50'

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