



601 Riverside Avenue, Bldg 5
Jacksonville, FL 32204

File No.: 20191257031

EXHIBIT "A" LEGAL DESCRIPTION

Lots 10, 11 and 12 of Howard's Addition to the City of Jonesboro (formerly Town of Nettleton), Arkansas as shown by Plat of record in Book 10 Page 390 at Jonesboro, Craighead County, Arkansas.

LESS AND EXCEPT:

Part of Lot 12 of Howard Addition being a part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows: Beginning at a point being used as the Southwest corner Lot 12 of Howard Addition; thence North 33°06'39" East along the East right of way line of Watt Street as established by the Plat of Howard Addition recorded in Plat Book 10 Page 390, a distance of 106.85 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by AHTD Job 100824; thence South 25°44'54" West along said right of way line a distance of 79.55 feet to a point; thence South 11°16'08" East along said right of way line a distance of 41.28 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by the Plat of Howard Addition recorded in Plat Book 10 Page 390; thence North 54°37'51" West along said right of way line a distance of 39.09 feet to the point of beginning and containing 0.03 acres (1099 sq. ft.) more or less, as shown on AHTD plans referenced as Job 100824.

ALSO LESS AND EXCEPT:

Part of Lot 10 of Howard Addition being a part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows: Commencing at a point being used as the Southwest corner Lot 12 of Howard Addition; thence South 54°37'51" East along the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by the Plat of Howard Addition recorded in Plat Book 10 Page 390, a distance of 116.00 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by AHTD Job 100824 for the POINT OF BEGINNING; thence North 23°22'39" East along said right of way line a distance of 11.92 feet to a point; thence South 66°36'26" East along said right of way line a distance of 12.00 feet to a point; thence South 07°17'35" West along said right of way line a distance of 16.04 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by the Plat of Howard Addition recorded in Plat Book 10 Page 390; thence North 54°37'51" West along said right of way line a distance of 16.81 feet to the point of beginning and containing 191 sq. ft., more or less, as shown on AHTD plans referenced as Job 100824.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**ALTA Commitment for Title Insurance 8-1-16 w/ Mod
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