

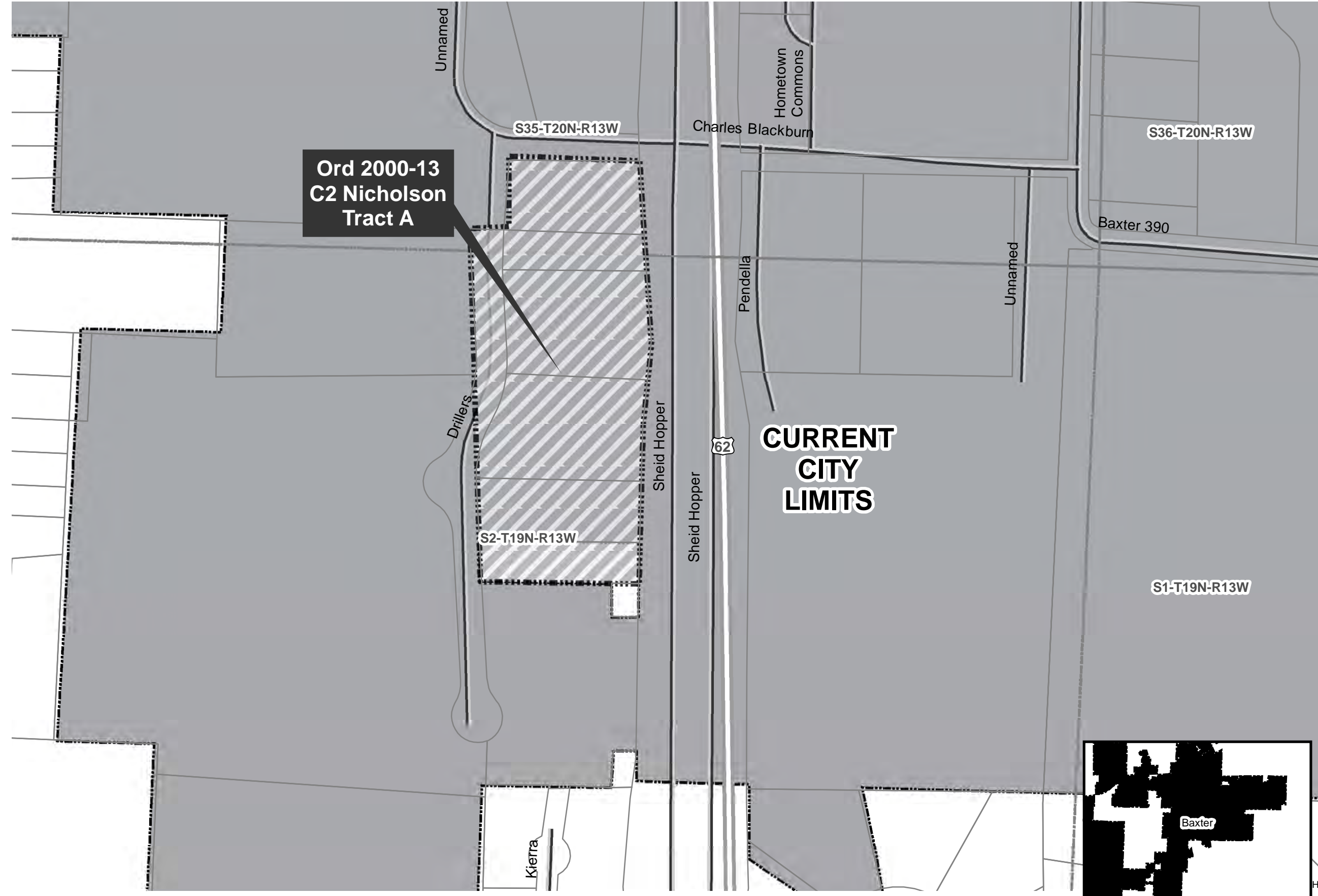
Historic Annex - Ord 2000-13 C2 Nicholson Tract A: City of Mountain Home
 December 2020

City: Mountain Home
 Mayor: Hillrey Adams

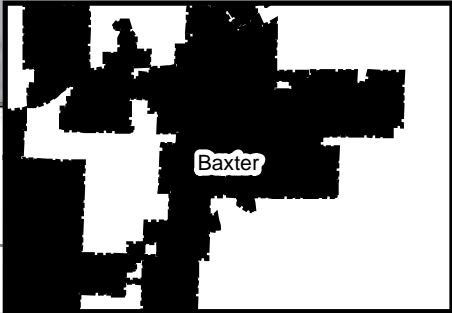
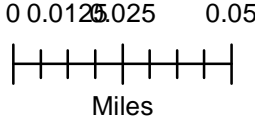
Arkansas Code 14-40-101.

Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

The map contained herein, is evidence, the entity has met requirements of Act 914 of 2015



- Parcels
- Historic Annexation
- Sections
- Highway
- Minor Road
- Existing City



FILED

DATE 5-15-00

Cynthia A. Wynn by
CITY CLERK
Jim Forsyth

ORDINANCE NO. 2000-13

AN ORDINANCE ANNEXING PROPERTY CONTIGUOUS THEREWITH TO WATER & SEWER IMPROVEMENT DISTRICT NO. 3 OF THE CITY OF MOUNTAIN HOME, ARKANSAS; ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF MOUNTAIN HOME, ARKANSAS; AND TO ANNEX PROPERTY TO THE CITY OF MOUNTAIN HOME, ARKANSAS.

WHEREAS, a petition was filed with the County Clerk of Baxter County, Arkansas, by the real estate owners of the land hereinafter described, praying that said lands be annexed to and made a part of the City of Mountain Home, Arkansas; and

WHEREAS, on the 19th day of June, 2000, the County Court of Baxter County, Arkansas, found that said petition was signed by all of the fee simple owners of the said property; that the said territory, showing its relationship to the present city, has been filed and made part of said annexation petition; that proper notice has been given for the time and in the manner prescribed by law; that said lands and territory should be annexed to the City of Mountain Home, Arkansas, subject to the acceptance of the same by the City Council of said City at the proper time as provided by law; and

WHEREAS, the time fixed by law for appealing from said Order of annexation made by the County Court has expired, and no appeal has been taken from said Order; and

WHEREAS, the same petitioners have petitioned in writing to the City of Mountain Home, Arkansas, praying that said property be annexed to the Water & Sewer Improvement District No. 3 of the City of Mountain Home, Arkansas, for the purposes hereinafter set out; and

WHEREAS, after due notice as required by law, the City Council of the City of Mountain Home, Arkansas, has heard all persons desiring to be heard and has ascertained that said petition was signed by all the owners of the real property in said territory; and

WHEREAS, a proper petition was filed by property owners requesting a zoning; that said petition was submitted to the Planning Commission of the City of Mountain Home, Arkansas; that notice of said petition and a public hearing thereon was published in a newspaper having local circulation as required by ordinance; that a public hearing was held; that all remonstrances were heard, after which the Planning Commission recommended that all property described hereinafter be annexed to the City of Mountain Home, Arkansas, as Attached Exhibit "A"

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mountain Home, Arkansas:

Section 1. That the following described lands in territory contiguous to and adjoining the City of Mountain Home, Arkansas, and to Water & Sewer Improvement District No. 3 of Mountain Home, Arkansas be, and the same are hereby accepted and annexed to the City of Mountain Home, Arkansas, and to Water & Sewer Improvement District No. 3 of the City of Mountain Home, Arkansas.

That the following described property is annexed to the City of Mountain Home, Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

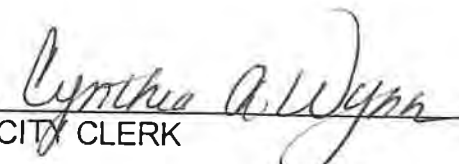
Section 2. Extensions to the existing sanitary sewer and water systems as may now exist may be built to serve the property within the bounds of the above described territory in such manner and with such materials as the Commissioners of Water & Sewer Improvement District No. 3 of the City of Mountain Home, Arkansas, may deem to be in the best interest of the said District. The costs hereof shall be assessed upon the real properties hereinabove described as benefits thereto.

PASSED AND APPROVED this 20th day of July, 2000.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

COMMERCIAL C-2

CALVIN R. WALKER AND INA MARIE WALKER, HUSBAND AND WIFE

A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 2, Township 19 North, Range 13 West, bounded and described as follows:

Beginning at the NW corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ at a point on the East boundary line of the Buzzard Roost Road, run thence East 629 feet to a point of beginning for the tract herein conveyed: run thence South 277 feet to a point, run thence West 335 feet to a fence running North to South across said forty, which point is 294 feet East of the West line of said forty, run thence South 985 feet, more or less along said fence, to a point that is 58 feet North of the South line of said forty, run thence West along a fence line 294 feet, more or less to the West line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, run thence South 58 feet to the SW corner of said forty, run thence East along the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ to the SE corner of said forty, run thence North along the East line of said forty to the NE corner of said forty, run thence West along the North line of said forty 691 feet, more or less to the point of beginning, containing 31 acres more or less.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 2, Township 19 North, Range 13 West, Baxter County, Arkansas, more specifically described as follows: From the SW Corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, go along the west line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ N00°03'01"W 58.00 feet; Then leaving said west line, go N89°50'23"E 525.00 feet; Then go S01°15'16"E 64.59 feet; Then go N89°26'39"W 526.39 feet to the point of beginning, containing 0.74 acre more or less.

COMMERCIAL C-2
RICHARD A. DAY

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Twp. 20 North, Range 13 West, described as follows: Beginning at a point where the West boundary of the W $\frac{1}{4}$ SE $\frac{1}{4}$ intersects the South boundary of U. S. 62 Highway, run thence North East along the South boundary of said highway, 1152 feet to a point of beginning for the tract herein described, run thence North 57 deg. East along said Highway 117 feet to post set in ground, run thence South 33 deg. East 156 feet 4 inches to a point, run thence South 57 deg. West parallel with said highway 187 feet to a point, run thence North 4 deg. 34 min. West 157 feet to point of beginning.

Containing 0.5 acre more or less.

AND
Part Northwest Quarter of the Southeast Quarter, Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas more specifically described as follows: From the center-south sixteenth corner of said section go North 79° 53' 51" East 729.36 feet to a 3/8" rebar on the southerly right of way line of U.S. Highway 62; Then go along said right of way line through the arc of a 1477.39 foot radius curve to the left, the center of which lies North 21° 49' 49" West, 327.55 feet to the point of tangency; Then continue along said right of way line North 55° 28' 00" East 86.22 feet to a 3/8" rebar, POINT OF BEGINNING of tract being described; Then leaving said right of way line, go South 05° 59' 00" East 139.28 feet to a 3/8" rebar; Then go South 60° 37' 46" West 3.4 feet to the East side of a chain line fence; Then go along the east side of the chain line fence North 08° 13' 10" West 136.15 feet to the Southerly right of way line of U. S. Highway 62; Then go along said right of way line North 55° 28' 00" East 9.6 feet to the point of beginning, containing 0.02 acre more or less.

COMMERCIAL C-2
CHARLES F. JAMES AND MARY CATHERINE JAMES,
TRUSTEES OF THE JAMES FAMILY TRUST

Part of the NE 1/4 NE 1/4 of Section 2, Township 19 North, Range 13 West and part of the SE 1/4 SE 1/4 of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas, described as follows: Beginning at a found limestone with "X" on top, the SE corner of the SE 1/4 SE 1/4 of said Section 35, run N. 0 deg. 57' E., along the East line thereof, 173.04 feet to a point; thence run N. 88 deg. 53' W., along an existing fence line, 827.35 feet to a point on the East right of way line of the U.S. Highway 62 Relocation By-Pass; thence run along said East right of way line with the following courses: S. 4 deg. 13' E., 125.1 feet; thence S. 1 deg. 29' W., 300.4 feet; thence S. 11 deg. 17' E., 203.0 feet; thence S. 0 deg. 53' E., 600.0 feet; thence S. 2 deg. 30' E., 303.12 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 2, said point being in an existing fence line; thence run N. 89 deg. 08' E., along said existing fence line, 710.08 feet to a set iron pin marking the SE corner of said NE 1/4 NE 1/4; thence run N. 0 deg. 49' E., 1327.23 feet to a set iron pin, marking the NE corner of said NE 1/4 NE 1/4 of Section 2; thence run S. 89 deg. 50' E., 31.68 feet to the point of beginning.

25.8 acres more or less.

COMMERCIAL C-2
MYRTLE WOOD CHAMBERLAIN

Part of the West Half of the Southeast Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas, specifically described as follows:

From the center South One-Sixteenth Corner of Section 35, go North 79° 53' 51" East 729.36 feet to a 3/8 inch rebar on the Southerly right of way of U. S. Highway No. 62, the POINT OF BEGINNING of the tract being described; then go along said right of way through the arc of a 1477.39-foot radius curve to the left, the center of which lies North 21° 49' 49" West, 327.55 feet to the point of tangency; then continue along said right of way North 55° 28' 00" East 86.22 feet to a 3/8 inch rebar; then go South 05° 59' 00" East 139.28 feet to a 3/8 inch rebar; then go North 60° 37' 46" East 74.11 feet to a 3/8 inch rebar; then go South 04° 57' 49" East 750.87 feet to a 3/8 inch rebar; then go North 88° 04' 44" West 502.14 feet to a 3/8 inch rebar; then go North 00° 07' 50" East 65.79 feet to a 1/2 inch rebar; then go North 00° 09' 22" West 564.39 feet to the point of beginning, containing 7.88 acres.

COMMERCIAL C-2
SUNSHINE REALTY CORPORATION

A parcel of land consisting of parts of the NW 1/4 SE 1/4, part of the SE 1/4 SE 1/4 and part of the SW 1/4 SE 1/4 of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas and being described in its entirety as follows:

From the SW Corner of the SW 1/4 SE 1/4 run N88°26'24"E along the south line thereof 213.81 feet to a 1/2" rebar in line with a north-south fence, POINT OF BEGINNING of tract being described; Then go along said fence N00°31'20"W 420.65 feet; Then continue along the fence N00°53'40"W 87.50 feet; Then continue along the fence N01°02'20"W 221.50 feet to a 1/2" rebar at a fence corner; Then go N82°52'20"W 62.80 feet; Then go N00°52'20"E 133.80 feet; Then go S88°49'20"W 150.00 feet to the East right of way line of County Road No. 29; Then go along said right of way line N00°24'20"W 40.00 feet; Then leaving said right of way line, go N88°20'20"E 150.00 feet to a fence line; Then go along said fence line N00°27'40"W 200.00 feet; Then go S88°20'00"W 150.00 feet to the right of way line of said county road; Then go along said right of way line N00°27'20"W 216.90 feet to the south right of way line of U.S. Hwy. 62; Then go along said South right of way line N85°06'20"E 149.00 feet; Then leaving said right of way line, go S04°13'20"E 209.90 feet; Then go N82°37'00"E 349.20 feet; Then go N01°30'40"W 218.40 feet to the South right of way line of said Hwy. 62; Then go along said right of way line N68°23'40"E 210.15 feet; Then leaving said right of way line, go S01°30'00"E 576.85 feet; Then go S01°15'00"E 65.80 feet; Then go S89°22'20"E 460.57 feet more or less to a fence; Then go along said fence S16°41'20"E 649.13 feet to a 1/2" rebar at a fence corner; Then go S88°39'21"W 28.79 feet along a fence to a 3/8" rebar on the East line of said SW 1/4 SE 1/4; Then leaving said East line, continue S88°39'21"W 48.28 feet along a fence to a 1/2" rebar at a fence corner; Then go along a fence line and beyond S00°30'54"E 168.45 feet to the NW Corner of the NE 1/4 NE 1/4, Section 2, T19N, R13W, a 1/2" Rebar; Then go along the South line of said SW 1/4 SE 1/4 S88°26'24"W 1065.00 feet to the POINT OF BEGINNING, containing in the aggregate 26.13 acres, more or less.

COMMERCIAL C-2

SCOTT A. LUMBERT AND BETTY M. LUMBERT, HIS WIFE AND
ROBERT I. LUMBERT AND LOUISE A. LUMBERT, HIS WIFE

A part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and a part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, all in Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas, being more particularly described as follows: Commencing at an existing aluminum monument at the NW corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, thence North 89° 54' 45" East 164.59 feet to an existing iron pin at the point of beginning; thence South 4° 11' 50" East 184.73 feet to an existing pipe on the North line of the Joseph C. Fong tract as shown by warranty deed filed August 9, 1990, as Instrument No. 4839-90; thence North 82° 37' 00" East, along the North line of said Joseph C. Fong tract, 349.26 feet to an existing iron pin; thence North 1° 30' 49" West, along the West line of the Joseph C. Fong tract, 215.02 feet to the South right-of-way line of U.S. Highway 62; thence in Southwesterly direction along said South right-of-way line with a curve having a radius of 1477.39 feet and an origin that bears North 15° 01' 45" West, a distance of 251.58 feet along the arc to an existing highway right-of-way marker; thence continue along the South right-of-way line, South 84° 44' 56" West 108.89 feet to an iron pin set; thence leaving said right-of-way line, South 4° 11' 50" East 21.40 feet to the point of beginning; as shown on a survey by Mike Huett & Associates, Inc. dated July 2, 1991, and filed July 11, 1991, as Instrument No RS 207-91.

Containing 1.66 acres more or less.

COMMERCIAL C-2
FDC ENTERPRISES, INC.

Part of the Southeast Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas, described as follows:

From the quarter-section corner between Sections 35 and 36 (existing county monument), go along the section line South $00^{\circ} 20' 52''$ East 264.14 feet; Leaving section line, go South $64^{\circ} 27' 00''$ West 26.23 feet to a set 3/8 inch rebar in the Oakland Cemetery fence, on the west side of County Road No. 390, POINT OF BEGINNING of tract being described; Go along west side of said road South $00^{\circ} 10' 37''$ East 2217.72 feet to a fence corner; Leaving road, go along fence line South $89^{\circ} 57' 00''$ West 785.85 feet to the east right-of-way of U. S. Highway 62 relocation (set 3/8 inch rebar): Then go along said highway right-of-way with the following North $04^{\circ} 13' 00''$ West 175.30 feet, North $00^{\circ} 04' 00''$ East 400.00 feet, North $02^{\circ} 05' 00''$ West 400.00 feet, North $01^{\circ} 29' 00''$ West 490.80 feet, North $16^{\circ} 45' 00''$ East 497.10 feet, North $40^{\circ} 30' 00''$ East 331.60 feet, North $44^{\circ} 04' 00''$ East 148.50 feet to the Oakland Cemetery fence; leaving right-of-way, go along cemetery fence with the following: South $24^{\circ} 00' 00''$ East 227.64 feet, North $64^{\circ} 27' 00''$ East 292.82 feet to the POINT OF BEGINNING. The above described land, being surveyed by William A. Cochran, with a plat of survey filed in the Baxter County Circuit Clerk's Office, contains 38.42 acres.

COMMERCIAL C-2
NICHOLSON INVESTMENTS, INC.

Part of the NE 1/4 SE 1/4; Part of the NW 1/4 SE 1/4; Part of the SW 1/4 SE 1/4; Part of the SE 1/4 SE 1/4, all in Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas, more specifically described as follows: from the SW corner of said SE 1/4 SE 1/4, go along the West line of the SE 1/4 SE 1/4, N. $00^{\circ} 07' 42''$ W., 168.57 feet; then leaving said West line, go S. $89^{\circ} 55' 38''$ E., 28.79 feet to a 1/2" rebar, the point of beginning of tract being described; then go N. $15^{\circ} 16' 34''$ W., 649.25 feet; then go S. $88^{\circ} 04' 53''$ E., 41.47 feet; then go N. $04^{\circ} 50' 02''$ W., 750.81 feet; then go N. $60^{\circ} 45' 15''$ E., 114.76 feet; then go S. $54^{\circ} 38' 40''$ E., 399.18 feet to a 3/8" rebar on the Westerly Right of Way of the U.S. Highway 62/412 By-Pass; then go along said Right of Way the following movements: S. $02^{\circ} 56' 31''$ E., 229.96 feet; S. $01^{\circ} 11' 44''$ E., 199.99 feet; S. $01^{\circ} 11' 37''$ W., 700.55 feet; S. $05^{\circ} 13' 46''$ E., 69.59 feet to a 3/8" rebar; then leaving the By-Pass Right of Way, go N. $89^{\circ} 43' 33''$ W., 240.54 feet to the point of beginning, containing 0.83 acre in said NE 1/4 SE 1/4; 0.87 acre in said NW 1/4 SE 1/4; 2.31 acres in said SW 1/4 SE 1/4; and 7.19 acres in said SE 1/4 SE 1/4, for an aggregate of 11.20 acres.

COMMERCIAL C-2

BENNY MAGNESS AND JANIE MAGNESS, HIS WIFE

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$, SAID SEC., TWP. AND RG., GO ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ N00°07'42"W 168.57 FEET; THEN LEAVING SAID WEST LINE, GO S89°55'38"E 28.79 FEET; THEN GO N15°16'34"W 649.25 FEET; THEN GO S88°04'53"E 41.47 FEET; THEN GO N04°50'02"W 750.81 FEET; THEN GO N60°45'15"E 114.76 FEET TO A 3/8" REBAR, POINT OF BEGINNING OF TRACT BEING DESCRIBED; THEN GO N33°16'45"W 139.60 FEET TO A HIGHWAY DEPARTMENT RIGHT OF WAY MARKER ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 62/412; THEN GO ALONG SAID RIGHT OF WAY LINE THE FOLLOWING MOVEMENTS: N55°59'39"E 92.43 FEET; N59°06'30"E 267.37 FEET TO A HIGHWAY DEPARTMENT RIGHT OF WAY MARKER AT THE BEGINNING OF THE RIGHT OF WAY FOR THE U.S. HIGHWAY 62/412 BY-PASS; THEN GO ALONG SAID BY-PASS RIGHT OF WAY LINE THE FOLLOWING MOVEMENTS: S88°19'44"E 118.85 FEET; S16°17'44"E 73.80 FEET; S17°43'45"W 190.03 FEET; S02°56'31"E 281.73 FEET TO A 3/8" REBAR; THEN LEAVING THE BY-PASS RIGHT OF WAY LINE, GO N54°38'40"W 399.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2.56 ACRES IN SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$ AND 0.44 ACRE IN SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$, FOR AN AGGREGATE OF 3.00 ACRES.

COMMERCIAL C-2
NICHOLSON INVESTMENTS, INC.

TRACT A: Part of the Northeast Quarter of the Northeast Quarter, Section 2, Township 19 North, Range 13 West, and part of the Southeast Quarter of the Southeast Quarter, Section 35, Township 20 North, Range 13 West, all in Baxter County, Arkansas, more specifically described as follows: From the NW corner of said NE 1/4 NE 1/4, Point of Beginning of tract being described, go along the West line of said NE 1/4 NE 1/4, S. 00 deg. 13' 45" W., 1355.54 feet to the SW corner of said NE 1/4 NE 1/4; then go along the South line of the NE 1/4 NE 1/4, N. 89 deg. 14' 58" E., 346.34 feet to the Westerly right of way line of the U.S. Highway 62/412 By-Pass; then leaving said South line, go along said Right of way line of the following movements: N. 03 deg. 33' 15" E., 87.73 feet; N. 00 deg. 32' 28" W., 400.31 feet; N. 00 deg. 12' 37" E., 400.09 feet; N. 04 deg. 27' 39" E., 201.00 feet; N. 05 deg. 13' 46" W., 431.64 feet to a 3/8" rebar; then leaving the Highway Right of Way line, go N. 89 deg. 43' 33" W., 240.54 feet to a 1/2" rebar; thence go N. 89 deg. 55' 38" W., 28.79 feet to a 3/8" rebar on the West line of said SE 1/4 SE 1/4; then go along said West line S. 00 deg. 07' 42" E., 168.57 feet to the SW corner of said SE 1/4 SE 1/4; then go along the North line of said NE 1/4 NE 1/4, N. 89 deg. 46' 41" W., 51.35 feet to the Point of Beginning, containing 10.82 acres in said NE 1/4 NE 1/4, and 1.07 acres in said SE 1/4 SE 1/4, for an aggregate of 11.89 acres.

TRACT B: Part of the Southwest Quarter of the Southeast Quarter, Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas, more specifically described as follows: From the SE corner of said SW 1/4 SE 1/4, Point of Beginning of tract being described, go along the East line of said SW 1/4 SE 1/4, N. 00 deg. 07' 42" W., 168.57 feet to a 3/8" rebar in a fence; then go along said fence N. 89 deg. 55' 38" W., 48.28 feet to a 1/2" rebar at a fence corner; thence go along a fence, S. 00 deg. 54' 57" W., 168.45 feet to the NW corner of the NE 1/4 NE 1/4, Section 2, Township 19 North, Range 13 West; then go along the South line of the SW 1/4 SE 1/4, Section 35, Township 20 North, Range 13 West, S. 89 deg. 46' 41" E., 51.35 feet to the Point of Beginning, containing 0.19 acre.

and

Part of the NW 1/4 NE 1/4 of Section 2, T-19-N, R-13-W, being further described as follows:

Beginning at the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 2, Township 19 North, Range 13 West, run thence W. 15 feet, more or less, to a fence running in a North-South direction; run thence in a Northerly direction along the fence to the NE corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; run thence S. along the E. line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ 1355.54 feet, more or less, to the point of beginning.

LESS AND EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$, SAID SECTION 2 GO WEST 15 FEET MORE OR LESS TO A FENCE LINE THEN GO NORTH ALONG SAID FENCE 488 FEET; THEN GO EAST TO AN ALUMINUM RIGHT OF WAY MARKER ON THE WEST RIGHT OF WAY LINE OF THE U.S. HWY. 62/412 BY-PASS; THEN GO ALONG SAID RIGHT OF WAY LINE THE FOLLOWING MOVEMENTS: S00°32'28"E 400.31 FEET; S03°33'15"W 87.73 FEET TO A 3/8" REBAR AT THE NE CORNER OF KIERRA RIDGE SUBDIVISION; THEN GO S89°14'58"W 346.34 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 4 ACRES MORE OR LESS.

Aggregate: 8.3 acres more or less.

COMMERCIAL

~~RESIDENTIAL~~

C-2

A.H.J.

NICHOLSON INVESTMENTS, INC. B.W.

Part of the Southwest Quarter of the Southwest Quarter, Section 36, Township 20 North, Range 13 West, Baxter County, Arkansas, more specifically described as follows: from the SW corner of said SW 1/4 SW 1/4, point of beginning of tract being described, go along the South line of said SW 1/4 SW 1/4, S. 88 deg. 17' 07" E., 1328.22 feet to the SE corner of said SW 1/4 SW 1/4; then go along the East line of said SW 1/4 SW 1/4, N. 01 deg. 13' 57" E., 1349.18 feet to the NE corner of said SW 1/4 SW 1/4; then go along the North line of said SW 1/4 SW 1/4, N. 89 deg. 38' 52" W., 555.37 feet to the NE corner of the Mountain Home Northeast Water Association, Inc. tank site; then go along the boundary of said tank site the following movements: S. 00 deg. 44' 23" W., 120.00 feet; S. 89 deg. 40' 33" W., 120.08 feet; N. 00 deg. 46' 27" E., 101.42 feet; N. 89 deg. 38' 52" W., 341.24 feet; then leaving the boundary of the Mountain Home Northeast Water Association, Inc. property, go S 00 deg. 44' 23" W., 396.39 feet to a 3/8" rebar; then go N. 89 deg. 38' 52" W., 323.06 feet to the 3/8" rebar on the West line of said SW 1/4 SW 1/4; then go along said West line, S. 00 deg. 44' 23" W., 901.08 feet to the point of beginning, containing 37.25 acres.

RESIDENTIAL R-1

RICHARD L. BYRD; LUTHER W. POYNTER AND
SHIRLEY A. POYNTER, HIS WIFE

Part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West more particularly described as follows: Beginning at the NW corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ run thence South 2° 38' 30" West 800 feet, thence South 87° 44' 30" East 726.20 feet to a point, thence North 2° 38' East 800 feet to the North line of said forty, thence West along the North line of said forty 726.01 feet more or less to point of beginning, containing 13.33 acres, more or less.

RESIDENTIAL R-1

WILLIAM R. DEAN AND MARY E. DEAN, CO-TRUSTEES OF
THE DEAN FAMILY TRUST UTA

Part of NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West, being more particularly described as follows: Beginning at the NE corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ run South, along the East line thereof 90 feet to a point; thence run West, parallel to the North line of said forty 420 feet to a point; thence run South, parallel to the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 420 feet to the SW corner of the Paul T. Leight tract as shown by Warranty Deed filed August 14, 1978, in Book 172, at Page 108 of the records of Baxter County, Arkansas; thence run East, along the South line of the Leight tract 420 feet to the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence run South along said East line 45 feet to a point which is South 555 feet from the NE corner of said forty; thence run West 420 feet to a point on the East line of the Mevin Leo Maynard tract as shown by Warranty Deed filed April 20, 1976, in Book 145 at page 173 of the records of Baxter County, Arkansas; thence run South, parallel to the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, 276 feet to the SE corner of the above mentioned Melvin Leo Maynard tract; thence run West parallel to the North line of said forty 210 feet to the SW corner of the Maynard tract; thence run North, parallel to the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 831 feet to a point on the North line of said forty; thence run East along said North line 630 feet to the point of beginning.

That part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 2, Township 19 North, Range 13 West, described as follows: Beginning at a point 90 feet South of the NE corner of said 40 and run thence West 210 feet to the point of beginning for the tract herein conveyed; run thence South 210 feet to a point; run thence West 210 feet to a point; run thence North 210 feet to a point; run thence East 210 feet to the point of beginning, containing 1 acre, more or less.

Containing in the Aggregate 6.2 acres, more or less.

~~RESIDENTIAL R-1~~ Commercial C-2
RONALD H. LEWIS AND BEATRYCE O. LEWIS, HIS WIFE

R.H.L.
B.O.L.

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 19 North, Range 13 West, except 2 acres deeded out of said forty to School District and to the public for graveyard purposes.

39.5 acres more or less.

AGRICULTURE A-1

CALVIN R. WALKER AND INA MARIE WALKER, HUSBAND AND WIFE

SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 2, Township 19 North, Range 13 West, containing 40 acres more or less.

LESS AND EXCEPT: The following property:

ONE ACRE OUT OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE 5th P.M., COUNTY OF BAXTER, STATE OF ARKANSAS, And being more particularly described as beginning at the SW corner of the above described forty acre tract; Thence North 150 feet; Thence East 290 feet; Thence South 150 feet; Thence West 290 feet to the point of beginning.

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West, described as follows: Beginning at the SW corner of said forty and run thence North 150 feet to the Point of Beginning of the tract herein described; run thence North 150 feet; run thence East 290 feet; run thence South 150 feet; run thence West 150 feet to the point of beginning, containing 1 acre more or less.

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 2, Township 19 North, Range 13 West, Baxter County, Arkansas described as follows: From the NW Corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, POINT OF BEGINNING of tract being described, go along the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ S89°26'39"E 526.39 feet; Then leaving said north line, go S01°15'16"E 585.41 feet; Then go S89°50'23"W 526.22 feet to the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; Then go N01°15'16"W 591.99 feet to the point of beginning, containing 7.11 acres more or less.

Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West, bounded and described as follows: Begin at the SE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 2, run thence N. 2 deg. 40' E., 35 feet to the N. right of way line of Buzzard Roost Road, thence W. along the right of way line of said road 205 feet to the point of beginning for the tract herein described; continue thence W. along the right of way line of said road 165 feet to a point, thence N. 2 deg. 40' East 1291.41 feet, thence S. 87 deg. 20' East 165 feet, thence S. 2 deg. 40' West 1291.41 feet to the N. right of way line of Buzzard Roost Road and the point of beginning.

A part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West, more particularly described as follows: From the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ run N. 87° 20' W., 370 feet for a point of beginning. From the point of beginning run thence S. 2° 40' W., 1275.50 feet to the North right-of-way of the Buzzard Roost Road; thence along said road N. 88° 44' W., 167.66 feet; thence run N. 2° 35' E., 1279.60 feet to the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along and with said line S. 87° 20' E., 169.3 feet to the point of beginning, containing 4.94 acres, more or less.

That part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, described as follows: From the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, run N. 87° 20' W., 708.6 feet to a point, thence S. 2° 30' W., 1043 feet to the point of beginning for the tract herein described; thence S. 87° 20' E. to the West line of the David T. Sward property as described in Instrument no. 5475.81, thence S. 2° 35' W., to the N. right-of-way of Buzzard Roost Road, thence W., along the N. right-of-way of Buzzard Roost Road, to the E. line of the David T. Sward property as described in the Instrument no. 762-84, thence N. 2° 30' E. to the point of beginning. All in Section 2, Township 19 North, Range 13 West.

Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West, described as follows: From the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, run N. 87° 20' W., 708.6 feet to a point, thence S. 2° 30' W., 783 feet to the point of beginning for the tract herein described; continue thence S. 2° 30' W., 260 feet to a point, thence S. 87° 20' E., to the West line of David T. Sward property as described in Instrument No. 5475-81, thence N. 2° 35' E., 260 feet to the SE corner of the David T. Sward property as described in Instrument No. 4053-82, thence N. 87° 20' W. to the point of beginning.

Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West, more particularly described as follows: From the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, run N. 87° 20' W., 539.3 feet for a point of beginning. From the point of beginning continue N. 87° 20' W., 169.3 feet, thence S 2° 30' W., 783 feet to a point, thence S. 87° 20' E., to the West line of David T. Sward property, thence run N. 2° 35' E., 783 feet to the point of beginning, containing 3 acres more or less.

Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West, described as follows: From the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ run N. 87° 20' W., 708.6 feet to the point of beginning for the tract herein described; thence S 2° 30' W., 1283.70 feet to the North right-of-way of Buzzard Roost Road, thence W. along the North right-of-way of Buzzard Roost Road 91 feet to a point, thence in a Northerly direction to the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ at a point 93 feet from the point of beginning, thence East along the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ 93 feet to the point of beginning.

All that part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 19 North, Range 13 West lying West of those lands previously conveyed by Mayne Wilson to David T. Sward and Carol A. Sward recorded as Instrument No. 762-84 recorded on February 14, 1984 in the records of Baxter County, Arkansas.

Containing in the aggregate 33.1 acres more or less.

