

**LEGAL DESCRIPTION (PARCEL 1)**

LOT 1, ACADEMICS PLUS ADDITION, AN ADDITION TO THE CITY OF MAUMELLE, PULASKI COUNTY, ARKANSAS. AS SHOWN ON PLAT NO G- 96, RECORDS OF PULASKI COUNTY, ARKANSAS.

**LEGAL DESCRIPTION (PARCEL 2)**

LOT 2, ACADEMICS PLUS ADDITION, AN ADDITION TO THE CITY OF MAUMELLE, PULASKI COUNTY, ARKANSAS. AS SHOWN ON PLAT NO G- 776B, RECORDS OF PULASKI COUNTY, ARKANSAS.

**LEGAL DESCRIPTION (PARCEL 3)**

PART OF THE W1/2 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 13 WEST IN THE CITY OF MAUMELLE, PULASKI COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28 (ARKANSAS STATE PLANE COORDINATES OF NORTH 193,815.914, EAST 1,880,265.31); THENCE SOUTH 18.75 FEET; THENCE WEST 1950.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EDGEWOOD DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 45 DEGREES 58 MINUTES 25 SECONDS EAST 124.40 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 52 SECONDS EAST 96.29 FEET; THENCE NORTH 76 DEGREES 28 MINUTES 49 SECONDS EAST 149.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 18 MINUTES 51 SECONDS EAST 49.35 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 29 SECONDS EAST 138.48 FEET; THENCE SOUTH 69 DEGREES 59 MINUTES 50 SECONDS EAST 114.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE POINT PLACE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 20 DEGREES 45 MINUTES 10 SECONDS WEST 188.01 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 65 DEGREES 40 MINUTES 38 SECONDS WEST 168.40 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS TRACT 8B, COOK MOUNTAIN VILLAGE CENTER UNRECORDED TO BE PLATTED AS LOT 3 ACADEMICS PLUS ADDITION UNRECORDED)

**LEGAL DESCRIPTION (PARCEL 4)**

PART OF THE SW1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 13 WEST IN THE CITY OF MAUMELLE, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28, (ARKANSAS STATE PLANE COORDINATES OF NORTH 193,815.914, EAST 1,880,265.31); THENCE SOUTH 53.34 FEET; THENCE WEST 1227.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 40 MINUTES 37 SECONDS WEST 102.67 FEET; THENCE SOUTH 23 DEGREES 19 MINUTES 56 SECONDS WEST 74.50 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 34 SECONDS WEST 133.80 FEET TO THE EAST RIGHT OF WAY LINE OF LAKEPOINT PLACE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE NORTH 20 DEGREES 45 MINUTES 10 SECONDS EAST 174.90 FEET; THENCE LEAVING THE SAID EAST RIGHT OF WAY LINE SOUTH 69 DEGREES 59 MINUTES 50 SECONDS EAST 137.03 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS THE NORTH PART OF TRACT 10, COOK MOUNTAIN VILLAGE CENTER UNRECORDED)

**LEGAL DESCRIPTION (PARCEL 5)**

PART OF THE SW1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 13 WEST IN THE CITY OF MAUMELLE, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28, (ARKANSAS STATE PLANE COORDINATES OF NORTH 193,815.914, EAST 1,880,265.31); THENCE SOUTH 53.34 FEET; THENCE WEST 1227.05 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COOK MOUNTAIN VILLAGE CENTER; THENCE ALONG THE SAID EAST BOUNDARY LINE SOUTH 20 DEGREES 40 MINUTES 37 SECONDS WEST 102.67 FEET; THENCE SOUTH 23 DEGREES 19 MINUTES 56 SECONDS WEST 74.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID EAST BOUNDARY LINE SOUTH 23 DEGREES 19 MINUTES 56 SECONDS WEST 205.09 FEET TO THE NORTH RIGHT OF LINE OF LAKEPOINT DRIVE; THENCE LEAVING THE SAID EAST BOUNDARY LINE AND RUNNING ALONG THE SAID NORTH RIGHT OF WAY LINE NORTH 68 DEGREES 46 MINUTES 38 SECONDS WEST 99.58 FEET; THENCE LEAVING THE SAID NORTH RIGHT OF WAY LINE, NORTH 24 DEGREES 00 MINUTES 44 SECONDS WEST 35.50 FEET TO THE EAST RIGHT OF WAY LINE OF LAKEPOINT PLACE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE NORTH 20 DEGREES 45 MINUTES 10 SECONDS EAST 179.26 FEET; THENCE LEAVING THE SAID EAST RIGHT OF WAY LINE SOUTH 69 DEGREES 04 MINUTES 34 SECONDS WEST 133.80 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS THE SOUTH PART OF TRACT 10 COOK MOUNTAIN VILLAGE CENTER UNRECORDED)

**LEGAL DESCRIPTION (PARCEL 6)**

PART OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 13 WEST, PULASKI COUTNY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING THE NORTHEAST CORNER OF LOT 2, ACADEMICS PLUS ADDITION; THENCE NORTH 20 DEGREES 45 MINUTES 10 SECONDS EAST FOR 188.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 58 MINUTES 25 SECONDS WEST FOR 114.67 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 1, ACADEMICS PLUS ADDITION; THENCE ALONG THE SAID EASTERLY BOUNDARY NORTH 26 DEGREES 31 MINUTES 29 SECONDS EAST FOR 166.31 FEET; THENCE LEAVING THE SAID BOUNDARY LINE OF LOT 1, SOUTH 83 DEGREES 15 MINUTES 26 SECONDS EAST FOR 293.52 FEET; THENCE SOUTH 20 DEGREES 40 MINUTES 37 SECONDS WEST FOR 232.70 FEET; THENCE NORTH 69 DEGREES 58 MINUTES 25 SECONDS WEST FOR 187.04 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS TRACT 9 COOK MOUNTAIN VILLAGE CENTER UNRECORDED TO BE PLATTED AS LOT 4 ACADEMICS PLUS ADDITION)

**SURVEYORS CERTIFICATE**

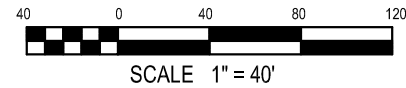
The undersigned, a Registered Land Surveyor hereby certifies that: (a) this survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property shown hereon; (b) such survey was conducted by the surveyor, or under his supervision; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) that the property description and plat shown hereon is a part of and wholly contained within the property shown on and described in that certain survey prepared by me on 18 SEP 08 and that there are no overlaps or gaps from the common boundaries as shown and described thereon; (e) except as shown hereon, there are no encroachments onto the property or protrusions therefrom, there are no improvements on the property, there are no visible easements or rights of way on the property, and there are no discrepancies, conflicts, shortages in area or boundary line conflict; (f) the size, location and type of improvements are as shown hereon and all are located within the boundaries of the property and set back from the property lines the distances indicated; (g) the distance from the nearest intersecting street or road is as shown; (h) the property has access to and from a public roadway; (i) all recorded easements have been correctly platted thereon; (j) the boundaries, dimensions, and other details shown hereon are true and correct.

For the use and benefit of  
Maumelle Public Facilities Board  
Pulaski Charter School d/b/a Academics Plus Charter School  
Maumelle foundation for Education, Inc  
First Security Bank, Searcy, Arkansas  
Standard Abstract and Title Company, Inc  
Commonwealth Land Title Insurance Company

BY: Blake J. Butler  
Registered Land Surveyor No. 1453

**FLOOD CLAUSE**

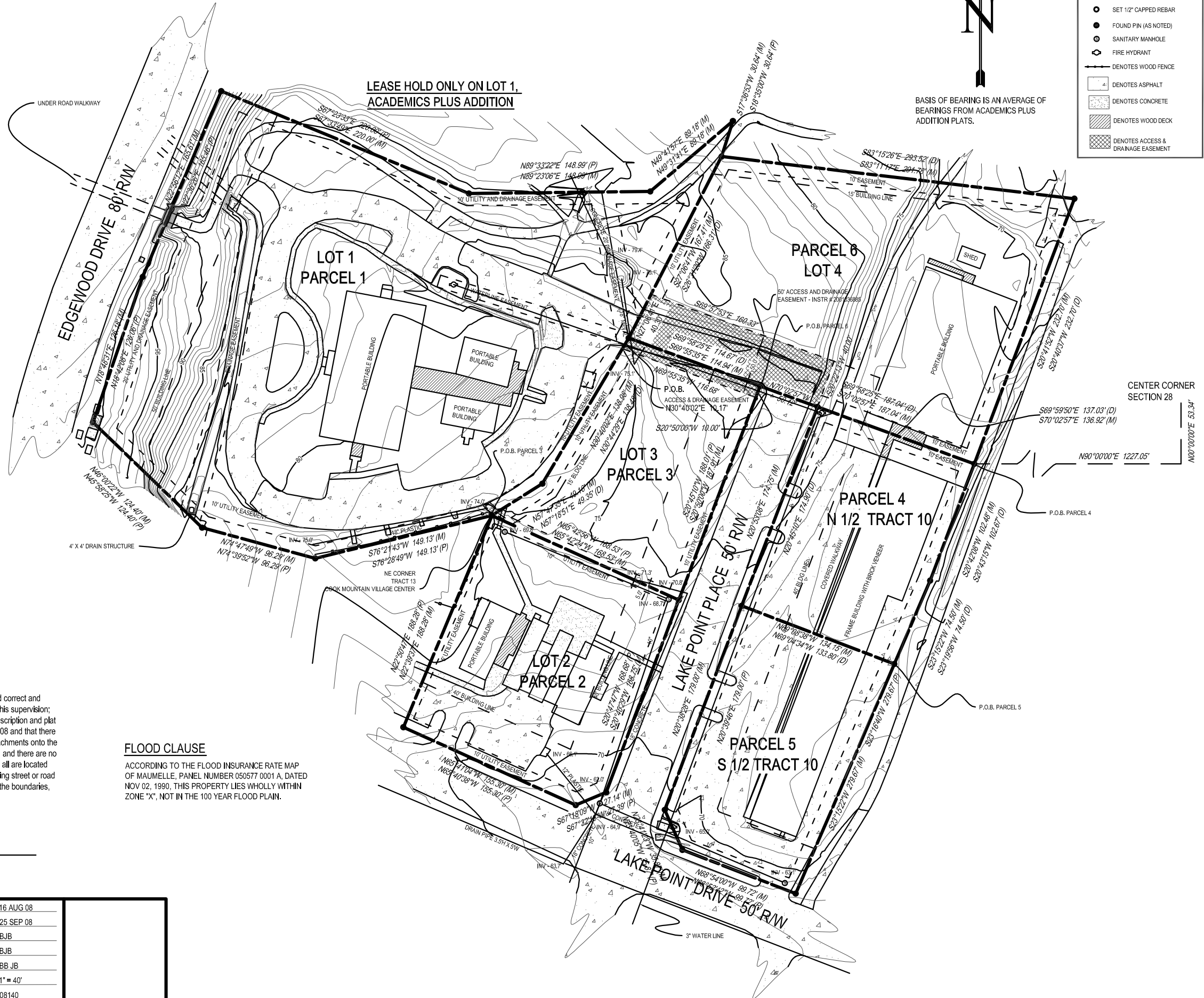
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF MAUMELLE, PANEL NUMBER 050577 0001 A, DATED NOV 02, 1990, THIS PROPERTY LIES WHOLLY WITHIN ZONE "X", NOT IN THE 100 YEAR FLOOD PLAIN.



BASIS OF BEARING IS AN AVERAGE OF BEARINGS FROM ACADEMICS PLUS ADDITION PLATS.

**LEGEND**

- SET 1/2" CAPPED REBAR
- FOUND PIN (AS NOTED)
- SANITARY MANHOLE
- FIRE HYDRANT
- DENOTES WOOD FENCE
- DENOTES ASPHALT
- ▨ DENOTES CONCRETE
- ▩ DENOTES WOOD DECK
- ▧ DENOTES ACCESS & DRAINAGE EASEMENT



|   |          |           |
|---|----------|-----------|
| <p>A SURVEY OF:</p> <p>LOTS 1 AND 2, ACADEMICS PLUS ADDITION, AND PART OF THE SW 1/4, SECTION 28, T-3-N, R-13-W, PULASKI COUNTY, ARKANSAS</p> <p>FOR:</p> <p>MAUMELLE PUBLIC FACILITIES BOARD<br/>PULASKI CHARTER SCHOOL d/b/a ACADEMICS PLUS CHARTER SCHOOL<br/>MAUMELLE FOUNDATION FOR EDUCATION, INC.<br/>FIRST SECURITY BANK, SEARCY, ARKANSAS<br/>STANDARD ABSTRACT AND TITLE COMPANY, INC<br/>COMMONWEALTH LAND TITLE INSURANCE COMPANY</p> | DATE:    | 16 AUG 08 |
|   | REV:     | 25 SEP 08 |
|   | DWG BY:  | BJB       |
|   | CHECKED: | BJB       |
|   | FW BY:   | BB JB     |
|   | SCALE:   | 1" = 40'  |
|   | JOB #:   | 08140     |

PO BOX 13087  
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FAX: (501)803-3264