

ZONING INFORMATION		
Pursuant to Table A Items 6 (a) and 6 (b), Zoning data obtained from zoning report #7202103166-001, dated: November 29, 2021, prepared by NV5 Transaction Services - Zoning Division, (800) 787-8390.		
The current zoning classification for the property is "R-3" Medium/High Density Residential		
Item	Required	Conforming Y/N
Front Setback	15' Minimum	Y
Side Setback	0/10' Minimum interior side; 15' Minimum exterior side or corner	Y
Rear Setback	15' Minimum single frontage lot; 15' Minimum double frontage lot	Y
Maximum Building Height	No requirement noted	N/A
Minimum Lot Area	4,000.00 SQ. FT.	Y
Minimum Lot Width	40' at building line	Y
Minimum Lot Depth	No requirement noted	N/A
Maximum Lot Coverage	50%	Y
Maximum Floor Area Ratio	No requirement noted	Y
Parking Formula	All Others: For all other uses not covered in a through 1 above, the Planning Commission shall make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirement for the permitted use.	N/A
Required Spaces	Unable to determine as Planning Commission determination is unknown.	N/A

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|--|--------------------------|--|----------------------|
| | POWER POLE | | GAS METER |
| | LIGHT POLE | | GAS VALVE |
| | GUY ANCHOR | | GAS MARKER |
| | ELECTRIC METER | | OIL PIPELINE MARKER |
| | ELECTRIC BOX | | SIGN |
| | ELEC. TRANSFORMER | | FIRE HYDRANT |
| | ELEC. MANHOLE | | WATER MANHOLE |
| | ELEC. PEDESTAL | | WATER VALVE |
| | ELEC. PULL BOX | | WATER METER |
| | SPOT LIGHT | | DOWN SPOUT |
| | SANITARY SEWER MANHOLE | | AIR CONDITIONER |
| | SANITARY SEWER CLEANOUT | | TRAFFIC SIGNAL |
| | STORM SEWER MANHOLE | | TRAFFIC SIGNAL BOX |
| | TELEPHONE MARKER | | GREASE TRAP |
| | TELEPHONE RISER | | KEY PAD |
| | TELEPHONE MANHOLE | | MAIL BOX |
| | TELEPHONE PULL BOX | | FLAG POLE |
| | CABLE TV PEDESTAL | | SECTION CORNER |
| | CABLE TV MARKER | | QUARTER CORNER |
| | CABLE TV PULL BOX | | SET MONUMENT |
| | FIBER OPTIC MARKER | | FOUND MONUMENT |
| | IRRIGATION CONTROL VALVE | | RIGHT OF WAY MARKER |
| | SPRINKLER HEAD | | TREE |
| | BOLLARD | | YARD HYDRANT/SPICKET |
| | FIRE DEPARTMENT CONNECT | | BENCHMARK |
| | PROPANE TANK | | FIBER OPTIC LINE |
| | WATER LINE | | PROPERTY LINE |
| | GAS LINE | | LOT LINE |
| | SANITARY SEWER LINE | | EASEMENT LINE |
| | TELEPHONE LINE | | SECTION LINE |
| | ELECTRIC LINE | | CHAIN LINK FENCE |
| | OVERHEAD POWERLINE | | WOOD PANEL FENCE |
| | BARBED WIRE FENCE | | MASONRY FENCE |
| | IRON FENCE | | |

S.I.P.-SET IRON PIN I.P.-IRON PIN COMP-CORRUGATED METAL PIPE
F.I.P.-FOUND IRON PIN H/C-HANDICAP RCP-REINFORCED CONCRETE PIPE
B/L/L-BUILDING LIMIT LINE U/E-UTILITY EASEMENT
NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS
WITH WADERS BOTH BEING STAMPED "DEC 15 1835"

FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 05115C0390E, dated 03/02/2010. And is not in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/09/2021	Zoning Report & Comments		
01/04/2022	Revised Certification		
FIELD WORK:	DRAFTED: SF	CHECKED BY: TD	FB & PG.

SIGNIFICANT OBSERVATIONS

A Portions of an existing Chain Link Fence, meanders on and off the West line of the Subject Property, as shown herein.

UTILITY NOTE

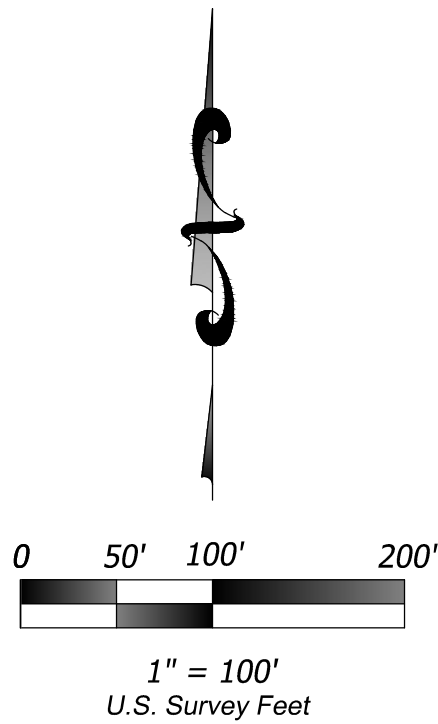
Pursuant to Table A Item 11a, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

MISCELLANEOUS NOTES

- (MNY) Survey prepared by Golden Land Surveying, 7304 N.W. 164th St., Suite 5, Edmond, Oklahoma 73013, (405) 802-7883, troy@goldens.com.
- (MND) Pursuant to Table A Item 2, The address of 2500 S. Knoxville Avenue, Russellville, AR 72802 was posted on signage on the surveyed property.
- (MND) Pursuant to Table A Item 4, The surveyed property contains a total area of 1,050,510 Sq. Ft. or 24.1164 Acres, more or less.
- (MNA) Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- (MNS) The Property has direct access to S. Knoxville Avenue, being a dedicated public street.
- (MNS) Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces for a total of 0.
- (MNY) Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- (MNS) Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- (MNS) The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of S. Knoxville Avenue and E. 19th Street is located 1275' North from the NE corner of subject property.
- (MNY) Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- (MNY) Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- (MNY) Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- (MNY) At the time of the survey, there was no observed evidence of substantial areas of refuse.
- (MNY) Ownership of fences, if any, was not determined under the scope of this survey.
- (MNY) At the time of this survey, there was observable evidence of site use as a burial ground or cemetery.
- (MNY) The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- (MNY) A assumed bearing of North 87° 53' 47" West as the West line of the subject property per AR State Plane Grid North was used as the basis of bearing for this survey.
- (MNY) All unit of measurements are US Survey feet (Ground).
- (MNY) The boundary line dimensions as shown on this Survey form a mathematically closed figure within ±0.1 feet and meet the Minimum Relative Positional Accuracy Standards set forth in the Arkansas Standards of Practice of a "Suburban" area designation.



RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Pope, State of Arkansas, and is described as follows:

A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 20 WEST, RUSSELLVILLE, POPE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 87 DEGREES 53 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE THEREOF; 409.30 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 37 SECONDS WEST 210.00 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 47 SECONDS WEST 60.20 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 37 SECONDS EAST 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 87 DEGREES 53 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE 315.50 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 40 SECONDS EAST 1320.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 88 DEGREES 05 MINUTES 55 SECONDS EAST ALONG SAID NORTH LINE 785.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 02 DEGREES 22 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 1323.55 FEET TO THE POINT OF BEGINNING.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. NCS-1077964-20-SLC1, Dated October 1, 2021.

ITEMS CORRESPONDING TO SCHEDULE B-II

- (1) Covenants, Restrictions, Easements and Building Lines, other than city or county ordinances, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 ©. **No specific document referenced for item, therefore said item could not be addressed.**
- (1) Any dedication of the Land, or part thereof, for cemetery or burial purposes, and public or private rights created thereby. All conveyances, whether recorded or unrecorded of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such conveyances or other cemetery related instruments. All outstanding burial rights whether evidenced of record or not, and all dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts, or spaces with said land, however created. **No specific document referenced for item, therefore said item could not be addressed.**
- (1) Right of Way/leasehold filed in Book 5-R, Page 563, in the records of Pope County, Arkansas. **Blanket in nature; Exact location not disclosed within document.**
- (1) Right of Way Permit filed in Book 27-C, Page 256, in the records of Pope County, Arkansas. **Does Not Affect.**
- (1) Matters shown on surveys filed in Book C, Page 524 and Book Q, Page 534, in the records of Pope County, Arkansas. **Provided document was illegible. However, it did not appear to show anything to depict.**
- (1) Terms, conditions and stipulations of that certain Ordinance Number 1243, filed in Book 22-R, Page 768, Amendment Ordinance Number 1054, filed in Book 23-B, Page 31; Ordinance Number 1272, filed in Book 23-C, Page 605 and Ordinance Number 1191 (Amending Ordinance Number 859), filed in Book 21-U, Page 454, records of Pope County, Arkansas. **Affects, Blanket in Nature. (Pertains to vertical items with airport/aircraft approach zones.)**
- (1) Terms, provisions, conditions, covenants, restrictions, easements, charges, assessments and liens, as contained in Restrictions as set out in Special Warranty Deed filed in Book 29-W, Page 469, in the records of Pope County, Arkansas. **Affects and the property is subject to the conditions as set forth therein; nothing to depict.**
- (1) Assignment and Modification of Trusts Arkansas, executed by Memorial Operations Company, to SCI Arkansas Funeral Services, Inc, filed June 19, 2000 in Book 20-Z, Page 250, in the records of Pope County, Arkansas. **Affects; non-survey related item; nothing to depict.**
- (1) Agreement executed April 26, 2000 between Decatur Memorial Corp Inc and Rest Haven Memorial Park, Inc. filed for record June 19, 2000 in Book 29-Z, Page 255, in the records of Pope County, Arkansas. **Affects; Blanket in nature; nothing to depict.**

ALTA/NSPS LAND TITLE SURVEY

for
Project Serenity
NV5 Project No. 202106374, 001
Rest Haven Memorial Park
2500 S. Knoxville Avenue, Russellville, AR 72802

Based upon Title Commitment No. NCS-1077964-20-SLC1
of First American Title Insurance Company
Bearing an effective date of October 1, 2021

Surveyor's Certification

To: Anthem Holdings (USA), Inc., a Delaware corporation; Anthem Properties Serenity Arkansas, LLC; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on 11/17/2021.



Golden Job No: 21688

Prepared By
GOLDEN
LAND SURVEYING

Troy Dee
Registration No. 1835
In the State of AR
Date of survey: January 3, 2022
Date of last revision: 01/04/2022
Network Project No: 202106374, 001CMP

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT