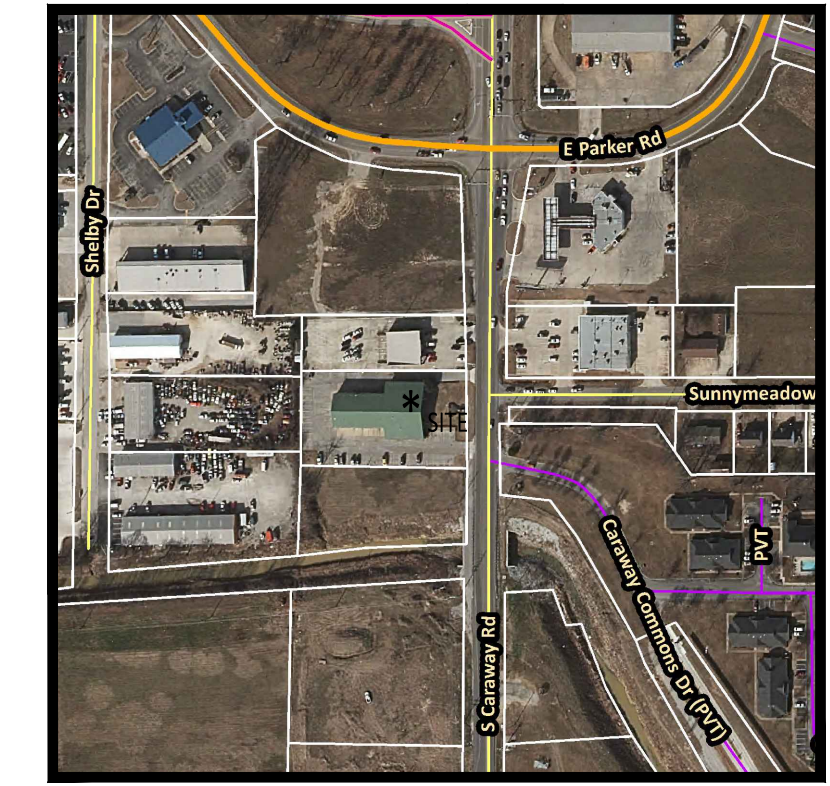
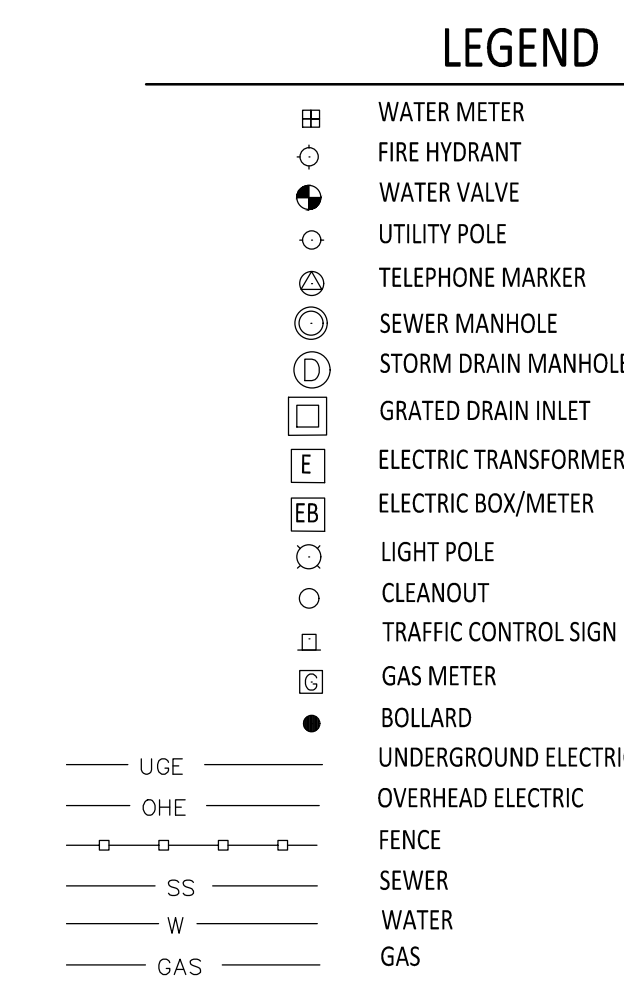


ANDREW MARIA INVESTMENTS, LLC
PARCEL NO. 01-144321-00900
LOT 1
SHELBY DRIVE
MINOR PLAT
BOOK "C" PAGE 271

COPELAND INVESTMENTS, LLC
PARCEL NO. 01-144321-00700
LOT 2
SHELBY DRIVE
MINOR PLAT
BOOK "C" PAGE 271

PARCO INCORPORATED
PARCEL NO. 01-144321-00200
LOT 3
SHELBY DRIVE
MINOR PLAT
BOOK "C" PAGE 271

BRYANT
PARCEL NO. 01-144321-00500
DOCUMENT NO. JB2014R-013473



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

KELLER'S CARAWAY ROAD ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 22, SUBJECT TO EASEMENTS AS SHOWN ON RECORDED PLAT, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 1 DEGREE 18' 57" WEST ALONG THE SECTION LINE 1125.10 FEET; THENCE NORTH 89 DEGREES 46' 55" WEST 30.00 FEET TO THE EXISTING RIGHT OF WAY OF CARAWAY ROAD; THENCE SOUTH 1 DEGREE 18' 57" WEST ALONG SAID RIGHT OF WAY 321.28 FEET TO THE CENTERLINE OF HIGGINBOTTOM DITCH; THENCE SOUTH 87 DEGREES 45' 57" WEST 320.50 FEET; THENCE NORTH 1 DEGREE 18' 57" EAST 73.20 FEET TO THE NORTH RIGHT OF WAY OF HIGGINBOTTOM DITCH; THENCE NORTH 81 DEGREES 09' 24" EAST ALONG SAID RIGHT OF WAY 144.43 FEET; THENCE NORTH 88 DEGREES 57' 12" EAST ALONG SAID RIGHT OF WAY 147.79 FEET TO THE NEW RIGHT OF WAY OF CARAWAY ROAD; THENCE NORTH 1 DEGREE 18' 57" EAST ALONG SAID RIGHT OF WAY 235.79 FEET; THENCE SOUTH 89 DEGREES 46' 55" EAST 30.00 FEET TO THE POINT OF BEGINNING PROPER, SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

CERTIFICATE OF SURVEY

TO: MEEKS INVESTMENTS LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND NIX TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11, 12, 13, 14, 16, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 12, 2019.

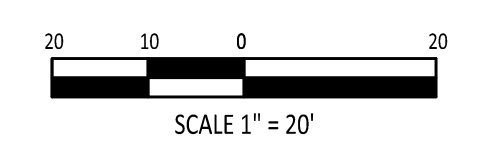
DATE OF PLAT OR MAP: NOVEMBER 14, 2019

TITLE COMMITMENT SCHEDULE B II EXCEPTIONS

- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (CANNOT BE DEPICTED ON THIS SURVEY)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (ALL EASEMENTS SHOWN ARE BASED UPON RECORDED RECORD PLAT)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (ALONG THE WEST BOUNDARY, BASED UPON FOUND MONUMENTS, THERE IS AN OVERLAP EXISTING BETWEEN THIS PLAT AND THE PLAT TO THE WEST. OVERLAP DIMENSIONS ARE ILLUSTRATED AT MONUMENT LOCATIONS.)
- (A) UNPAID MINE CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGES IN AREA, OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS. (THERE IS AN EXISTING BOUNDARY LINE CONFLICT WITH THE WEST LINE AND THE ADJOINING PLATTED PROPERTY TO THE WEST. CONFLICTING OVERLAP DIMENSIONS ARE ILLUSTRATED AT MONUMENT LOCATIONS.)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)
- ANY ROAD RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR BILL OF ASSURANCE AFFECTING SAID PROPERTY. (ALL RIGHT OF WAYS AND EASEMENTS ARE DEPICTED AS RECORDED BY MINOR PLAT IN BOOK "C" PAGE 22.)
- THIS POLICY DOES NOT INSURE TO THE AMOUNT OF ACREAGE IN THE LEGAL DESCRIPTION. (NOT A SURVEY MATTER)
- LOSS ARISING FROM OIL, GAS, OR OTHER MINERALS, CONVEYED, RETAINED, ASSIGNED OR ANY OTHER ACTIVITY CAUSED BY THE SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS OR EGRESS FOR SAID SUB-SURFACE PURPOSES. (NOT A SURVEY MATTER)
- LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS FILED OF RECORD, AS OF THE EFFECTIVE DATE HEREOF, UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE AND JUDGMENT LIENS AND OTHER LIENS OF RECORD IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTCY COURT IN THE STATE OF ARKANSAS, AS OF THE EFFECTIVE DATE HEREOF. (NOT A SURVEY MATTER)
- STATE AND COUNTY OR GENERAL TAXES FOR THE YEAR 2019, AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER)
- ALL MATTERS AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 22 AT JONESBORO, ARKANSAS. (SHOWN ON SURVEY)
- LEASES OR ASSIGNMENTS THERETO. (NOT A SURVEY MATTER)

SURVEYORS NOTES

- BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 19-2380
 - MINOR PLAT KELLER'S CARAWAY ROAD ADDITION: BOOK "C" PAGE 22
 - SHELBY DRIVE MINOR PLAT: BOOK "C" PAGE 271
 - SURVEY FOR OMAR QUINTANILLA BY BENCHMARK DATED 09/21/2018: STATE DOC # 21907269485
 - SURVEY FOR C & O INVESTMENTS BY HANCOCK DATED 03/27/2003: BOOK "I" PAGE 142
 - SURVEY BY HARVEY JOHNSON DATED 06/29/1981: BOOK "G" PAGE 126
 - EASEMENT SURVEY FOR CITY OF JONESBORO BY SHEETS SURVEYING DATED 03/02/1995: BOOK 288 PAGE 172
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- CURRENT OWNER PER COUNTY RECORDS: VISION 2000 INC.
- FLOOD PLAIN: THIS TRACT DOES / DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0150 C DATED 09/27/91.
- THIS SITE CONTAINS A TOTAL OF 46 PARKING SPACES WITH 2 BEING DESIGNATED AS A.D.A.
- ALL UTILITIES SHOWN ARE BASED UPON OBSERVED EVIDENCE TOGETHER WITH 811 UTILITY LOCATION SERVICES TICKET NO. 191107-0624. NO TELECOMMUNICATION LINES WERE MARKED FOR THIS TICKET.
- HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EARTH MOVING WORK.
- THERE WAS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR ADDITIONS OBSERVED.



2918 WOOD STREET, JONESBORO, AR 72404
PHONE: 870-243-0092

Horizon

LAND SURVEYING, LLC

PROJECT: A.L.T.A./N.S.P.S. LAND TITLE SURVEY
CLIENT: ERIC EULER



11/14/2019

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	DRB
DATE:	11/12/2019
SCALE:	1" = 20'
JOB NO.:	H19-117
CAD NO.:	

3301 S. CARAWAY RD.
JONESBORO, ARKANSAS

SHEET NUMBER:
1 of **1**