

ITEMS CORRESPONDING TO SCHEDULE B-II

- 13 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 (d). **No specific document referenced for item, therefore said item could not be addressed.**
- 14 That certain Easement granted to City Water and Light Plant of the City of Jonesboro recorded in Document #UB2016R-012697 in the records of Craighead County, Arkansas. **Plotted hereon.**
- 15 That certain Easement granted to City Water and Light Plant of the City of Jonesboro recorded in Document #2017R-019730 in the records of Craighead County, Arkansas. **Plotted hereon.**
- 16 Rights, reservations, conditions, restrictions and provisions in the deed filed in Book 135 at Page 207 in the records of Craighead County, Arkansas. **Affects and the property is subject to the conditions as set forth therein; blanket in nature.**
- 17 Rights, reservations, conditions, restrictions and provisions in the deed filed in Book 123 at Page 35 in the records of Craighead County, Arkansas. **Affects and the property is subject to the conditions as set forth therein; blanket in nature.**
- 18 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.**

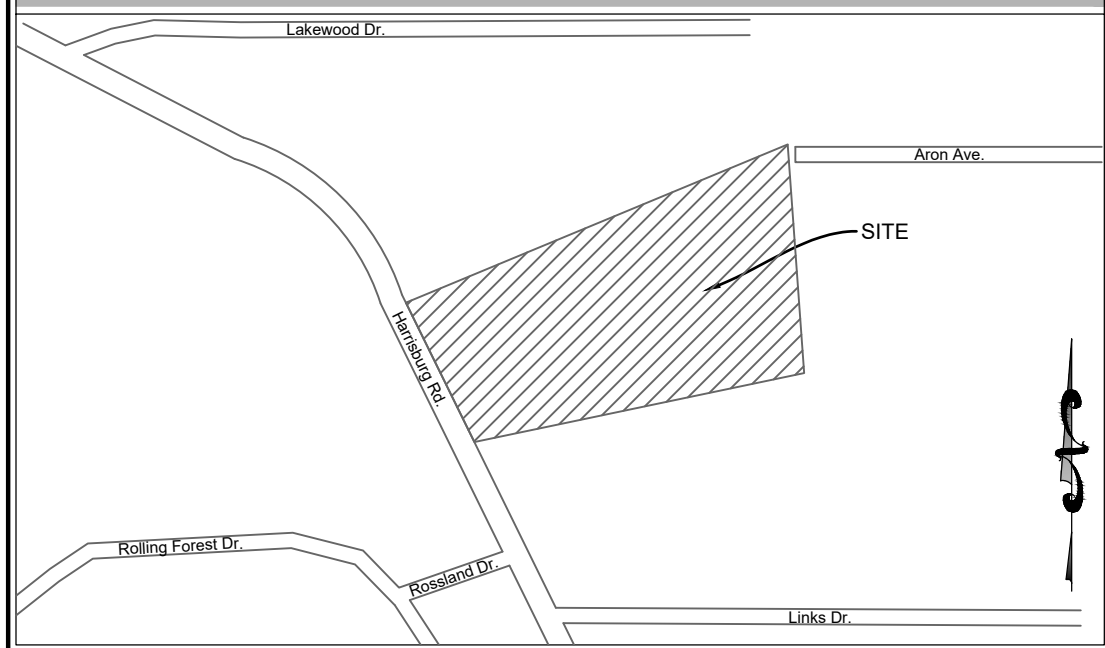
ZONING INFORMATION

Pursuant to Table A Items 6 (a) and 6 (b), Zoning data obtained from zoning report# 7202103166.007, dated: December 3, 2021; prepared by NV5 Transaction Services-Zoning Division, (800) 787-8390.

The current zoning classification for the property is "R-1", Single Family Medium Residential.

Item	Required	Conforming Y/N
Front Setback	40' minimum	Y
Side Setback	25' minimum each side	Y
Rear Setback	30' minimum	Y
Maximum Building Height	35'-0"	Y
Minimum Lot Area	43,560 sq. ft.	Y
Minimum Lot Width	120'-0"	Y
Minimum Lot Depth	No Requirement noted	
Maximum Lot Coverage	35%	Y
Maximum Floor Area Ratio	No Requirement noted	
Parking Formula	No requirement noted for cemetery	

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MNI) Survey prepared by Golden Land Surveying, 7304 N.W. 164th St., Suite 5, Edmond, Oklahoma 73013, (405) 802-7883, troy@goldents.com.
- (MNI2) Pursuant to Table A Item 2, The address of 3910 Harrisburg Road, Jonesboro, Arkansas 72404 was posted on signage on the surveyed property.
- (MNI3) Pursuant to Table A Item 4, The surveyed property contains a total area of 2,224,883 Sq. Ft. or 51.0762 Acres, more or less.
- (MNI4) 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.
- (MNI5) The Property has direct access to Harrisburg Road, being a dedicated public street.
- (MNI6) 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.
- (MNI7) Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- (MNI8) Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- (MNI9) The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Harrisburg Road and Links Drive is located 700' Southeastly from the SW corner of subject property.
- (MNI10) Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- (MNI11) 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.
- (MNI12) Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- (MNI13) At the time of the survey, there was no observed evidence of substantial areas of refuse.
- (MNI14) Ownership of fences, if any, was not determined under the scope of this survey.
- (MNI15) At the time of this survey, there was observable evidence of site use as a burial ground or cemetery.
- (MNI16) The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- (MNI17) A assumed bearing of North 00° 27' 53" East as the West line of the subject property per Arkansas State Plane Grid North was used as the basis of bearing for this survey.
- (MNI18) All unit of measurements are US Survey feet (Ground).
- (MNI19) 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 "Urban" area designation.

RECORD DESCRIPTION

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

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE WEST 468 FEET; THENCE SOUTH 58° 48' WEST 380 FEET; THENCE SOUTH 72° 13' WEST 400 FEET; THENCE SOUTH 73° 33' WEST 594 FEET; THENCE SOUTH 69° 01' WEST 266.9 FEET; THENCE SOUTH 72° 33' WEST 305.4 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #1; THENCE SOUTH 24° 25' EAST 388.7 FEET; THENCE SOUTH 20° 33' EAST TO SOUTH LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 89° 56' EAST 1990.9 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 00° 02' WEST 1314 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, OR 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-1077964-12-SLC1, Dated September 30, 2021.

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1.5" PIPE (NO CAP) FOR THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89° 23' 49" WEST, A DISTANCE OF 466.60 FEET TO A FOUND 1.5" PIPE (NO CAP); THENCE SOUTH 58° 20' 48" WEST, A DISTANCE OF 380.13 FEET TO A FOUND 1.5" PIPE (NO CAP); THENCE SOUTH 71° 46' 30" WEST, A DISTANCE OF 400.00 FEET TO A FOUND BOLT IN CONCRETE; THENCE SOUTH 73° 00' 51" WEST, A DISTANCE OF 593.88 FEET TO A FOUND #4 IRON PIN (NO CAP); THENCE SOUTH 68° 30' 34" WEST, A DISTANCE OF 267.06 FEET TO A FOUND #4 IRON PIN (NO CAP); THENCE SOUTH 72° 00' 53" WEST, A DISTANCE OF 314.61 FEET TO A FOUND #4 IRON PIN (NO CAP) ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #1; THENCE SOUTH 25° 23' 07" EAST, A DISTANCE OF 279.97 FEET TO A FOUND #4 IRON PIN (NO CAP); THENCE SOUTH 21° 54' 34" EAST TO A FOUND 1.5" PIPE (NO CAP) TO A POINT ON THE SOUTH LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 89° 33' 31" WEST, A DISTANCE OF 2002.22 FEET TO A FOUND #4 IRON PIN (NO CAP) FOR THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 00° 27' 53" EAST, A DISTANCE OF 1315.32 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, OR THE POINT OF BEGINNING. CONTAINING AN AREA OF 2,224,883 SQUARE FEET OR 51.0762 ACRES, MORE OR LESS.

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-1077964-12-SLC1, Dated September 30, 2021.

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.

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		OIL PIPELINE MARKER
	ELECTRIC METER		FIRE HYDRANT
	ELECTRIC BOX		WATER MANHOLE
	ELEC. TRANSFORMER		WATER VALVE
	ELEC. MANHOLE		WATER METER
	ELEC. PEDESTAL		DOWN SPOUT
	ELEC. PULL BOX		AIR CONDITIONER
	SPOT LIGHT		TRAFFIC SIGNAL
	SANITARY SEWER MANHOLE		TRAFFIC SIGNAL BOX
	SANITARY SEWER CLEANOUT		GREASE TRAP
	STORM SEWER MANHOLE		KEY PAD
	TELEPHONE MARKER		MAIL BOX
	TELEPHONE RISER		FLAG POLE
	TELEPHONE MANHOLE		SECTION CORNER
	TELEPHONE PULL BOX		QUARTER CORNER
	CABLE TV PEDESTAL		SET MONUMENT
	CABLE TV MARKER		FOUND MONUMENT
	CABLE TV PULL BOX		RIGHT OF WAY MARKER
	FIBER OPTIC MARKER		BUSH
	IRRIGATION CONTROL VALVE		TREE
	SPRINKLER HEAD		YARD HYDRANT/SPICKET
	BOLLARD		BENCHMARK
	FIRE DEPARTMENT CONNECT		
	PROPANE TANK		
	WATER LINE		FIBER OPTIC LINE
	GAS LINE		PROPERTY LINE
	SANITARY SEWER LINE		LOT LINE
	TELEPHONE LINE		EASEMENT LINE
	ELECTRIC LINE		SECTION LINE
	OVERHEAD POWERLINE		CHAIN LINK FENCE
	BARBED WIRE FENCE		WOOD PANEL FENCE
	IRON FENCE		MASONRY FENCE
	S.I.P.-SET IRON PIN		I.P.-IRON PIN
	F.I.P.-FOUND IRON PIN		C.C.M.P.-CORRUGATED METAL PIPE
	B.U.L.-BUILDING LIMIT LINE		R.C.P.-REINFORCED CONCRETE PIPE
			U/E-UTILITY EASEMENT

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. 05031C0134C, dated 09/27/1991. 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		
12/13/2021	Comments		
FIELD WORK:	DRAFTED: SF	CHECKED BY: TD	FB & PG.

SIGNIFICANT OBSERVATIONS

A No significant observations were made at the time of the survey.

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

ALTA/NSPS LAND TITLE SURVEY

for
Project Serentiy
NV5 Project No. 202106374, 007
Jonesboro Memorial Park
3910 Harrisburg Road, Jonesboro, AR 72404

Based upon Title Commitment No. NCS-1077964-12-SLC1
of First American Title Insurance Company
Bearing an effective date of September 30, 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 and adopted 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 11/03/2021.



Troy Dee
Registration No. 1835
In the State of Arkansas
Date of survey: November 16, 2021
Date of last revision: 01/05/2021
Network Project No. 202106374, 007 CMP

Golden Job No: 26188

Prepared By
GOLDEN
LAND SURVEYING

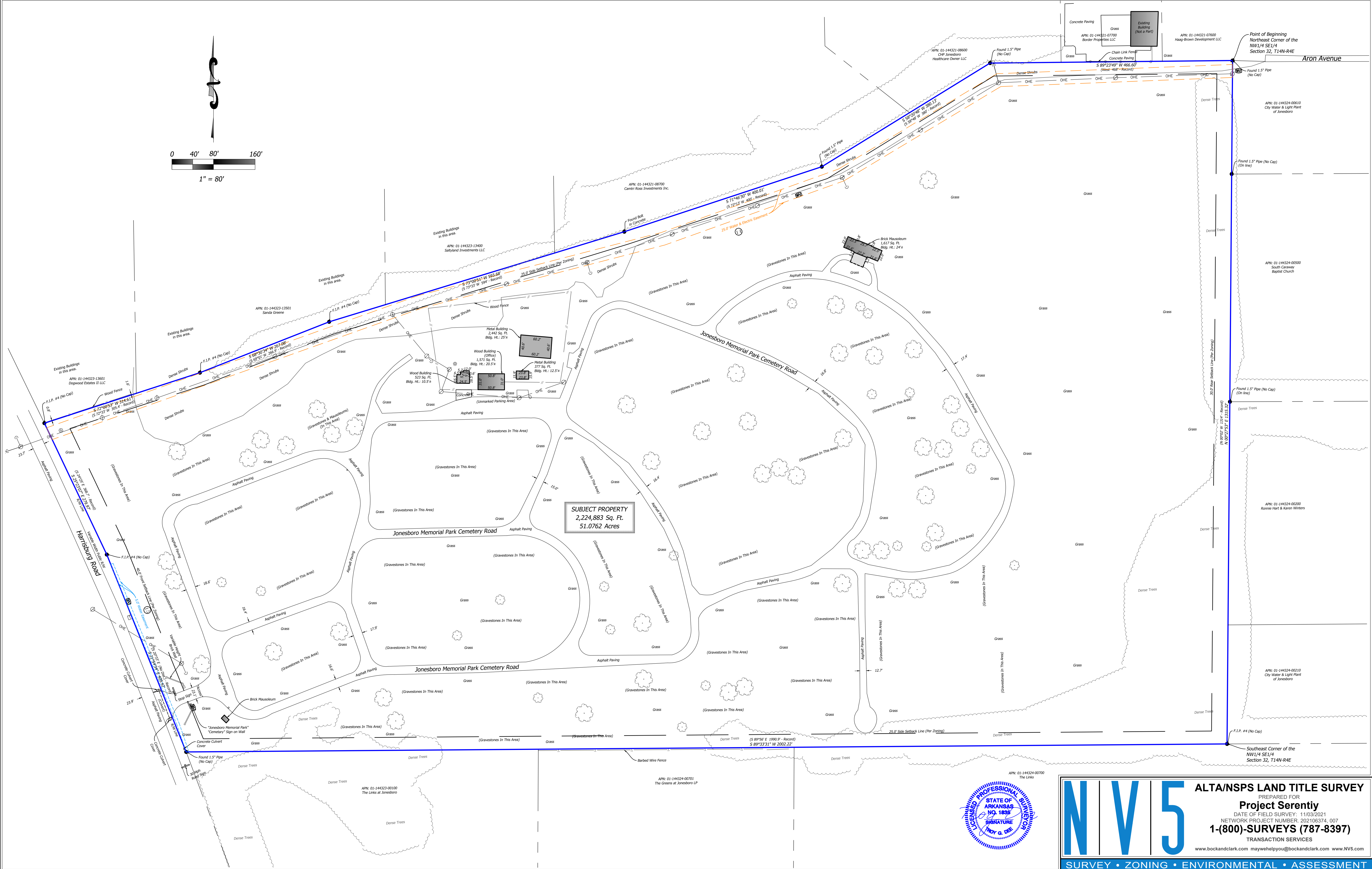
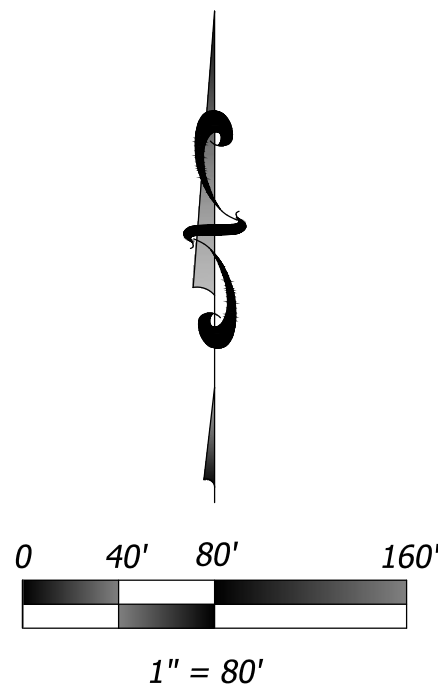
Bock & Clark Corporation
an NV5 Company

NV5

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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



SUBJECT PROPERTY
2,224,883 Sq. Ft.
51.0762 Acres



NV5

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Project Serenty

DATE OF FIELD SURVEY: 11/03/2021

NETWORK PROJECT NUMBER: 202106374_007

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

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