

WACO TITLE COMPANY, AGENT FOR CHICAGO TITLE INSURANCE COMPANY
 FILE NO: 2003900-106 SCHEDULE A DESCRIPTION

PART OF MID-SOUTH BANK'S HIGHLAND DRIVE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS DESCRIBED IN PLAT CABINET "C," PAGE 77, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE N89°35'50" E, 75.06 FEET; THENCE N00°23'37" E, 56.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #18 (HIGHLAND DRIVE) BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE N00°23'37" E, 214.50 FEET TO THE SOUTH LINE OF LOT 1 OF REE'S REPLAT OF MID-SOUTH BANK'S HIGHLAND DRIVE ADDITION AS RECORDED IN PLAT CABINET "C" PAGE 171; THENCE N89°41'20" E ALONG SAID SOUTH LINE, 262.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF DARA DRIVE; THENCE S01°07'44" W ALONG SAID RIGHT-OF-WAY LINE, 216.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #18; THENCE N89°56'37" W ALONG SAID RIGHT-OF-WAY LINE, 259.96 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.29 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SAID LANDS.

SCHEDULE "B" PART 2 EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIMS, OR OTHER MATTER THAT APPEAR IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. (NOT A SURVEY ITEM)
- GENERAL AND SPECIAL TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. TAXES FOR THE YEAR 2018 AND PRIOR YEARS ARE PAID. (NOT A SURVEY ITEM)
- ASSESSMENTS OF DRAINAGE DISTRICT 20 FOR THE YEAR 2021 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE. (NOT A SURVEY ITEM)
- ENCROACHMENTS, VIOLATIONS, VARIATIONS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (APPLIES, THERE IS AN APPARENT ENCROACHMENT OF A SANITARY SEWER MANHOLE, SANITARY SEWER PIPE, FIBER OPTIC LINE, GAS LINE, POWER POLE, GUY WIRE AND OVERHEAD POWER LINE ALONG THE SOUTH LINE OF SUBJECT PROPERTY. PLOTTED ON SHEET 2 OF 2)
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS OR WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (CLAIM OF 10' UTILITY EASEMENT ALONG THE WEST LINE OF SUBJECT PROPERTY AS SHOWN ON UNRECORDED PLAT OF SURVEY AS PREPARED BY M2 SURVEYING, DATED JANUARY 10, 2017 AND SIGNED BY TERENCE D. MOORE, RLS 1293. SAID EASEMENT NOT DEPICTED HEREON.)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES SOLELY AS TENANTS AND SOLELY WITH RESPECT TO SPACE OCCUPIED BY EACH SUCH TENANT, (TOGETHER WITH NON-EXCLUSIVE RIGHTS IN COMMON WITH OTHER TENANTS IN AREAS USED BY ALL TENANTS). (NOT A SURVEY ITEM)
- 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 ITEM)
- TAXES OR SPECIAL ASSESSMENTS, IF ANY, WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
- LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS AND LIENS FILED OF RECORD AS OF THE EFFECTIVE DATE HEREOF, UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE IN THE STATE OF ARKANSAS. (NOT A SURVEY ITEM)
- LOSS ARISING FROM AND/OR RESULTING FROM OIL, GAS AND/OR ALL OTHER MINERALS, CONVEYED, RETAINED, LEASED, ASSIGNED OR ANY OTHER ACTIVITY CONCERNING 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 ITEM)
- BUILDING SETBACK LINES AND EASEMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT CABINET "C" PAGE 77, IN THE RECORDS OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. (APPLIES, PLOTTED)
- WATER LINE EASEMENT, IN FAVOR OF THE CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS, FILED FOR RECORD IN DEED RECORD 555 PAGE 459, IN THE RECORDS OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. (DOES NOT APPLY TO SUBJECT PROPERTY, PLOTTED FOR INFORMATIONAL PURPOSES ONLY)
- SANITARY SEWER LINE EASEMENT, IN FAVOR OF THE CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS, FILED FOR RECORD IN DEED RECORD 555 PAGE 479, IN THE RECORDS OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. (DOES NOT APPLY TO SUBJECT PROPERTY)
- RIGHT OF WAY OF ARKANSAS HIGHWAY #18 (HIGHLAND DRIVE). (DOES NOT ENCROACH ONTO SUBJECT PROPERTY)
- RIGHT OF WAY OF DARA DRIVE. (DOES NOT ENCROACH ONTO SUBJECT PROPERTY)

CERTIFICATION

I HEREBY CERTIFY TO:
 KUM & GO, L.C., AN IOWA LIMITED LIABILITY COMPANY.
 WACO TITLE COMPANY
 CHICAGO TITLE INSURANCE COMPANY
 HTHREG PROPERTIES, LLC AN ARKANSAS LIMITED LIABILITY COMPANY
 CRAIGHEAD LAND COMPANY, AN ARKANSAS LIMITED LIABILITY 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, 5, 6, 7(A), 7(B)(1), 8, 9, 11, 13, 16 AND 17 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 11, 2020.

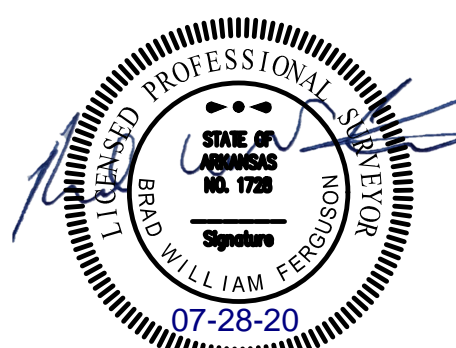
THIS ALTA SURVEY WAS PREPARED USING THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WACO TITLE COMPANY, AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2003900-106, EFFECTIVE DATE OF FEBRUARY 26, 2020, 7:30 AM.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARKANSAS.

DATED THIS 28th DAY OF July, 2020.

BRAD WILLIAM FERGUSON LS 1728
 OLSSON, INC.
 702 S. MAIN STREET
 JOPLIN, MO 65801
 417-781-0643

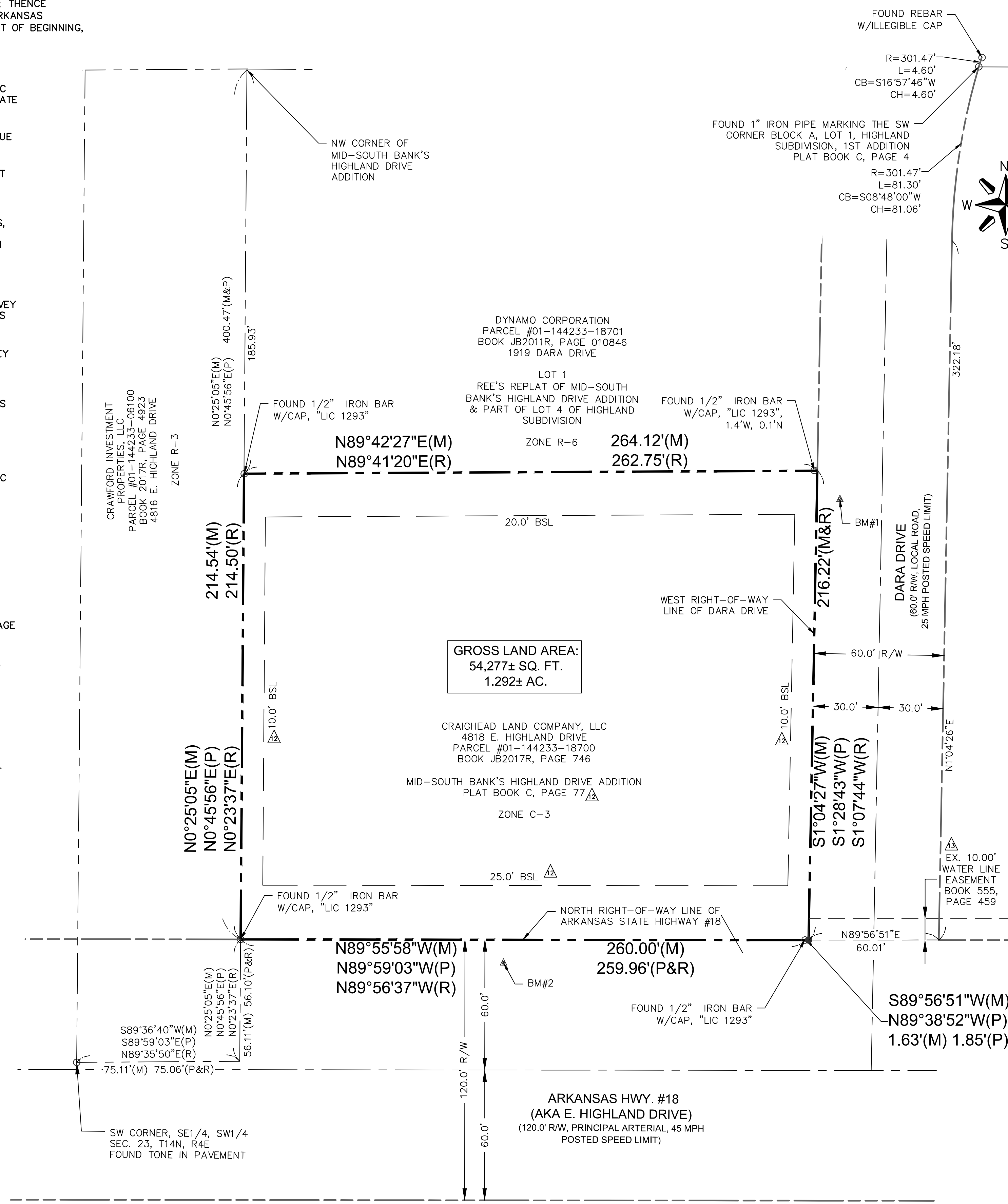


PAGES OR SHEETS COVERED BY THIS SEAL:
 1 OF 1 AND 2 OF 2

KUM & GO #1391

ALTA/NSPS LAND TITLE SURVEY

ALL THAT PART OF THE SE1/4 OF THE SW1/4
 SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST
 CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



LEGEND

---	BOUNDARY	●	SET 1/2" REBAR W/CAP, "PS 1728"
---	PROPERTY LINE	○	FOUND MONUMENT (AS NOTED)
---	SETBACK LINE	△	BENCHMARK
---	CENTERLINE	(M)	MEASURED DISTANCE
---	SECTION LINE	(P)	PLATTED DISTANCE
---	RIGHT-OF-WAY LINE	(R)	RECORD SURVEY DISTANCE
---	EASEMENT	△	SCHEDULE B-II EXCEPTIONS
---	EASEMENT HATCH		



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES:

- THERE HAS BEEN NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SITE.
- TO THE BEST OF MY KNOWLEDGE THERE ARE NO CHANGES IN SIDEWALK OR CHANGES TO STREET RIGHT OF WAYS OBSERVED ON THE SITE.
- BEARINGS BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM 1983, EAST ZONE BY USE OF ARDOT CONTINUOUSLY OPERATING GNSS RTK NETWORK.
- VERTICAL DATUM USED IS NAVD 88 BY USE OF ARDOT CONTINUOUSLY OPERATING GNSS RTK NETWORK.
- THERE ARE 31 TOTAL PARKING SPACES ON SITE OF WHICH 2 ARE ADA ACCESSIBLE PARKING SPACES.



Survey AR State Certificate of Authority #C386
 702 S. Main Street
 JOPLIN, MO 65801
 TEL: 417-781-0643
 FAX: 417-781-0644
 ON # 000-1044

6400 Westown Parkway
 West Des Moines, Iowa
 50266
 P: 515-226-0128
 F: 515-223-9873

#1391 - JONESBORO, ARKANSAS
 4818 E. HIGHLAND DRIVE (AR HWY #18)
 ALTA/NSPS LAND TITLE SURVEY

KG PROJECT TEAM:
 RDM: RRN
 SDM: DG
 CPM: SDN

REVISION DESCRIPTION	DATE

DATE: 06.16.2020

SHEET NUMBER:

2 OF 2

ZONING INFORMATION:

ZONE C3 GENERAL COMMERCIAL DISTRICT	
MINIMUM LOT AREA	6,500 SQ. FT.
MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT DEPTH	100 FEET
FRONT YARD SETBACK	25 FEET
INTERIOR SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	20 FEET
MAXIMUM LOT COVERAGE	60%

BENCHMARKS

BM#1—SQUARE CUT IN SOUTHWEST CORNER OF STORM BOX AT THE NORTHEAST CORNER OF SUBJECT PROPERTY
ELEV.=244.16 (NAVD 88)

BM#2—SQUARE CUT IN SOUTHEAST CORNER OF STORM BOX APPROXIMATELY 121.7' SOUTHEASTERLY FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY
ELEV.=245.37 (NAVD 88)

FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 05031C 0151C, EFFECTIVE DATE: SEPTEMBER 27, 1991, THIS PROPERTY LIES OUTSIDE OF THE 2% ANNUAL CHANCE FLOOD AND IS ZONE X.

LEGEND

	AIR CONDITIONER
	BENCHMARK
	BOLLARD
	BREAKER BOX
	BUSH
	CABLE TV RISER
	DECIDUOUS TREE
	ELECTRIC BOX
	ELECTRIC VAULT
	FIBER OPTIC RISER
	FOUND MONUMENT
	GAS METER
	GAS VALVE
	GUY WIRE
	LIGHT POLE
	MAIL BOX
	POWER POLE
	ROOF DRAIN
	SANITARY SEWER MANHOLE
	SATELLITE
	SEWER CLEANOUT
	SET 1/2" REBAR W/CAP, "PS 1728"
	SIGN
	STEEL POST
	STORM DRAIN MANHOLE
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	WOOD POST
	BOUNDARY
	BUSH ROW
	CENTERLINE
	CURB AND GUTTER EASEMENT
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	CABLE TELEVISION
	FIBER OPTIC
	OVERHEAD POWER
	MAJOR CONTOUR
	MINOR CONTOUR
	NATURAL GAS
	SANITARY SEWER
	STORM SEWER
	TELEPHONE
	UNDERGROUND POWER
	WATER MAIN
	WOOD FENCE
	ASPHALT
	BUILDING
	CONCRETE
	LANDSCAPE AREA
	SOD
	SIDEWALK
	SOLID WHITE STRIPE
	DASHED WHITE STRIPE

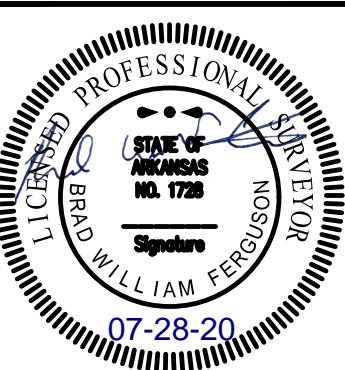
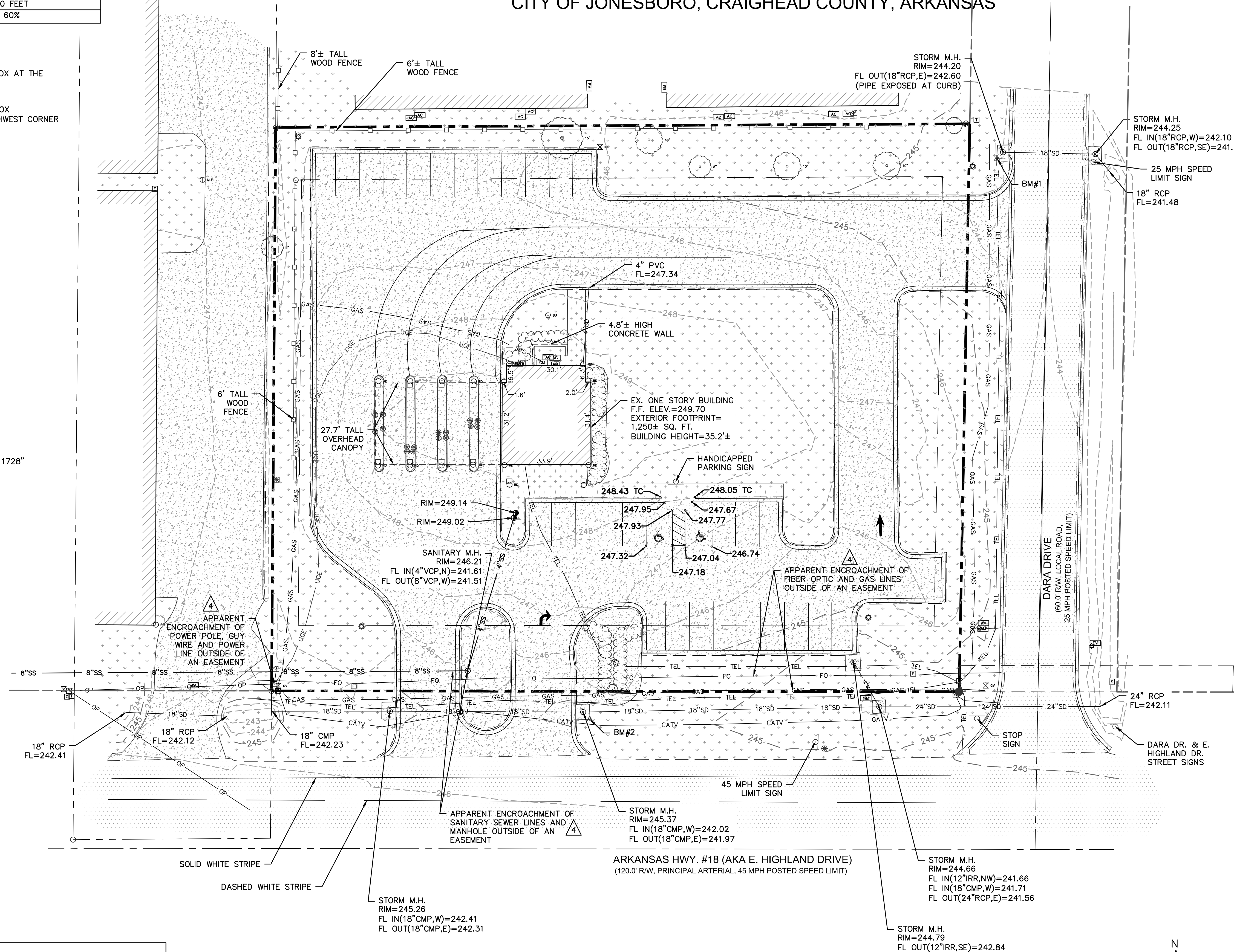
NOTE:

OLSSON AND THE SURVEYOR OF RECORD MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. OLSSON AND THE SURVEYOR OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. OLSSON AND THE SURVEYOR OF RECORD HAVE NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. OLSSON AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES. UTILITIES WERE ORDERED TO BE LOCATED PER ONE-CALL TICKET NUMBER 200528-0702. THE COMPANIES LISTED ON THE TICKET ARE AT&T ARKANSAS, CITY WATER AND LIGHT JONESBORO, SUDDENLINK-JONESBORO, CENTERPOINT ENERGY, RITTER COMMUNICATIONS.

KUM & GO #1391

ALTANS/SPS LAND TITLE SURVEY

ALL THAT PART OF THE SE1/4 OF THE SW1/4 SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



6400 Westown Parkway
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4818 E. HIGHLAND DRIVE (AR HWY #18)
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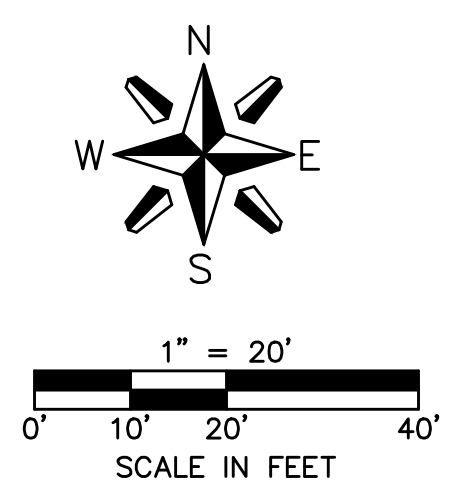
KG PROJECT TEAM:
RDN: RRN
SDM: DG
CPM: SDN

REVISION DESCRIPTION	DATE

DATE: 06.16.2020

SHEET NUMBER:

2 OF 2



Know what's below.
Call before you dig.