

ALTA / ACSM LAND TITLE SURVEY



ZONING INFORMATION

ZONED: C-5 (COMMERCIAL)

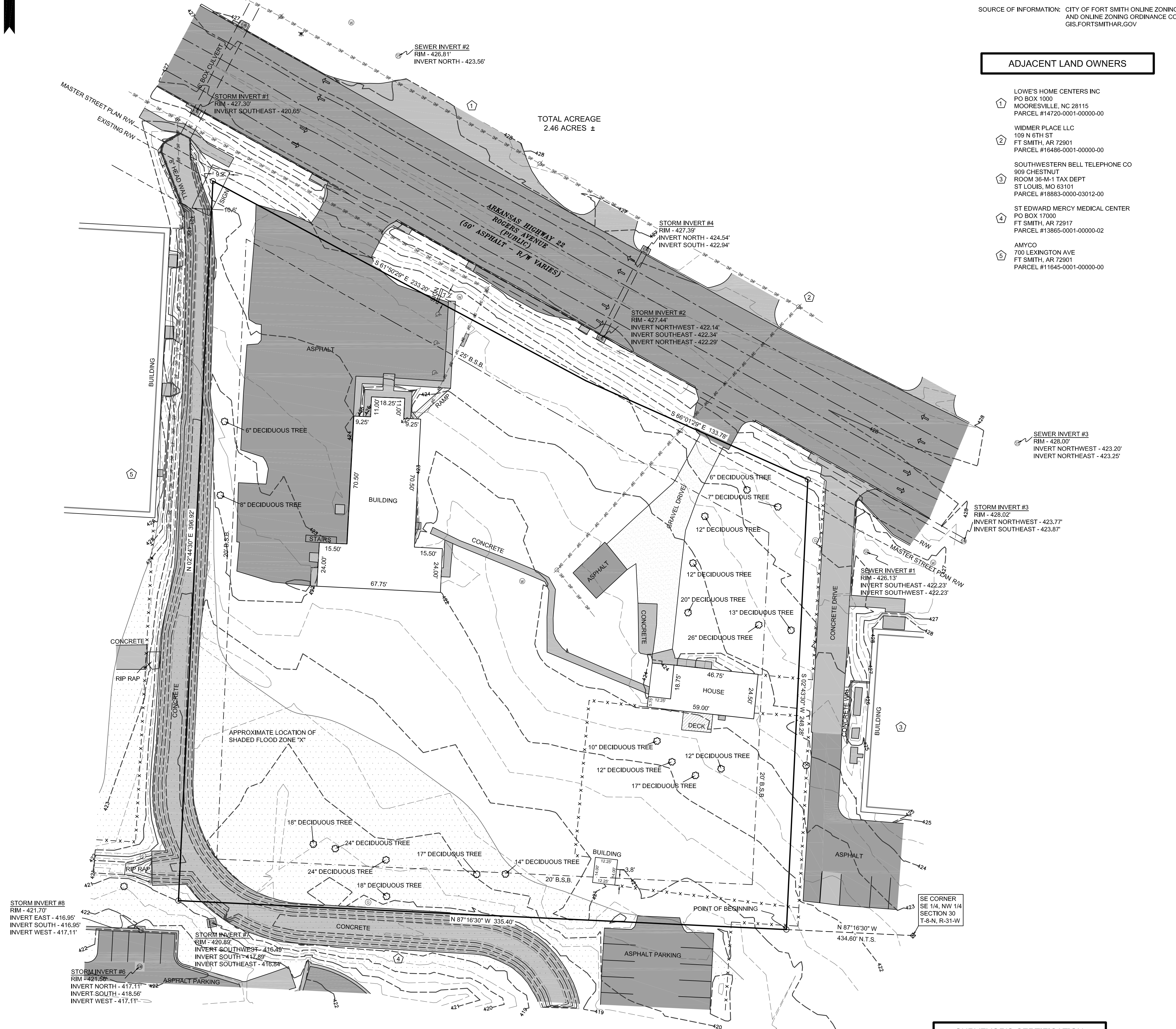
FRONT - 25'
SIDE - 20'
REAR - 20'
HEIGHT - 45'

SOURCE OF INFORMATION: CITY OF FORT SMITH ONLINE ZONING MAP AND ONLINE ZONING ORDINANCE CODE GIS.FORTSMITHAR.GOV

ADJACENT LAND OWNERS

- ① LOWE'S HOME CENTERS INC
PO BOX 1000
MOORESVILLE, NC 28115
PARCEL #14726-0001-00000-00
- ② WIDMER PLACE LLC
109 N 6TH ST
FT SMITH, AR 72901
PARCEL #16486-0001-00000-00
- ③ SOUTHWESTERN BELL TELEPHONE CO
909 CHESTNUT
ROOM 36-M-1 TAX DEPT
ST LOUIS, MO 63101
PARCEL #18883-0000-03012-00
- ④ ST EDWARD MERCY MEDICAL CENTER
PO BOX 17000
FT SMITH, AR 72917
PARCEL #13865-0001-00000-02
- ⑤ AMYCO
700 LEXINGTON AVE
FT SMITH, AR 72901
PARCEL #11645-0001-00000-00

TOTAL ACREAGE
2.46 ACRES ±



SURVEYOR'S CERTIFICATION

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF ARKANSAS, CERTIFIES TO BURNETT T. BLEW AND QUATTRO DEVELOPMENT, LLC, AS FOLLOWS:

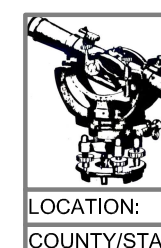
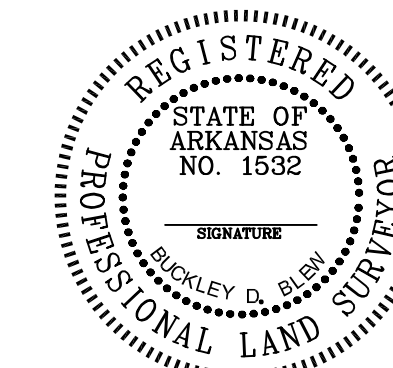
- THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA / ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND ON THE 11TH DAY OF APRIL, 2013 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 13-00972 DATED _____ ISSUED BY BURNETT T. BLEW WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES. TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTION OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE REPORT.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THE CURRENT ZONING ORDINANCE OF FORT SMITH, AR IS C-5 (COMMERCIAL). THE SUBJECT PROPERTY MEETS THE CURRENT ZONING ORDINANCE REQUIREMENTS.
- EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

(BUCKLEY D. BLEW) _____ DATED: 04/11/2013

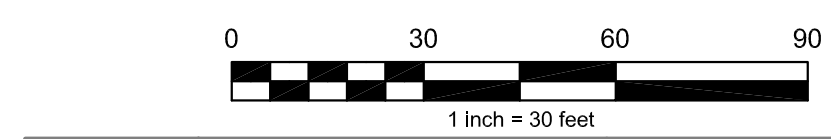
REGISTRATION NO. 1532

PROJECT NAME
QUATTRO DEVELOPMENT
8100 ROGERS AVENUE
FORT SMITH, AR 72903



BLEW & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
524 WEST SYCAMORE ST. #4
FAYETTEVILLE, AR 72703
PH: (479) 443-4506 FAX (479) 582-1883
http://www.blewinc.com

FOR THE USE AND BENEFIT OF
QUATTRO DEVELOPMENT, LLC.
JOB # 13-155 DRAWN BY SCOTT
SURVEYED BY W.J.A.
DATE: 04/15/2013



MISCELLANEOUS NOTES

- MN1 SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN2 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- MN3 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN4 AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- MN5 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- MN6 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
- MN7 AT THE TIME OF THE ALTA SURVEY THERE WAS NO EVIDENCE OF ANY DILINEATED WESTLAND AREAS.
- MN8 TOTAL NUMBER OF PARKING SPACE IS 3, WHICH INCLUDES 3 DESIGNATED HANDICAPPED SPACE.
- MN9 COMPLETED FIELD WORK WAS APRIL 11, 2013.
- MN10 THE BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE, NORTH ZONE, NAD83.
- MN11 THE SOURCE OF VERTICAL RELIEF IS NAVD 88, NATIONAL GEODETIC SURVEY OPUS MAP NO. 85131001338, DATED 03/02/2012, INDICATES THAT THE PROPERTY SHOWN ON SURVEY LIES WITHIN:
- MN12 SHADED ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SCHEDULE A DESCRIPTIONS

TITLE COMMITMENT #13-00972
EFFECTIVE DATE: UNKNOWN

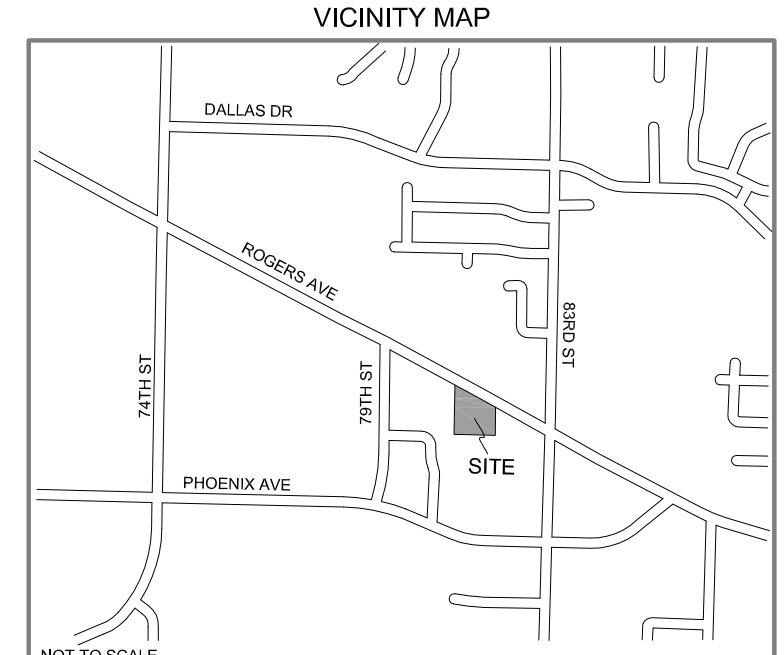
A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 31 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 300 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WEST 330 FEET; THENCE NORTH 334 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 22, THENCE FOLLOWING SAID RIGHT OF WAY LINE IN A SOUTHEASTLY DIRECTION 387.7 FEET; THENCE SOUTH 182.3 FEET TO THE PLACE OF BEGINNING, LESS AND EXCEPT A PART OF LOT 1 IN THE NORTHWEST 1/4 OR A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 31 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 300 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 192.3 FEET, MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 22; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 190 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT TRACT OF LAND AS SHOWN IN WARRANTY DEED FILED OF RECORD IN BOOK 349 AT PAGE 900, RECORDS OF SEBASTIAN COUNTY, ARKANSAS, LESS AND EXCEPT PUBLIC ROADS, EASEMENTS AND RIGHTS OF WAY AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 31 WEST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, 630 FEET WEST OF SOUTHEAST CORNER THEREOF; THENCE CONTINUING WEST 140 FEET; THENCE NORTH TO THE SOUTHWESTERLY LINE OF HIGHWAY 22, 408 FEET; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY LINE 154 FEET TO THE NORTHWEST CORNER OF THE PROPERTY OF SCHOOL DISTRICT NO. 72; THENCE SOUTH 344.6 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 31 WEST, SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°16'30"W 434.60' FROM THE SOUTH-EAST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE N87°16'30"W 335.40' TO A SET IRON PIN, THENCE N02°44'30"E 398.92' TO A SET IRON PIN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF ROGERS AVENUE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES: S61°50'29"E 233.20', THENCE S66°01'29"E 133.78' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY S02°43'30"W 245.28' TO THE POINT OF BEGINNING, CONTAINING 2.46 ACRES, MORE OR LESS.

SCHEDULE B - SECTION II

- ① SUBJECT TO THE OIL AND GAS LEASE AFFECTING THE LAND AS REFERRED TO IN WARRANTY DEED RECORDED IN BOOK 116, PAGE 74, - BLANKET / NOT PLOTTABLE



DATE	REVISION
07/11/2013	REVISED TITLE COMMITMENT

STANDARD LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET FOUND 1/2" REBAR
FORTY LINE	SET FOUND ALUM. MONUMENT
CENTRLINE OF ROAD	SET FOUND COTTON SPINDLE
RIGHT-OF-WAY	SET FOUND PKN NAIL
FENCE	FENCE CORNER POST
TREE LINE	FOUND STONE
FIELD MEASUREMENT	STATE MONUMENT
RECORDED MEASUREMENT	TEMP BENCH MARK (ELEV.)
EASEMENTS	FOUND PIPE
INGRESS & EGRESS EASEMENT	RECORDED POINT
BUILDING SET BACK	TREE
UTILITY EASEMENT	UTILITY SYMBOLS
WATER LINE	SANITARY SEWER
OVERHEAD POWER LINE	MANHOLE
SEWER LINE	POWER POLE
FLOW LINE	WATER VALVE
GAS LINE	GAS METER
FIBER OPTIC	ELECTRICAL BOX
TELEPHONE LINE	UTILITY SYMBOLS
ASPHALT	CONCRETE
GRAVEL	FLOOD ZONE
	POND