TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS TRACTS 2 & 9 OF THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: FC-26023, WITH A COMMITMENT DATE OF SEPTEMBER 12, 2022 AT 08:00 A.M.

SCHEDULE A DESCRIPTION

THE LAND REFERRED TO IN THIS COMMENTMENT IS DESCRIBED AS FOLLOWS:

TRACT 2:
LOT TWENTY-ONE (21) AND THE NORHT HALF (N½) OF LOT TWENTY (20) OF THE RESUBDIVISION OF LOT 3 AND PART OF LOT 2 OF THE H.W. LEWS TRACT TO THE CITY OF FORREST CITY, ARKANSAS, THE SAME BEING LOCATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE 5TH P.M., ACCORDING TO THE PLAT THEREOF DULY RECORDED IN CITY PLAT BOOK AT PAGES 271 AND 273 OF THE OFFICIAL RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.

TRACT 9:
LOT NINETEEN (19) AND THE SOUTH HALF (S½) OF LOT TWENTY (20) OF THE H.W. LEWIS TRACT TO THE CITY OF FORREST CITY, ARKANSAS, AS SHOWN BY PLAT THEREOF DULY RECORDED IN CITY PLAT BOOK AT PAGES 271 AND 273 OF THE RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.

NOTES CORRESPONDING TO SCHEDULE B

11 — RESERVATIONS, DEDICATIONS, EASEMENTS, ETC., AS SHOWN ON PLAT OF THE RE-SUBDIVISION OF LOT 3 AND PART OF LOT 2 OF THE H.W. LEWIS TRACT, RECORDED IN CITY PLAT BOOK AT PAGES 271 AND 273 OF THE RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

17 — RESERVATIONS, DEDICATIONS, EASEMENTS AND SETBACK LINES AS SHOWN ON PLAT OF FARMINGTON ADDITION RECORDED IN CITY PLAT BOOK 6 AT PAGE 23 OF THE RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.
(DOES NOT AFFECT THE SUBJECT PROPERTY – APPEARS TO AFFECT PROPERTY TO THE NORTH AND EAST)

18 — EASEMENT DATED SEPTEMBER 21, 1970, IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED FEB. 11, 1971, IN BOOK 324 AT PAGE 436, RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.
(UNABLE TO DETERMINE IF AFFECTS – PLAT OF LEWIS TRACT REFERENCED THERE WITHIN NOT PROVIDED)

19 — RESTRICTIONS, CONDITIONS AND COVENANTS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS FOR LOT 3 AND PART OF LOT 2 OF H.W. LEWIS TRACT RECORDED IN BOOK 280 AT PAGE 432, AND AMENDMENT RECORDED IN BOOK 401 AT PAGE 393, RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.
(AFFECTS, PLOTTED AS SHOWN)

22 — EASEMENT DEED EXECUTED BY HERMAN YOUNG AND MAXINE H. YOUNG, HIS WIFE IN FAVOR OF ROBERT M. WILSON, TRUSTEE FILED APRIL 25, 1968 IN BOOK 300 AT PAGE 482, RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.
(DOES NOT AFFECT THE SUBJECT PROPERTY – APPEARS TO AFFECT PART OF SECTION 21)

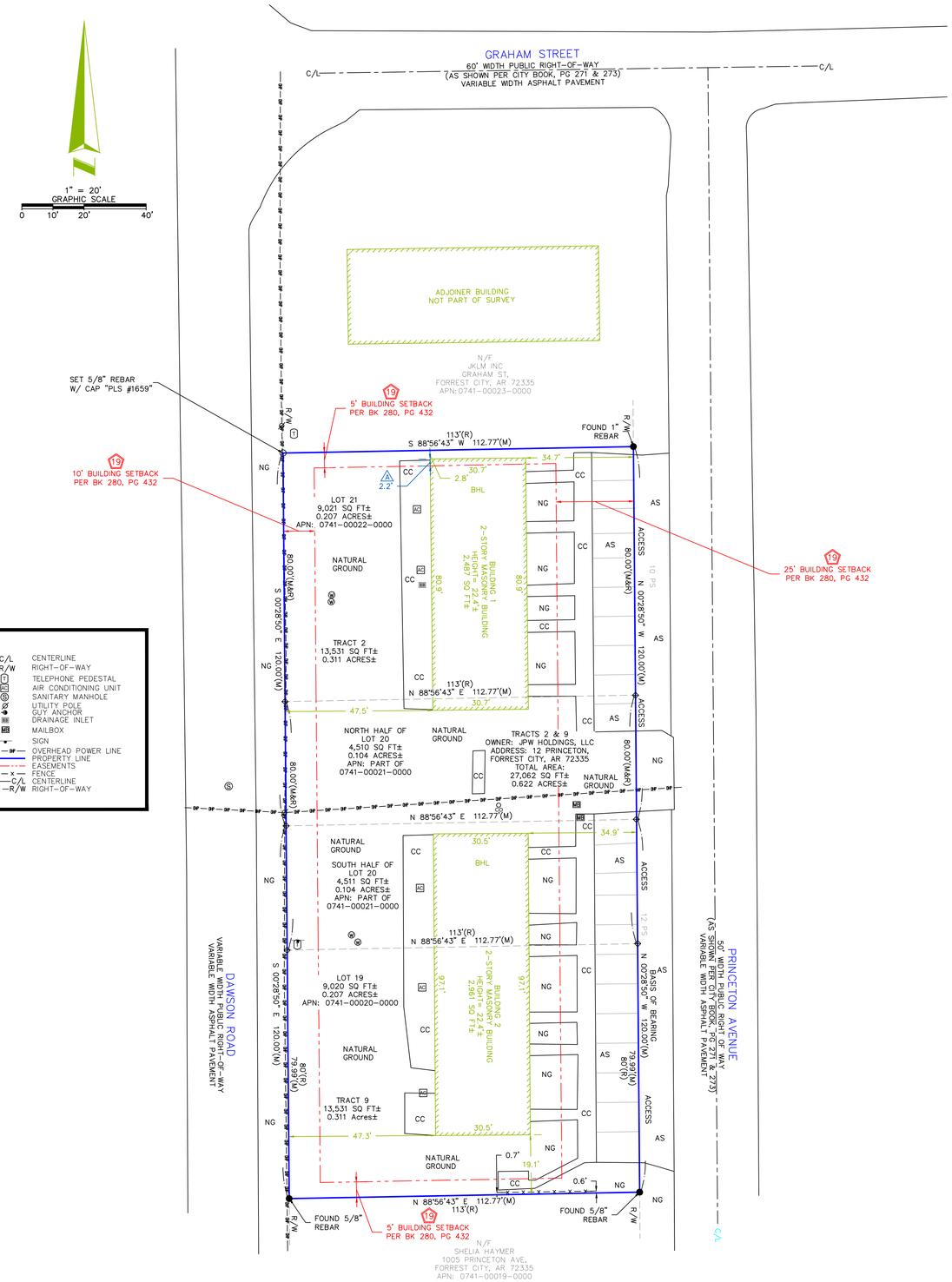
23 — ARKANSAS POWER & LIGHT COMPANY RIGHT OF WAY PERMIT EXECUTED BY W.O. TURNER AND THELMA TURNER, IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, FILED JUNE 13, 1957 IN DEED BOOK 206 AT PAGE 513, RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.
(DOES NOT AFFECT THE SUBJECT PROPERTY – APPEARS TO AFFECT PART OF SECTION 21)

24 — DEED OF EASEMENT FOR SEWER PIPE EXECUTED BY FENNER ELDRIDGE, UNMARRIED IN FAVOR OF J.R. DEADERICK AND CARRELYN ELDRIDGE DEADERICK, HIS WIFE FILED MAY 13, 1944 IN DEED BOOK 150 AT PAGE 298, RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.
(DOES NOT AFFECT THE SUBJECT PROPERTY – APPEARS TO AFFECT PART OF SECTION 9)

EXCEPTIONS FROM THE REFERENCED TITLE COMMITMENT ARE NOT SHOWN HEREON AS THEY PERTAIN TO OTHER PROPERTIES DESCRIBED IN TITLE AND NOT TO THE SUBJECT PROPERTY.

SIGNIFICANT OBSERVATIONS

A BUILDING APPEARS TO EXTEND BEYOND SETBACK BY AS MUCH AS 2.2'.



LEGEND

●	FOUND MONUMENT AS-NOTED	C/L	CENTERLINE
○	SET MONUMENT AS-NOTED	R/W	RIGHT-OF-WAY
✥	COMPUTED POINT	(T)	TELEPHONE PEDESTAL
SQ FT	SQUARE FEET	AC	AIR CONDITIONING UNIT
PS	PARKING SPACE(S)	(S)	SANITARY MANHOLE
BHL	BUILDING HEIGHT LOCATION		UTILITY POLE
OVH	OVERHANG		GUY ANCHOR
(R)	RECORD DIMENSION		DRAINAGE INLET
(M)	MEASURED/CALCULATED DIMENSION	MB	MAILBOX
N/F	NOW OR FORMERLY		SIGN
NG	NATURAL GROUND	—OP—OP—	OVERHEAD POWER LINE
CC	CONCRETE		PROPERTY LINE
AS	ASPHALT		EASEMENTS
(W)	WATER METER	—x—x—	FENCE
CO	CLEAN OUT	—·—C/L	CENTERLINE
		—R/W	RIGHT-OF-WAY

VICINITY MAP

NOT TO SCALE

SHEET 1 OF 1

LAND AREA

27,062 SQUARE FEET±
0.622 ACRES±

PARKING

REGULAR= 22
HANDICAP= 0
TOTAL= 22

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 05123C0243D, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2005 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83-2011, AS MEASURED ALONG THE EASTERLY LINE OF THE SUBJECT PROPERTY WHICH BEARS N00°28'50"W PER GPS COORDINATE OBSERVATIONS
LATITUDE: 35°01'04.8023"
LONGITUDE: 90°47'53.1104"
CONVERGENCE ANGLE: 00°41'57.8133"

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PRINCETON AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
4. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
5. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
6. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
8. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
9. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF GRAHAM STREET AND PRINCETON AVENUE, WHICH IS APPROXIMATELY 111' FROM THE NORTHWESTERLY CORNER OF THE SUBJECT PROPERTY.
11. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
12. IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #471493
WESTWOOD
12 PRINCETON AVENUE

ST. FRANCIS COUNTY — FORREST CITY, ARKANSAS

SITE PICTURE

COORDINATED BY:

AEI Consultants
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: JPW HOLDINGS, LLC; PARRISH WHITAKER; JOHN RAMSEY; FIRST TECHNOLOGY FEDERAL CREDIT UNION, ITS SUCCESSORS AND ASSIGNS; CHICAGO TITLE INSURANCE 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, AND 17 OF TABLE. A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/14/2022. DATE OF PLAT OR MAP: 11/30/2022.

CERTIFICATE OF AUTHORITY — BLEW & ASSOCIATES, PA — No. 1534 — ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO.1659 — SIGNATURE — W. GAGNER

WILLIAM GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1659
STATE OF ARKANSAS

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER:	22-10826.01
SCALE:	1" = 20'
DRAWN BY:	SH
APPROVED BY:	CJF