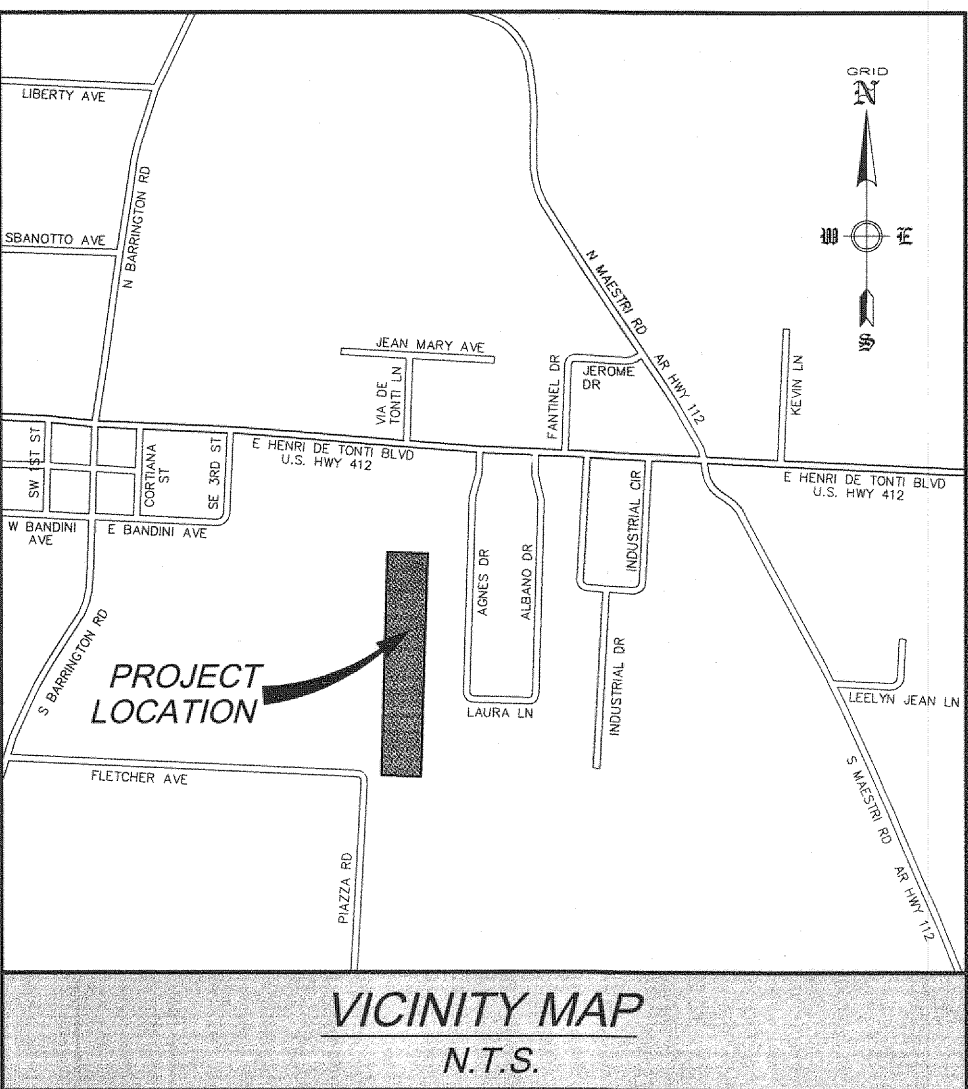
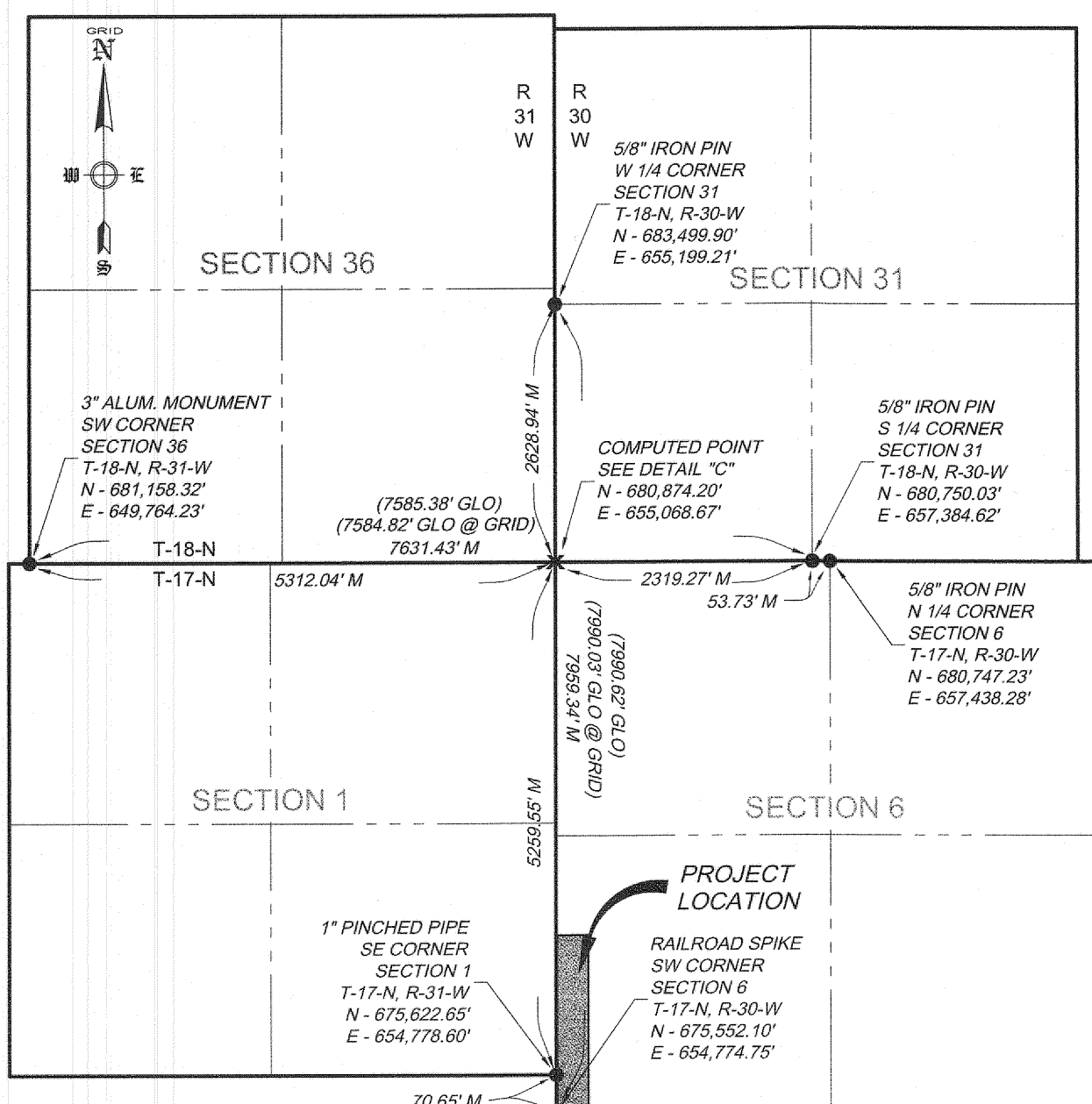


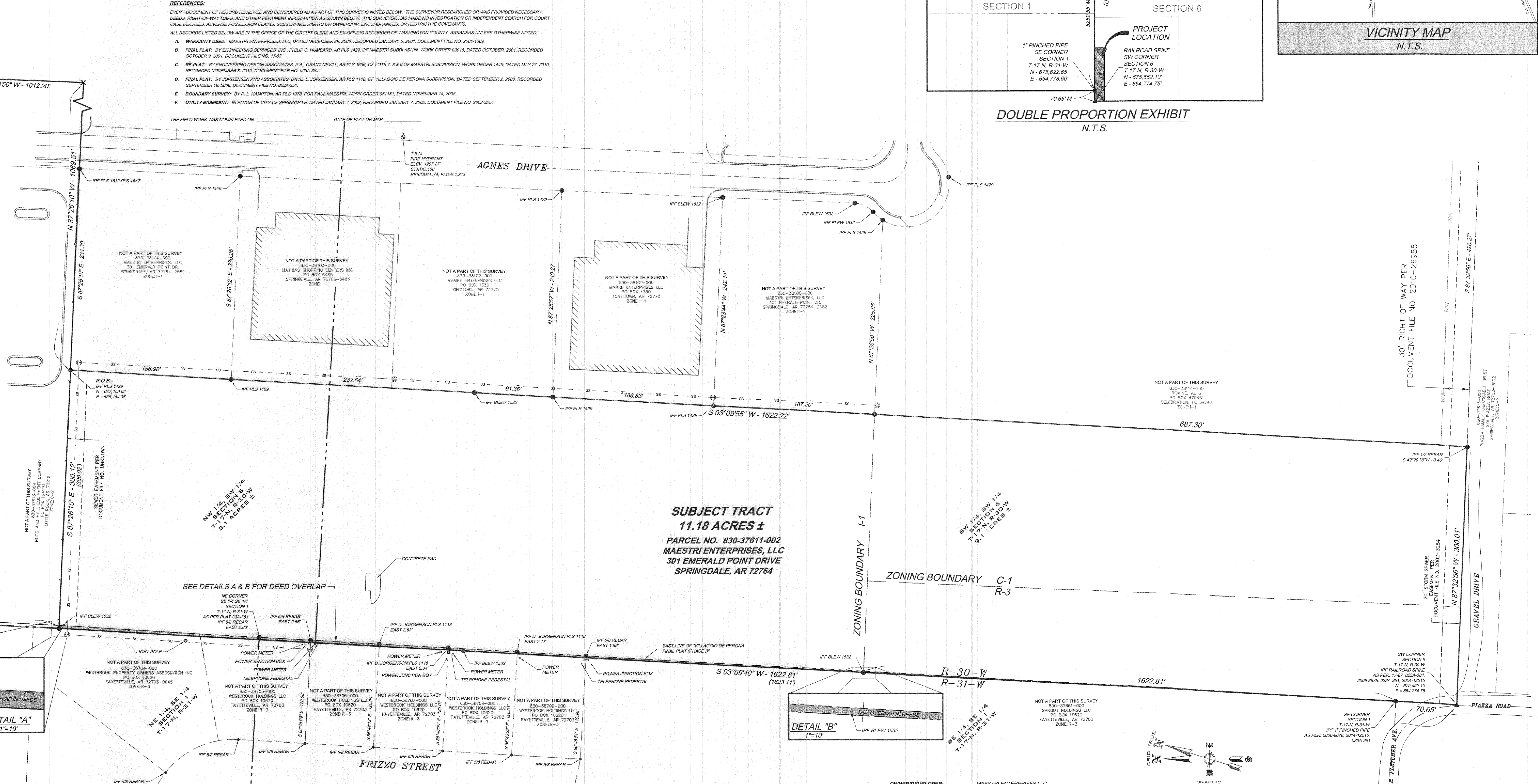
SURVEYOR'S NOTES:
THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.
ACCORDING TO ARKANSAS LAW (A.C.A. § 16-66-112 (2014)), YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN FIVE YEARS AFTER FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
SURVEY EQUIPMENT AND METHODS:
THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE PLANIMETRIC AND BOUNDARY INFORMATION SHOWN HEREON.
HORIZONTAL DATUM, BASIS OF BEARINGS & DISTANCES, STATE PLANE COORDINATES, AND CONVERSIONS:
THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (1983 ADJUSTMENT), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (6301), AND IS THE BASIS FOR THE BEARINGS SHOWN HEREON.
THE COORDINATE POSITIONS SHOWN HEREON WERE CONSTRUCTED (MODELED) TO THE ARKANSAS HIGHWAY TRANSPORTATION DEPARTMENT (AHTD) STATION MARK "72021A". REAL TIME KINEMATIC (RTK) GPS RELATIVE POSITIONING METHODS WERE UTILIZED EITHER BY DIRECT MODELING AND OCCUPATION OF THE STATION OR BY MODELING THE STATION UTILIZING 60% GPS BASE STATION.
THE BOUNDARY INFORMATION SHOWN HEREON REFLECTS GRID BEARINGS AND GRID DISTANCES. THE POINT OF BEGINNING (POB) WAS USED FOR THE COMPUTED CONVERGENCE ANGLE AND COMBINED FACTOR.
POB LATITUDE: 36°10'23.845"N LONGITUDE: 094°13'36.024"W
POB STATE PLANE: NORTINGS (US FT): 877,189.02 EASTING (US FT): 655,164.05
CONVERGENCE ANGLE (GRI) = -01°17'45" (GRID NORTH IS WEST OF TRUE NORTH)
COMBINED FACTOR = 0.999984
THE SEA LEVEL FACTOR (ORTHOMETRIC VERTICAL SCALE) IS BASED ON THE TRACT'S AVERAGE ORTHOMETRIC ELEVATION OF 1,300 FT. NAVD83 NORTH AMERICAN VERTICAL DATUM OF 1988.
TO CONVERT GRID DISTANCES TO GROUND DISTANCES USE THE INVERSE COMBINED FACTOR: 1.000016.
THE ACRES SHOWN HEREON WAS COMPUTED FROM GRID COORDINATES THEN SCALED TO GROUND ACRES BY THE INVERSE COMBINED FACTOR SQUARED 1.0001473.
PUBLIC ROADWAY ACCESS:
THE PARENT TRACT HAS DIRECT ACCESS TO PIAZZA ROAD, A PUBLIC ROADWAY.
TEMPORARY BENCHMARKS:
TBM: FIRE HYDRANT BOLT BETWEEN CITY AND STATE LOCATED ON THE EAST SIDE OF AGNES DRIVE. ELEVATION 1297.27' NAVD 83. (AS SHOWN HEREON)

PLAT CLOSURE CERTIFICATION:
THIS TRACT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN INFINITY.
FLOOD PLAIN ZONING:
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "C", DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.F.R.M. MAP # 0514C0008.F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.
UTILITIES:
THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON (1) ABOVE GROUND UTILITY FEATURES, (2) RECORD DRAWINGS, (3) FIELD DESIGNATIONS/MAKINGS BY ARKANSAS ONE CALL (1-800-485-9889) TICKET NO. 180234-0097.
THE UTILITY COMPANIES IDENTIFIED ON THE ARKANSAS ONE CALL TICKET ARE:
AT&T ARKANSAS
SOUTHEAST ARKANSAS
COX COMMUNICATIONS
QUINN ELECTRIC COOPERATIVE
CITY OF TONTOWN
ARKANSAS ONE CALL DOES NOT LOCATE PRIVATELY-OWNED SERVICE LINES USED SOLELY FOR THE PURPOSE OF TRANSPORTING COMMUNICATIONS, DATA, ELECTRICITY, GAS, HEAT, VAPOR, CHEMICALS, TELEVISION OR RADIO TRANSMISSIONS OR SIGNALS, OR SERVICE FOR THE OPERATION OF A RESIDENCE OR BUSINESS, AND WHOLLY LOCATED ON OR BENEATH PRIVATE PROPERTY OR RESIDENTIAL OR AGRICULTURAL UNDERGROUND INFRASTRUCTURE SYSTEMS.
THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.
1. THERE MAY BE OTHER BURIED UTILITIES OR STRUCTURES THAT COULD BE IN SERVICE OR ABANDONED.
2. THERE MAY BE UTILITY FEATURES OCCUPIED BY GROUND COVER, DEBRIS AND/OR ASPHALT.
3. THERE MAY BE RECORD DRAWINGS THAT ARE INCOMPLETE AND/OR OUT-OF-DATE.
4. THERE MAY BE FIELD DESIGNATIONS AND MARKINGS PROVIDED BY "ARKANSAS ONE CALL" THAT ARE INCOMPLETE AND/OR INACCURATE.
5. THERE MAY BE EXISTING UTILITY LINES WITHOUT THE AID OF A TRACER WIRE AND ARE NOT LOCATABLE.
THE LOCATIONS OF UNDERGROUND STORM AND SANITARY SEWERS, IF ANY SHOWN HEREON, ARE BASED ON SURFACE FEATURES, PIPE SIZE, MATERIAL AND DEPTH INFORMATION WERE GATHERED FROM THE TOP OF THE STRUCTURES. THE SURVEYOR HAS TAKEN CARE TO IDENTIFY THESE FEATURES BUT PIPE SIZE AND MATERIAL TYPE VARIATIONS MAY EXIST.
NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO PHYSICALLY LOCATE BURIED UTILITIES OR STRUCTURES. PRIOR TO EXCAVATION THE ASSOCIATED UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE, LOCATION AND DEPTH.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
REFERENCES:
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE RECORDS, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OF OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.
ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.
A. **WARRANTY DEED:** MAESTRI ENTERPRISES, LLC, DATED DECEMBER 28, 2000, RECORDED JANUARY 5, 2001, DOCUMENT FILE NO. 2001-1309.
B. **FINAL PLAT:** BY ENGINEERING SERVICES, INC., PHILIP C. HUMPHREY, AR PLS 1429, OF MAESTRI SUBDIVISION, WORK ORDER 08015, DATED OCTOBER, 2001, RECORDED OCTOBER 8, 2001, DOCUMENT FILE NO. 1747.
C. **RE-PLAT:** BY ENGINEERING SERVICES, INC., GRANT NEVILL, AR PLS 1636, OF LOTS 7, 8 & 9 OF MAESTRI SUBDIVISION, WORK ORDER 1449, DATED MAY 27, 2010, RECORDED NOVEMBER 8, 2010, DOCUMENT FILE NO. 0234-384.
D. **FINAL PLAT:** BY JORGENSEN AND ASSOCIATES, DAVID L. JORGENSEN, AR PLS 1118, OF VILLAGGIO DE PERONA SUBDIVISION, DATED SEPTEMBER 2, 2008, RECORDED SEPTEMBER 18, 2008, DOCUMENT FILE NO. 0234-391.
E. **BOUNDARY SURVEY:** BY P. L. HARTMAN, AR PLS 1076, FOR PAUL MAESTRI, WORK ORDER 05191, DATED NOVEMBER 14, 2005.
F. **UTILITY EASEMENT:** IN FAVOR OF CITY OF SPRINGDALE, DATED JANUARY 4, 2002, RECORDED JANUARY 7, 2002, DOCUMENT FILE NO. 2002-3254.

SURVEY DESCRIPTION: (PARCEL NO. 830-37611-002)
A PART OF THE FRACTIONAL, SOUTHWEST QUARTER (SW 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SW 1/4 OF SECTION 6, THENCE N87°33'40"W A DISTANCE OF 1089.10 FEET TO A POINT; THENCE S82°33'50"W A DISTANCE OF 1012.20 FEET TO A POINT; THENCE N87°26'10"W A DISTANCE OF 1089.51 FEET TO THE POINT OF BEGINNING BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE S83°09'55"W A DISTANCE OF 1622.22 FEET TO THE SOUTH LINE OF SAID SW 1/4, A FOUND 1/2" REBAR BEARS S42°23'59"W A DISTANCE OF 0.46 FEET FROM SAID POINT; THENCE ALONG SAID SOUTH LINE, N87°32'56"W A DISTANCE OF 300.01 FEET TO THE SOUTHWEST CORNER OF SAID SW 1/4 BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE WEST LINE OF SAID SW 1/4, N03°09'40"E A DISTANCE OF 1622.81 FEET TO A POINT, A FOUND IRON PIN WITH CAP "BLEW 1532" BEARS S71°10'42"W A DISTANCE OF 0.32 FEET FROM SAID POINT; THENCE LEAVING SAID WEST LINE, S87°28'10"E A DISTANCE OF 300.12 FEET TO THE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINING 11.18 ACRES (486,885 SQ. FT.), MORE OR LESS.



- LEGEND**
- PROPERTY LINE
 - SECTION LINE
 - ADJACENT OWNER
 - EASEMENT (AS NOTED)
 - RIGHT-OF-WAY
 - SETBACK
 - CENTERLINE OF ROAD
 - FENCE LINE
 - OVERHEAD POWER & TELEPHONE
 - WATER LINE
 - SANITARY SEWER LINE
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - RECORDED DISTANCE
 - MEASURED DISTANCE
 - GENERAL LAND OFFICE DIMENSIONS
 - IPF - IRON PIN FOUND (AS NOTED)
 - IPF - RAILROAD SPIKE
 - IPF - IRON PIN SET w/ CAP "PLS 1439"
 - COMPUTED POINT
 - TBM - BENCHMARK
 - MANHOLE (TYPE AS NOTED)
 - WATER METER
 - GAS METER
 - POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - SEWER CLEANOUT
- P.O.C.**
NE CORNER
FRAC. SW 1/4
SECTION 6
T-17-N, R-30-W
CALCULATED POINT
AS PER: 17-87,
0234-384
- P.O.B.**
(123.45)
M
(GLO)
- DETAIL "C"**
T=10"
NORTHWEST CORNER
FRAC. SW 1/4
SECTION 6
T-17-N, R-30-W
COMPUTED POINT BY DOUBLE
PROPORTIONED MEASUREMENT
IPF "GING 1301"
- DETAIL "A"**
T=10"
SECTION LINE
IPF BLEW 1532



SUBJECT TRACT
11.18 ACRES ±
PARCEL NO. 830-37611-002
MAESTRI ENTERPRISES, LLC
301 EMERALD POINT DRIVE
SPRINGDALE, AR 72764

REVISION	DATE	DESCRIPTION

OWNER/DEVELOPER: MAESTRI ENTERPRISES LLC
301 EMERALD POINT DRIVE
SPRINGDALE, AR 72764

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72765-0282

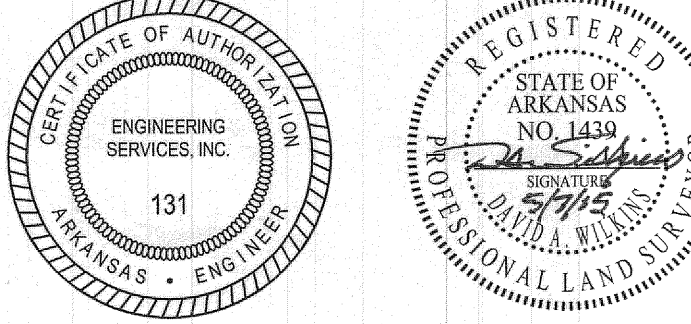
EXISTING ZONING: I-1, C-1 & R-3

SETBACKS: FRONT: (I-1) W PARKING 75' W/O PARKING 30'
(C-1) W PARKING 50' W/O PARKING 20'
(R-3) 20'

SIDE: (I-1) ADJACENT TO RESIDENTIAL 70' NON RESIDENTIAL 50'
(C-1) ADJACENT TO RESIDENTIAL 30' NON RESIDENTIAL 7'
(R-3) 20'

REAR: (I-1) 75'
(C-1) ADJACENT TO RESIDENTIAL 30' NON RESIDENTIAL 20'
(R-3) 25'

PLAT CODE: 500-17N-30W-0-06-300-72-1439



BOUNDARY SURVEY FOR
MAESTRI ENTERPRISES, LLC
TONTOWN, WASHINGTON COUNTY, ARKANSAS
SCALE: 1"=60' DATE: May 8, 2015 DRAWN BY: RKW
ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS
© COPYRIGHT 2015, ENGINEERING SERVICES, INC. 05/08/15 1:54 PM W.O.# 15907 SHEET 1