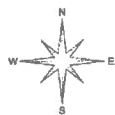


PLAT OF SURVEY



SURVEY DESCRIPTIONS

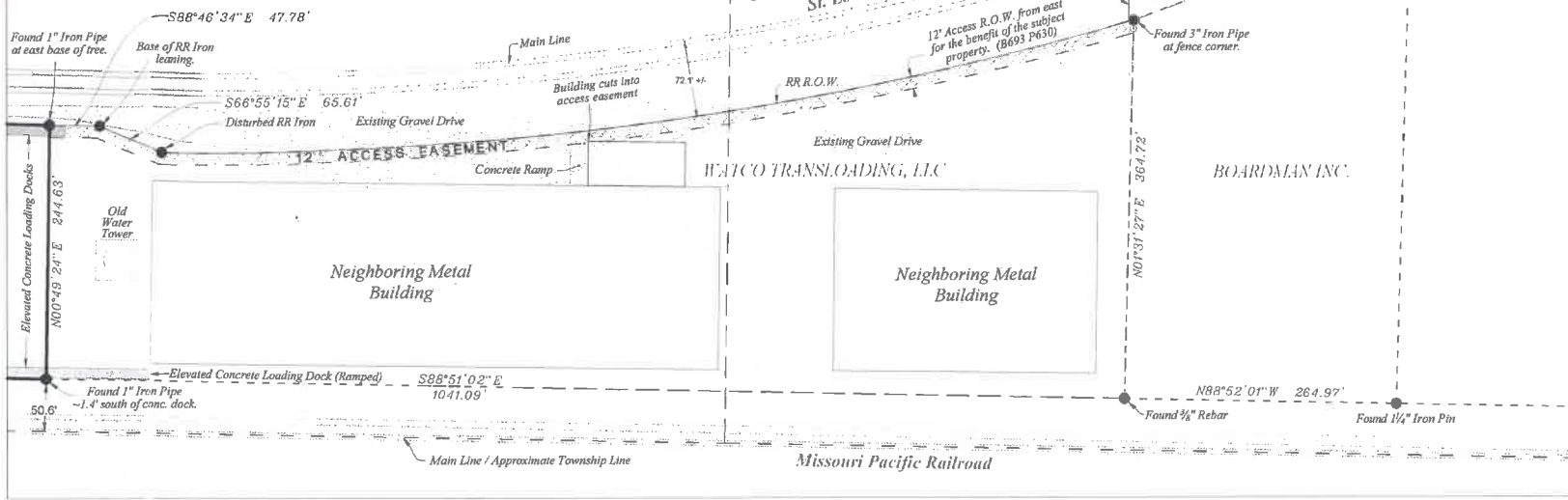
Part of the South Half of Section 34, including Lots "A", "B" and "C" of the Pine Bluff Warehouse Industrial Subdivision; part of the Joseph Vallieur Survey and part of the Francis Coupot Survey all in Section 34, Township 5 South, Range 9 West, Jefferson County, Arkansas being more particularly described as follows:

COMMENCING at the northeast corner of Section 2, Township 6 South, Range 9 West, as set by J.W. Gould in 1956 running thence NORTH a distance of 50.00 feet to a point on the northern right-of-way of the Missouri Pacific Railroad; thence run N88°54'43"W, along said right-of-way, for a distance of 395.90 feet to the southeast corner of said Pine Bluff Warehouse Industrial Subdivision; thence continue N88°54'43"W, along said railroad right-of-way, the same being the south boundary of Lot "B" of said subdivision, for a distance of 384.60 feet to the southwest corner of said Lot "B", said corner being marked by a 3/4" iron pipe; thence run N00°20'22"E, along the west boundary of Lot "B" for a distance of 130.00 feet to the southwest corner of Lot "C" of said subdivision, said corner marked by a 5/8" rebar; thence run N00°20'22"E, along the west boundary of said Lot "C", for a distance of 122.30 feet to a 6" iron pipe marking a northwesterly corner of said Lot "C"; thence run N74°03'04"E, along the northwesterly boundary of said Lot "C", for a distance of 26.65 feet to an angle iron marking a northwesterly corner of said Lot "C", said corner being on the southern right-of-way of the St. Louis Southwestern Railway; thence run S88°16'30"E, along the north boundary of said Lot "C", the same being the south boundary of said railroad right-of-way, for a distance of 75.12 feet to the northwest corner of Lot "A" of said subdivision; thence run S88°16'29"E, along the north boundary of said Lot "A" and southern railroad right-of-way, for a distance of 286.90 feet to the northeast corner of said Lot "A"; thence continue S88°16'29"E along said southern railroad right-of-way, for a distance of 1028.28 feet to the northeast corner of a parcel of land described in a Warranty Deed to Holly Grove Land Company filed for record in Deed Book 693 at Page 630 in the office of the Jefferson County Circuit Clerk, said corner marked by a 1" iron pipe; thence run S00°49'24"W, along the east boundary of said Holly Grove parcel, for a distance of 244.63 feet to the southeast corner thereof, said corner marked by a 1" iron pipe, said corner being on the aforementioned Missouri Pacific Railroad right-of-way; thence run N88°54'43"W, along said right-of-way, for a distance of 633.03 feet to the POINT OF BEGINNING, containing 8.20 acres, more or less, subject to all easements and rights-of-ways of record or fact.

ALSO, an easement for ingress and egress originally described in a Warranty Deed to Holly Grove Land Company filed for record in Deed Book 693 at Page 630 in the office of the Jefferson County Circuit Clerk, said easement being located in part of the Joseph Vallieur Survey and part of the Francis Coupot Survey in Section 34, Township 5 South, Range 9 West, Jefferson County, Arkansas said easement being twelve (12) feet in width with all twelve feet being on the right side (southerly side) of a line more particularly described as follows:

COMMENCING at the northeast corner of Section 2, Township 6 South, Range 9 West, as set by J.W. Gould in 1956 running thence NORTH a distance of 50.00 feet to a point on the northern right-of-way of the Missouri Pacific Railroad; thence run S88°54'43"E, along said right-of-way, for a distance of 633.03 feet to the southeast corner of said Holly Grove parcel, said corner marked by a 1" iron pipe; thence run N00°49'24"E, along the east boundary of said Holly Grove parcel, for a distance of 244.63 feet to the northeast corner thereof, said corner being on the southern right-of-way of the St. Louis Southwestern Railway, said corner marked by a 1" iron pipe, said corner being the POINT OF BEGINNING of the herein described easement line; thence run S88°46'34"E, along said railroad right-of-way, for a distance of 47.78 feet to a railroad iron; thence run S66°55'15"E, along said railroad right-of-way, for a distance of 65.61 feet to a railroad iron, said railroad iron being on a non-tangent curve concave to the northwest with a radius of 3237.80 feet, a central angle of 16°49'28", a chord bearing S82°21'59"W and a chord distance of 947.33 feet; thence run along said curve and railroad right-of-way for a distance of 950.75 feet to the northeast corner of a parcel of land described in a Warranty Deed to Watco Transloading, LLC filed for record in Deed Book 960 at Page 686 in the office of the Jefferson County Circuit Clerk, said corner being marked by a 3" iron pipe, said corner being the terminus of said easement line.

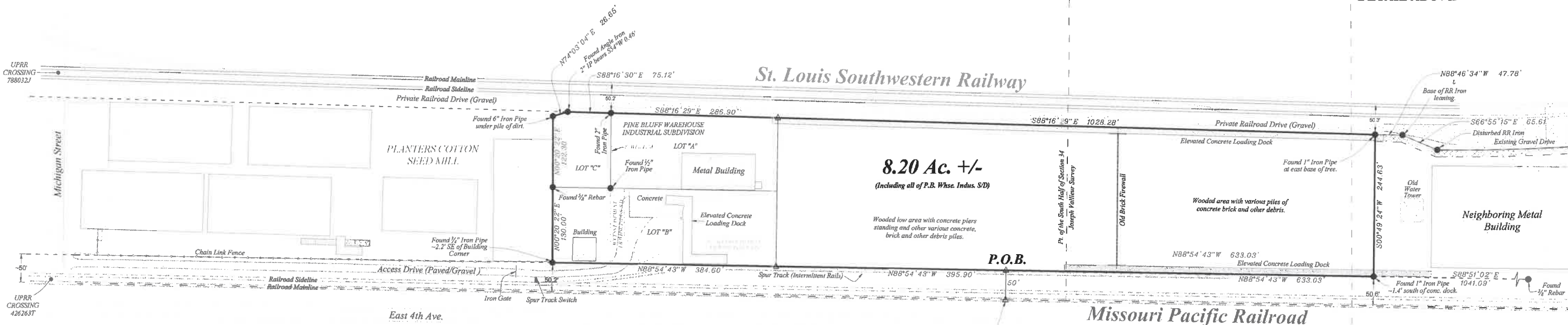
ACCESS EASEMENT FROM EAST (Described in Warr. Deed filed at B693 P630)



FLOOD ZONE STATEMENT

Per FEMA Flood Insurance Rate Map (FIRM) number 0506030305D, effective March 16, 2009, these properties lie in Zone X areas determined to be inside the 0.2% annual chance floodplain.

SEE ACCESS DETAIL ABOVE



SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
• Latitude = 34°13'38.83865", Longitude = 91°58'39.59962", Convergence Angle = 0°00'45.00"
2. Distances shown on plat are Grid. Combined Scale Factor (Grid to Ground) = 1.00008189. This survey does not guarantee title or ownership.
- No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey. A comprehensive title search was not performed in compiling the data for this survey.
- Reference documents used for this survey:
 - Warranty Deed filed for record at Book 670, Page 585, Jefferson County.
 - Warranty Deed filed for record at Book 693, Page 630, Jefferson County.
 - Plat for Pine Bluff Warehouse Industrial Subdivision, Plat Cabinet B, Slot 501.
 - Plat of Survey by P.S. 21 dated July 2, 1982.
 - Plat of Survey by P.S. 770 dated May 16, 1995.
- All monuments set are 1/2" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED
- SEWER MANHOLE
- BOUNDARY LINE
- BROKEN SCALE

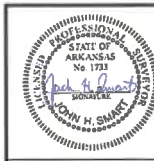
GRAPHIC SCALE 1" = 40'
0' 40' 80'

CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set, during the course of the survey to the best of my knowledge and ability.

John H. Smart
John H. Smart

3/9/2022
Date



PART OF THE SOUTH HALF OF SECTION 34, PART OF THE JOSEPH VALLIEUR SURVEY AND PART OF THE FRANCES COUPOT (COUSOTTE) SURVEY OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 9 WEST, JEFFERSON COUNTY, ARKANSAS.

SMART SURVEYING
INCORPORATED

1816 E. Morgan Rd.
Altheimer, AR 72004
Cell: (870) 882-8422

Date: March 9, 2022
Drawing: Relo-Ed Thompson-Spills Works
Page: 1 of 1
Arkansas Plat Code
500-055-09W-0-34-203-35-1733