



LEGAL DESCRIPTION

A part of the SE1/4 of the SW1/4 and a part of the SW1/4 of the SE1/4 of Section 34, T-8-N, R-20-W, and a part of the NW1/4 of the NE1/4 of Section 3, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows:

Beginning at the SE Corner of said SE1/4 of the SW1/4 of Section 34; thence S 89°33'33\"/>

SURVEYOR'S CERTIFICATE

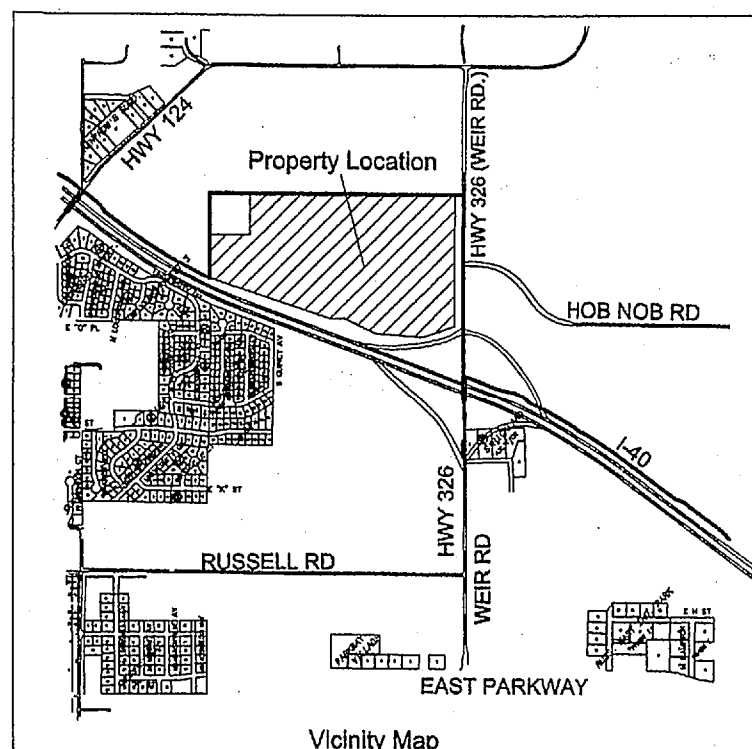
This is to certify to ROOSA AND MAGNANO RUSSELLVILLE, LLC, CHICAGO TITLE INSURANCE COMPANY, and LIPPE MATHIAS WEXLER FRIEDMAN, LLP, that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 8, 10, 11a, 13, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: August 30, 2006

Danny L. Hale, PLS 671 Arkansas

NOTES:

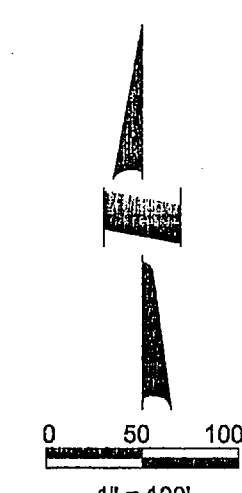
- (1) Zoning: C-3 Shopping Center (Ordinance No. 1684)
- (2) Setbacks: Front-25 ft., Side Interior-25ft., Rear-25 ft.;
- (3) The described property is not located in a designated 100 year Flood Plain as per HUD Map No. 050458 0009A, dated Dec. 20, 1977. Also, note that the current FEMA Flood Map (050178 0038D, dated Dec. 20, 2000) located on the South side of Interstate 40, has not extended their study of the 100 year Flood Plain North of Interstate 40. Contact Morgan Barrett at Public Works (479-968-2406) for necessary elevation requirements for building purposes, if any exists.
- (4) Utility Companies:
Electric: Entergy 1-800-368-3749
Water & Sewer: City Corporation 479-968-2105
Gas: CenterPoint (Arha) 1-800-992-7552
Telephone: CenturyTel 1-800-201-4102
Cable TV: Cox Communications 479-968-2223 (Now Suddenlink)
City Engineer: Morgan Barrett, Public Works 479-968-2406
- (5) Contact Utility Companies for exact location of underground utilities and availability of services.
- (6) As per Title Commitment 20068105, dated June 15, 2006, Special Exceptions
4. Easement from Weir Properties, LLC to City of Russellville: (Bk. 30-K, Pg. 282) A 20 ft. Water Line Easement. Shown on Plat along the North side of Interstate 40.
5. Right-of-Way from Weir Properties, LLC, et al: (Bk. 30-T, Pg. 422) A 15 ft. Utility and Access Right-of-Way. Shown on Plat along the West side of subject property.
6. Right-of-Way from Weir Investment Properties, LLC: (Bk. 05-09, Pg. 241) Shown along the West Right-of-Way of State Highway No. 326 (Weir Road) A 15 ft. power line easement and 5' x 25' guy wire easement.
7. Right-of-Way from Weir Investment Properties, LLC: (Bk. 05-09, Pg. 243) Shown along the West Right-of-Way of State Highway No. 326 (Weir Road) A 15 ft. power line easement and 5' x 25' guy wire easement.



LEGEND

MH Manhole
SS Sanitary Sewer
PP Power Pole
E Electric
OHE Overhead Electric
UT Underground Telephone
T Telephone
TR Telephone Riser
CTV Cable TV
CR Cable TV Riser
G Gas Pipeline
GM Gas Meter
GV Gas Valve
W Water Line
WM Water Meter
WV Water Valve
TBM Temporary Bench Mark
FL Flowline
T Top
SB Signal Box
SL Signal Light
DI Drop Inlet
RCP Reinforced Conc. Pipe
BSL Building Setback Line
UJE Utility Easement
FH Fire Hydrant
CMP Corrugated Metal Pipe
D/E Drainage Easement
FOC Fiber Optic Cable

SE SW 34 30.03 ac
SW SE 34 37.70 ac
NW NE 3 1.20 ac
68.93 ac



Bearings from adjoining survey dated 05/18/01 and Sectional Breakdown.

REVISIONS / SUBMISSIONS NO.	DATE



HALE-MARTIN ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
608 West 8th Street
Russellville, Arkansas 72801
(479) 968-3035

"ALTA/ACSM LAND TITLE SURVEY"
ROOSA AND MAGNANO RUSSELLVILLE, LLC
PROPERTY SURVEY
Interstate 40 & State Hwy. 326 (Weir Road)
Russellville, Arkansas

PROJECT TITLE

DRAWN BY: DLH SCALE: 1" = 100'
JOB NO. 103-53 DATE: 08/30/06

SHEET NO.