

TABLE OF NOTES CORRESPONDING TO SCHEDULE B - SECTION II EXCEPTIONS

	TITLE COMMITMENT ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE: CITY TITLE & CLOSING LLC FILE NUMBER: 23-3853 EFFECTIVE DATE: JULY 10, 2023, AT 07:00 AM	SURVEYOR'S COMMENTS
	1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.	NONE PROVIDED TO SURVEYOR
	2. REAL ESTATE TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. TAXES FOR THE YEAR 2021 AND PRIOR YEARS ARE PAID.	NOT SURVEY RELATED
	3. REAL ESTATE TAXES FOR THE YEAR 2022, A LIEN DUE AND PAYABLE, BUT UNPAID.	NOT SURVEY RELATED
4	4. ANY ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ALTA/NSPS LAND TITLE SURVEY OF THE LAND.	SHOWN HEREON
5	5. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES SOLELY AS TENANTS AND SOLELY WITH RESPECT TO SPACE OCCUPIED BY EACH SUCH TENANT, TOGETHER WITH NON-EXCLUSIVE RIGHTS IN COMMON WITH OTHER TENANTS IN AREAS USED BY ALL TENANTS.	NOT SURVEY RELATED LEASE AREA SHOWN HEREON SHOWN HEREON
	6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT ARISING FROM CONSTRUCTION OF AN IMPROVEMENT OR WORK RELATED TO THE LAND, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	NOT SURVEY RELATED
7	7. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.	SHOWN HEREON
	8. TAXES OR SPECIAL ASSESSMENTS, IF ANY, WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.	NOT SURVEY RELATED
	9. MINERALS OF WHATEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL IN, ON, UNDER, AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.	NOT SURVEY RELATED
	10. ANY JUDGMENT LIENS OR OTHER LIENS RECORDED IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTCY COURT IN THE STATE OF ARKANSAS AS OF THE DATE OF POLICY THAT ARE NOT REFLECTED IN THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE LAND IS LOCATED.	NOT SURVEY RELATED
	11. ANY SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS AND LIENS RECORDED UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE IN THE ARKANSAS SECRETARY OF STATE'S OFFICE AS OF THE DATE OF POLICY THAT ARE NOT REFLECTED IN THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE LAND IS LOCATED.	NOT SURVEY RELATED
12	12. MATTERS AS SET FORTH ON SURVEY/PLAT RECORDED IN/AS SURVEY BOOK 4 AT PAGE 261 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY, AND SETBACK LINES.	SHOWN HEREON
13	13. MATTERS AS SET FORTH IN DEED RESTRICTION RECORDED IN/AS BOOK 2012 AT PAGE 53258, AS AFFECTED BY THOSE NOTICES FILED IN BOOK 2012 AT PAGES 53261 AND 53263 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS.	ENCUMBERS SUBJECT TRACT MONITORING WELLS SHOWN HEREON
	14. EASEMENT IN FAVOR OF SOUTHWEST ARKANSAS UTILITIES CORPORATION, RECORDED AUGUST 9, 1930, IN/AS BOOK 199 AT PAGE 198 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.	DESCRIPTION IS VAGUE UNABLE TO PLOT
15	15. RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, RECORDED DECEMBER 12, 1966, IN/AS BOOK 385 AT PAGE 389 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.	SHOWN HEREON
16	16. RIGHT OF WAY GRANT IN FAVOR OF THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, RECORDED AUGUST 4, 1969, IN/AS BOOK 409 AT PAGE 275 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.	SHOWN HEREON
17	17. RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, RECORDED AUGUST 21, 1969, IN/AS BOOK 409 AT PAGE 579 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.	SHOWN HEREON
18	18. DRAINAGE AND UTILITY EASEMENT IN FAVOR OF THE CITY OF SILOAM SPRINGS, ARKANSAS, RECORDED MAY 19, 2003, IN/AS BOOK 2003 AT PAGE 13403 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.	SHOWN HEREON
19	19. UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE CITY OF SILOAM SPRINGS, ARKANSAS, RECORDED AUGUST 30, 2021, IN/AS INSTRUMENT NO. L202164841 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.	SHOWN HEREON
20	20. TITLE TO, AND EASEMENTS IN, THAT PORTION OF THE LAND WITHIN S. LINCOLN STREET.	S. LINCOLN STREET SHOWN HEREON
21	21. TITLE TO, AND EASEMENTS IN, THAT PORTION OF THE LAND WITHIN E. QUARTER ROAD.	E. QUARTER ROAD SHOWN HEREON
22	22. TITLE TO, AND EASEMENTS IN, THAT PORTION OF THE LAND WITHIN WAUKESHA ROAD.	WAUKESHA ROAD SHOWN HEREON

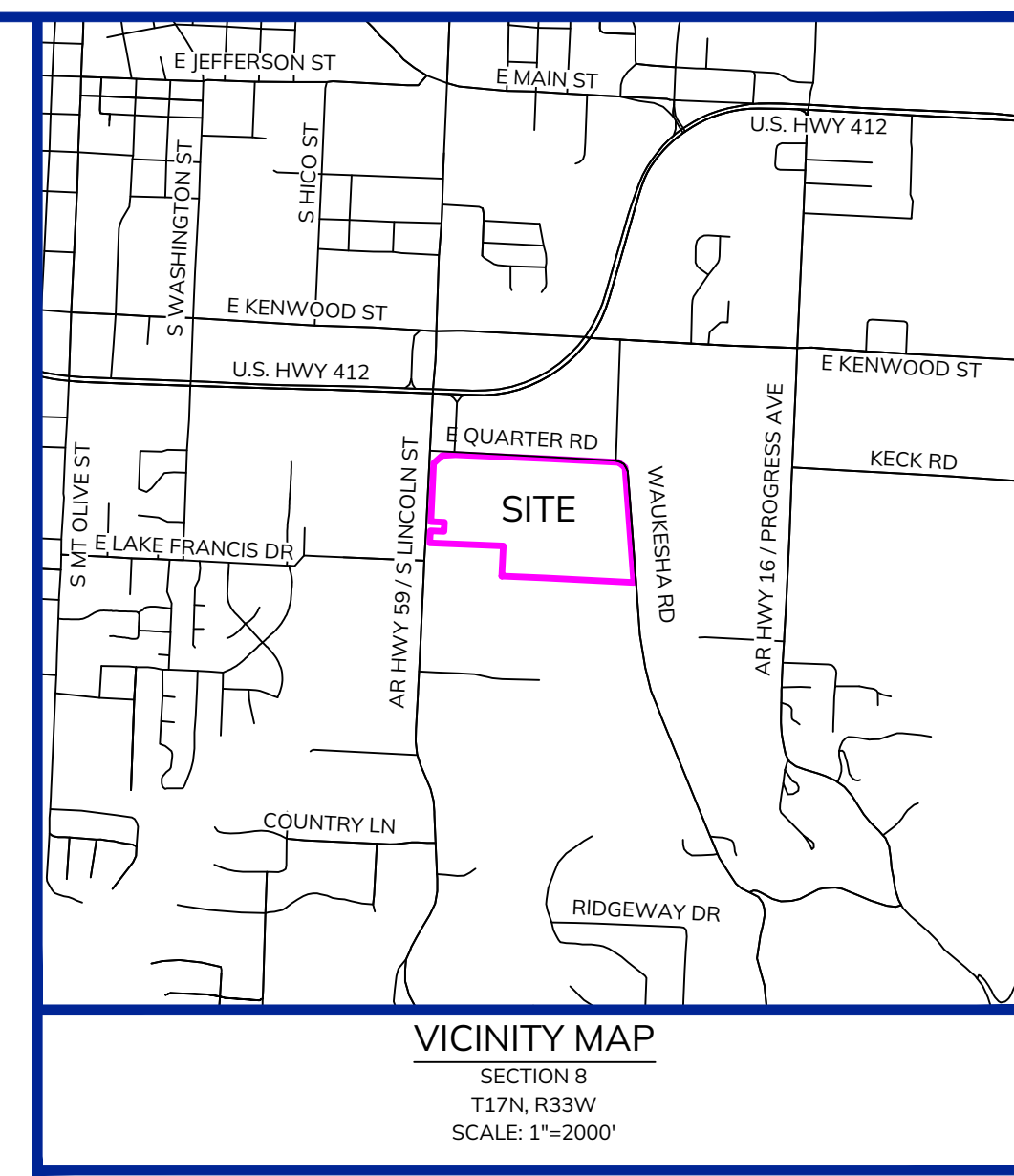
LEGAL DESCRIPTION SUBJECT TRACT

PART OF THE SE1/4, NW1/4 AND PART OF THE SW1/4, NE1/4 OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND 3/8-INCH REBAR AT THE SOUTHEAST CORNER OF THE SAID SE1/4, NW1/4; THENCE ALONG THE SOUTH LINE OF SAID SE1/4, NW1/4, N87°34'49"W467.15 FEET TO A FOUND 1/2-INCH REBAR; THENCE DEPARTING SAID SOUTH LINE, N02°54'31"E 330.02 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°34'49"W198.05 FEET TO A FOUND 5/8-INCH REBAR; THENCE N87°40'59"W603.80 FEET TO THE EAST RIGHT OF WAY OF HWY 59; THENCE ALONG SAID RIGHT OF WAY, N02°45'56"E 131.27 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 969; THENCE DEPARTING SAID EAST RIGHT OF WAY, S87°15'13"E 148.08 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 969; THENCE N02°43'35"E 100.05 FEET TO A FOUND 5/8-INCH REBAR WITH CAP; THENCE N87°16'28"W148.01 FEET TO AFORESAID EAST RIGHT OF WAY OF HIGHWAY 59; THENCE ALONG SAID EAST RIGHT OF WAY, N02°45'56"E 637.22 FEET TO A FOUND 2-INCH ALUMINUM CAP; THENCE DEPARTING SAID EAST RIGHT OF WAY, N47°40'38"E 126.80 FEET TO A FOUND 2-INCH ALUMINUM CAP ON THE SOUTH RIGHT OF WAY OF EAST QUARTER RD.; THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) N86°33'41"E 143.81 FEET TO A SET 5/8-INCH REBAR WITH CAP 1759;
- 2) S87°29'38"E 1037.11 FEET TO A FOUND 1/2-INCH REBAR WITH CAP;
- 3) S87°00'21"E 744.43 FEET TO A FOUND RAILROAD SPIKE;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY, S52°13'49"E 88.62 FEET TO A FOUND RAILROAD SPIKE ON THE WEST RIGHT OF WAY OF WAUKESHA RD.; THENCE ALONG SAID WEST RIGHT OF WAY, S04°18'33"E 1257.57 FEET TO A FOUND 5/8-INCH REBAR; THENCE DEPARTING SAID WEST RIGHT OF WAY, N87°07'00"W 973.35 FEET TO THE POINT OF BEGINNING, CONTAINING 2,522.153 SQUARE FEET OR 57.90 ACRES, MORE OR LESS.



LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	HIGHWAY CENTERLINE
	RIGHT-OF-WAY LINE
	FORMER SUBDIVISION LINE (PLAT BK. A, PG 47)
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE
	FENCE
	UNDERGROUND FIBER-OPTIC LINE
	OVERHEAD FIBER-OPTIC LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER LINE
	WATER LINE (APPROXIMATE LOCATION)
	DRAINAGE / STORM SEWER LINE
	CENTERLINE DRAINAGE DITCH
	TREE LINE
	BUILDING/STRUCTURE
	FOUND PROPERTY CORNER, AS NOTED
	BENCHMARK
	POWER POLE
	ANCHOR (GUY WIRE)
	SANITARY SEWER MANHOLE
	SIGN
	POST / GUARD POST
	WATER VALVE
	GAS METER
	LIGHT POLE
	TELEPHONE RISER
	TREE AND APPROXIMATE DIAMETER
	Vault
	GRATED INLET
	FIBER-OPTIC WITNESS POST
	DRAINAGE MANHOLE
	WELL
	TELEPHONE RISER
	FIRE HYDRANT
	MAIL BOX
	REBAR
	SEWER MANHOLE (SANITARY SEWER)
	DRAINAGE MANHOLE
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	CORRUGATED PLASTIC PIPE

ZONING DATA

PER THE CITY OF SILOAM SPRINGS GENERAL REFERENCE GIS:
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)

PER THE CITY OF SILOAM SPRINGS ZONING ORDINANCE:
SETBACK REQUIREMENTS:
SETBACK REQUIRED FROM BOUNDARIES ABUTTING ANY PUBLIC RIGHT-OF-WAY, OR ABUTTING ANY ZONING DISTRICT NOT DESIGNATED "R" (RESIDENTIAL):
FRONT: 50 FEET
SIDE: 10 FEET
SIDE ON CORNER: 20 FEET
REAR: 25 FEET
SETBACK REQUIRED FROM BOUNDARIES ABUTTING OR FACING ANY "R" (RESIDENTIAL) DISTRICT:
THE SETBACKS PROVIDED ABOVE SHALL BE INCREASED BY 30 FEET, AND SHALL INCLUDE A LANDSCAPED BUFFER OF AT LEAST 30 FEET IN ADDITIONAL WIDTH.
HEIGHT RESTRICTIONS:
NO BUILDING SHALL EXCEED 35 FEET IN HEIGHT, UNLESS EACH EXCEEDING PORTION OF THE BUILDING IS SET BACK BY THE ABOVE-LISTED DISTANCES, PLUS AN ADDITIONAL ONE FOOT FOR EACH ONE FOOT THAT ITS HEIGHT EXCEEDS 35 FEET.
IN NO EVENT SHALL ANY BUILDING EXCEED 50 FEET IN HEIGHT.
FLOOR SPACE AREA RESTRICTIONS:
MAXIMUM FLOOR SPACE TO AREA RATIO = 0.60
PARKING REQUIREMENTS:
INDUSTRIAL OR MANUFACTURING FACILITY, WAREHOUSE:
ONE PER EACH 1,200 SQUARE FEET OF FLOOR AREA
ALL USES:
PARKING FOR DISABLED PERSONS SHALL BE PROVIDED AS REQUIRED BY FEDERAL STATUTE.

NOTES

1. BEARINGS BASED ON GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)EPOCH:2010.0000.
2. BASIS OF ELEVATIONS: NAVD83 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)EPOCH:2010.0000.
3. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT.
4. SUBJECT PROPERTY IS WITHIN THE CITY LIMITS OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS.
5. SUBJECT TRACT HAS ACCESS TO STATE HWY 59 / S LINCOLN ST, E QUARTER RD, AND WAUKESHA RD.
6. THIS PLAT MEETS THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS WELL AS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
7. AT THE TIME OF SURVEY, SURVEYOR FOUND NO EVIDENCE OF DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
8. TABLE ITEM NO 16: AT THE TIME OF SURVEY, SURVEYOR FOUND NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. AT THE TIME OF SURVEY, SURVEYOR FOUND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. TABLE ITEM NO 17: SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES; HOWEVER, THE CITY OF SILOAM SPRINGS 2020 MASTER STREET PLAN SHOWS A FUTURE EASTWARD EXTENSION OF E LAKE FRANCIS DR THROUGH THE SOUTHERN PORTION OF THE SUBJECT PROPERTY, TO CONNECT TO WAUKESHA RD.
10. TABLE ITEM NO 17: PER THE CITY OF SILOAM SPRINGS 2020 MASTER STREET PLAN, STATE HWY 59 / S LINCOLN ST IS DESIGNATED A MINOR ARTERIAL WITH AN 80' RIGHT-OF-WAY (ROW), E QUARTER RD IS DESIGNATED A COLLECTOR WITH A 78' - 100' ROW, AND WAUKESHA RD IS DESIGNATED A COLLECTOR WITH A 67' - 80' ROW.

ENCROACHMENT TABLE

1	520 FT. ± SANITARY SEWER LINE AND SEWER MANHOLES
2	104 FT. ± OVERHEAD ELECTRIC LINES (MULTIPLE) AND A POWER POLE
3	1,156 FT. ± OVERHEAD FIBER-OPTIC LINE AND POLES
4	141 FT. ± SANITARY SEWER LINE AND A SEWER MANHOLE
5	780 FT. ± OVERHEAD ELECTRIC LINE AND POWER POLES
6	755 FT. ± OVERHEAD ELECTRIC LINE, POWER POLES AND ANCHORS.
7	640 FT. ± FIBER-OPTIC LINE
8	1,250 FT. ± FIBER-OPTIC LINE

UTILITY NOTE
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE TICKET NUMBER 230710-1085.

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NO. 05007C0370, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PARKING

NUMBER OF PARKING SPACES	
ADA / HANDICAPPED / DISABLED	3
REGULAR PARKING SPACES	85

TO: ARCANE CAPITAL PARTNERS, LLC
CITY TITLE & CLOSING LLC
FIDELITY NATIONAL 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, 6B, 7A, 8, 9, 11 (B), 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/07/2023

DATE OF PLAT OR MAP: 07/11/2023

PRELIMINARY

NIKOLAY NEDKOV
AR PLS 1759



STATE PLAT CODE: 500-17N-33W-0-08-104-04-1759

DRAWING NO. NWA-100-0342

ARCANE CAPITAL PARTNERS

ALT/NSPS LAND TITLE SURVEY

1700 E. QUARTER ROAD
CITY OF SILOAM SPRINGS
BENTON COUNTY, ARKANSAS

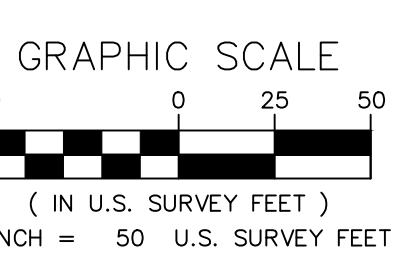
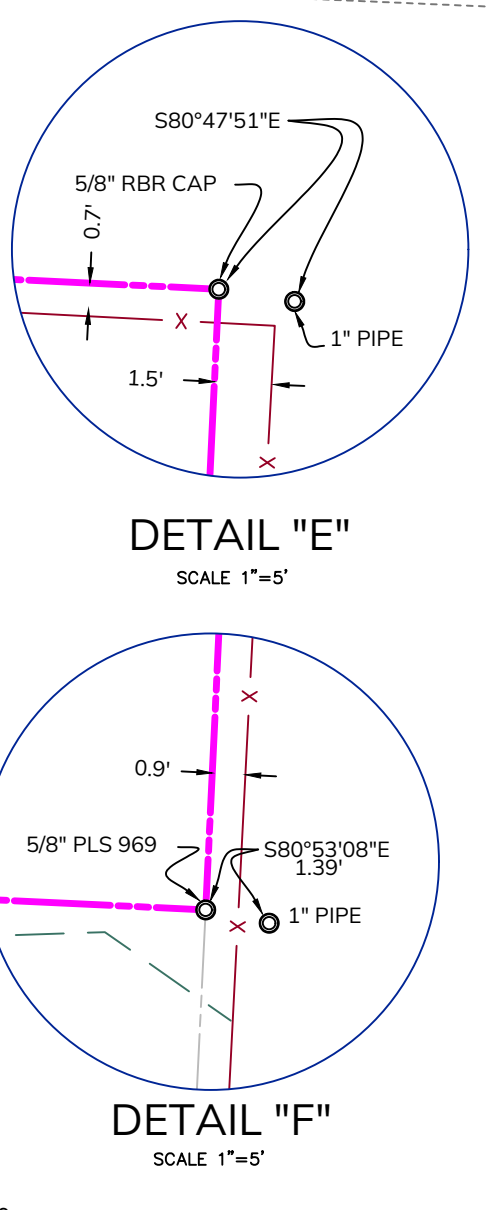
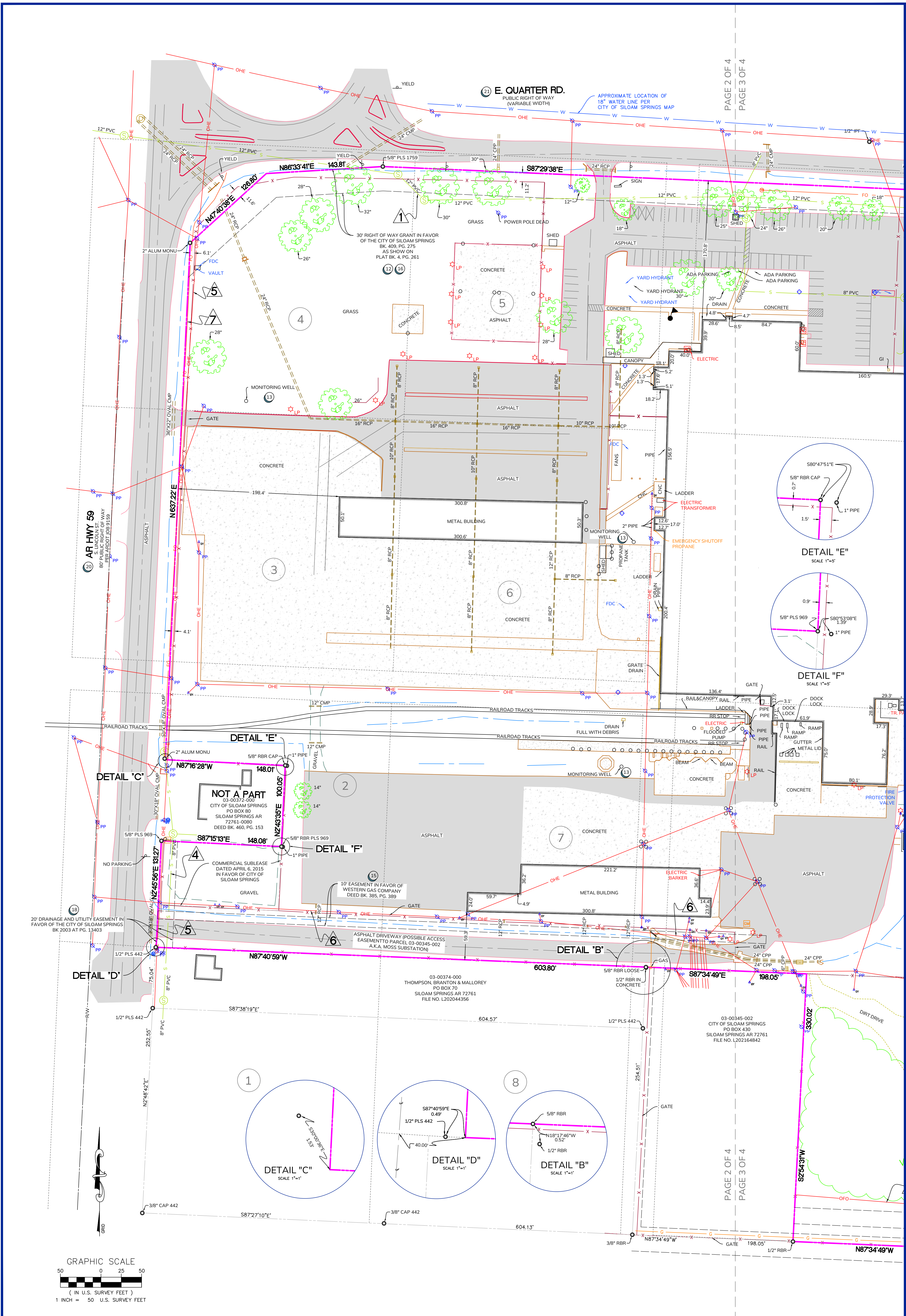
SHEET NUMBER **1** OF 4

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				DRAWN BY:	KLM
				CHECKED BY:	NKN
				DATE:	07/25/2023
				FIELD BOOK:	
				JOB NUMBER:	23RO20034

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NWA-100-0342

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2
OF 4

ARCANE CAPITAL PARTNERS

**ALTA/NSPS
LAND TITLE SURVEY**

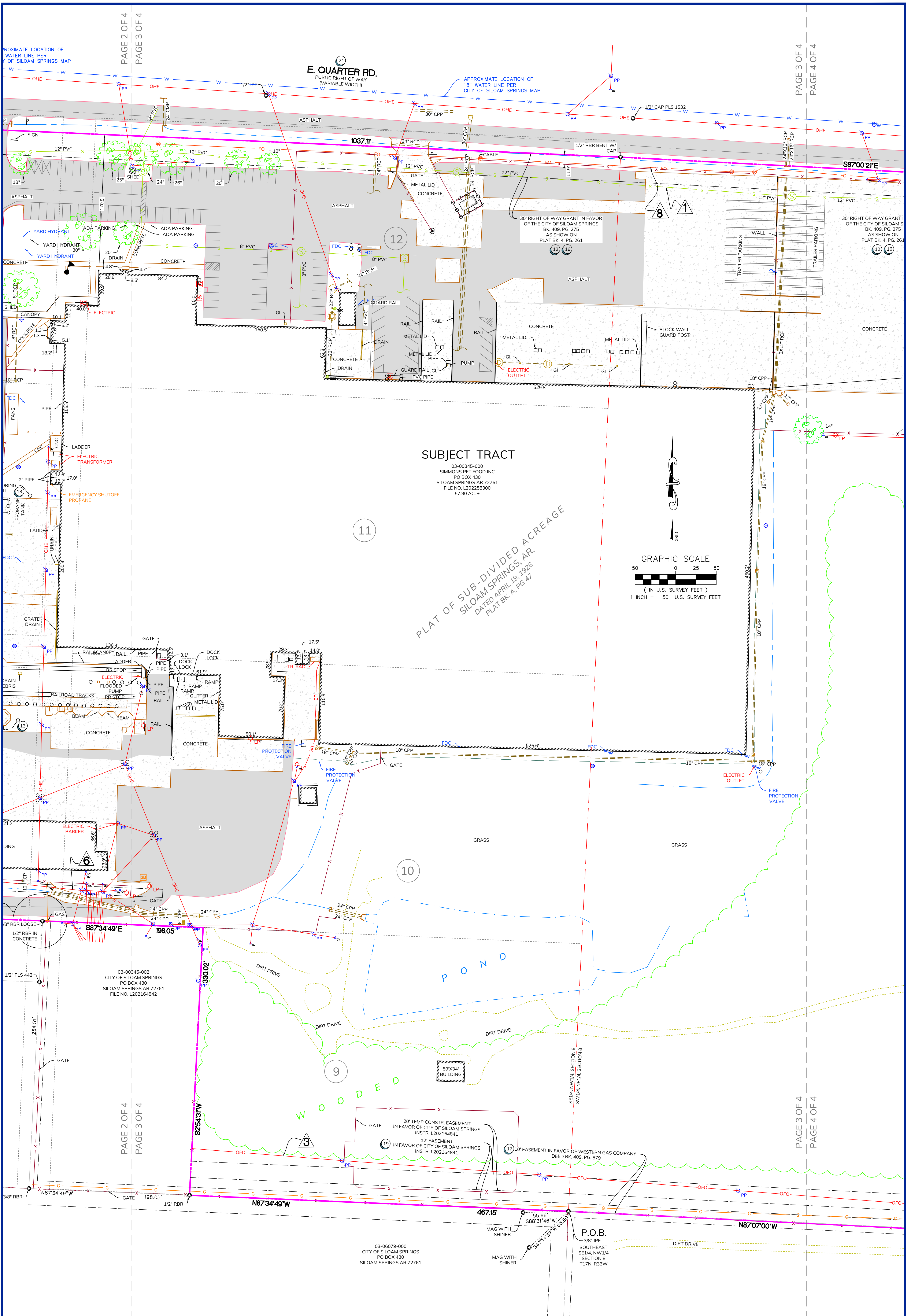
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CITY OF SILOAM SPRINGS
BENTON COUNTY, ARKANSAS

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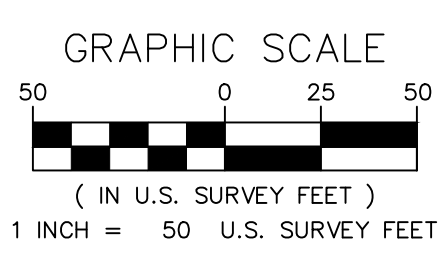
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PAGE 3 OF 4

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PAGE 4 OF 4

SUBJECT TRACT

03-00345-000
SIMMONS PET FOOD INC
PO BOX 430
SILOAM SPRINGS AR 72761
FILE NO. L202258300
57.90 AC. ±

PLAT OF SUB-DIVIDED ACREAGE
SILOAM SPRINGS, AR.
DATED APRIL 19, 1926
PLAT BK. A, PG. 47



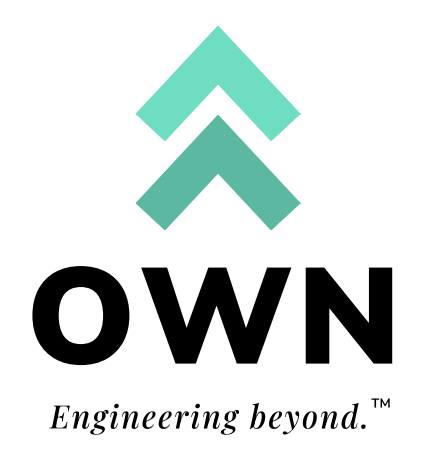
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NWA-100-0342
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OF 4

ARCANE CAPITAL PARTNERS
ALTAN/NSPS
LAND TITLE SURVEY
1700 E. QUARTER ROAD
CITY OF SILOAM SPRINGS
BENTON COUNTY, ARKANSAS

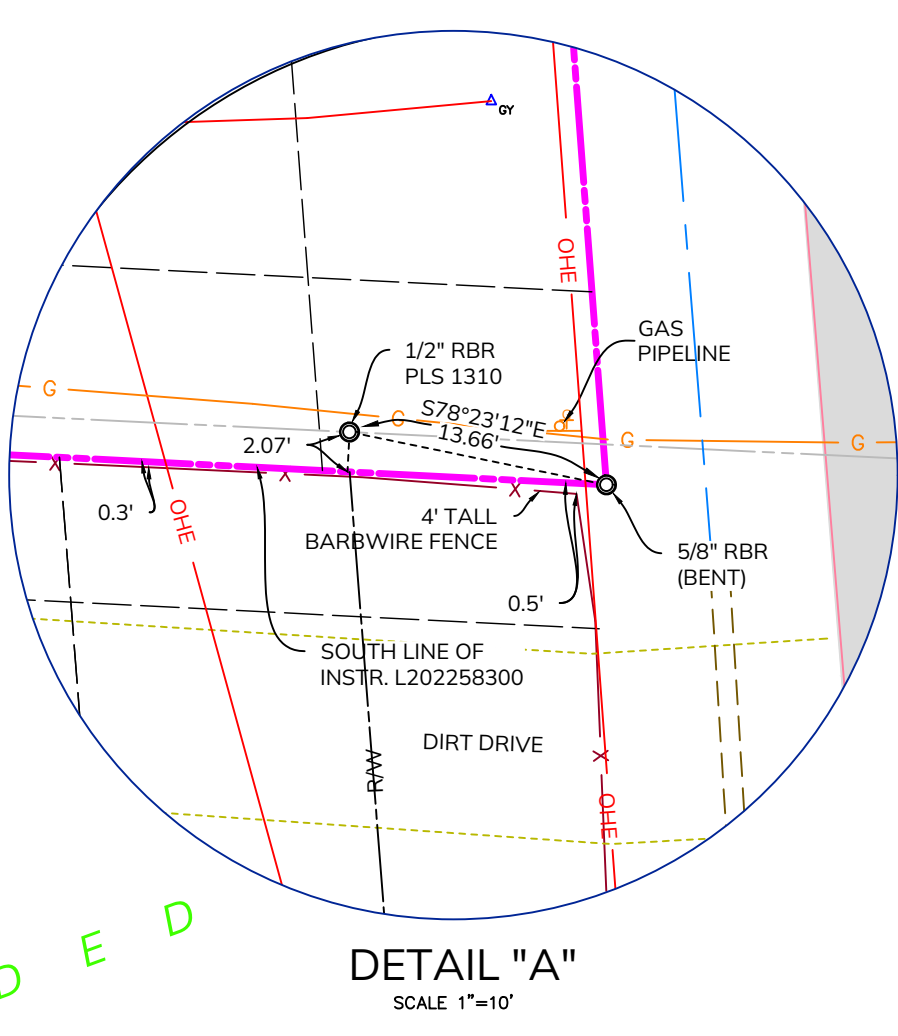
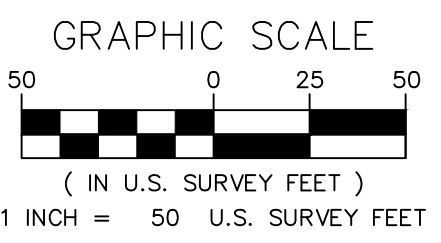
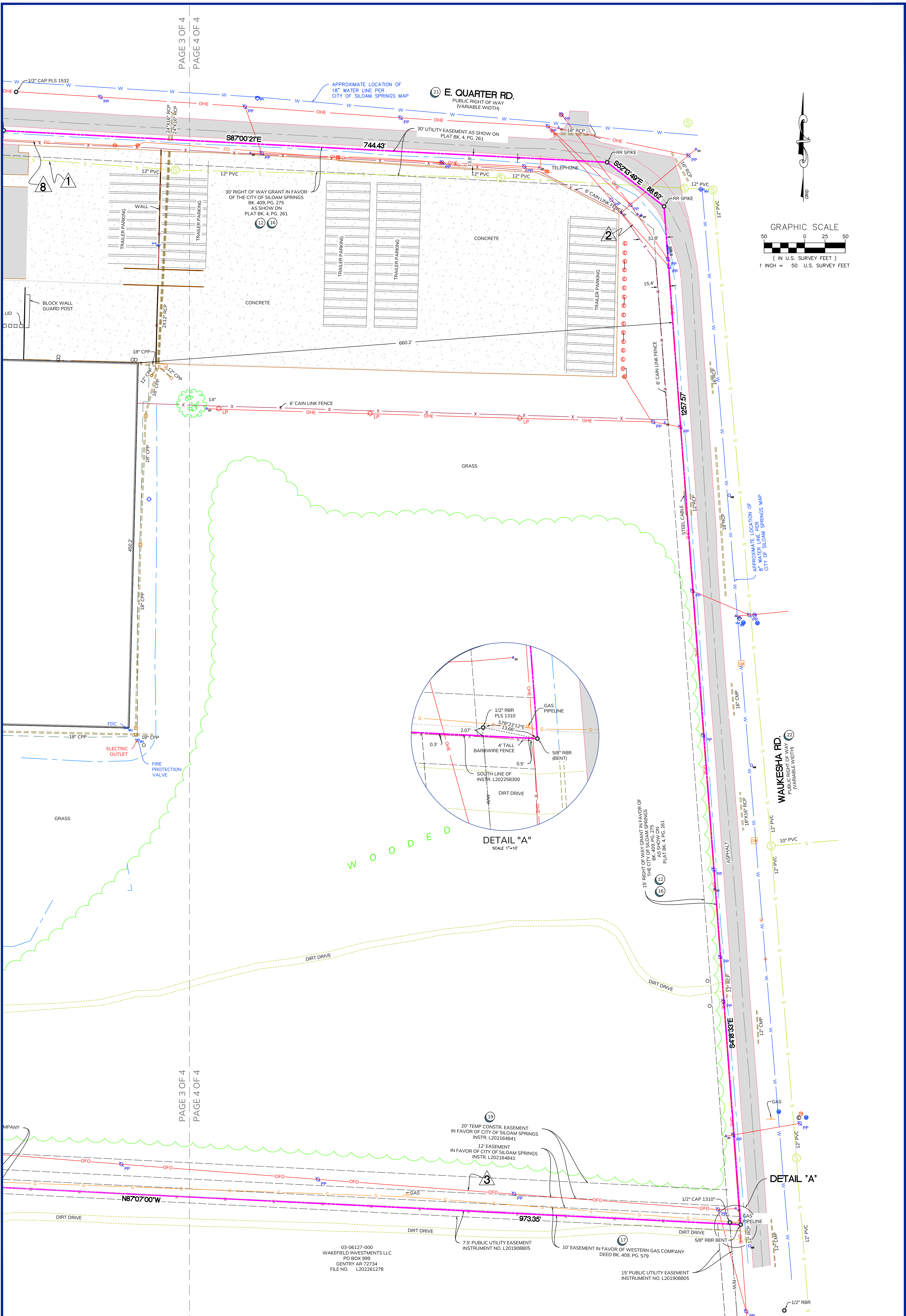
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03-06127-000
WAKEFIELD INVESTMENTS LLC
PO BOX 999
GENTRY AR 72734
FILE NO. L202261278

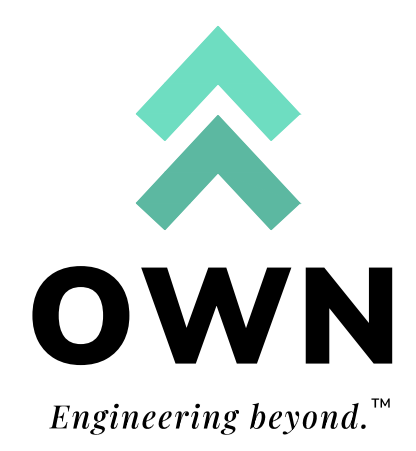
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ARCANE CAPITAL PARTNERS
**ALTAN/NSPS
LAND TITLE SURVEY**
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BENTON COUNTY, ARKANSAS

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