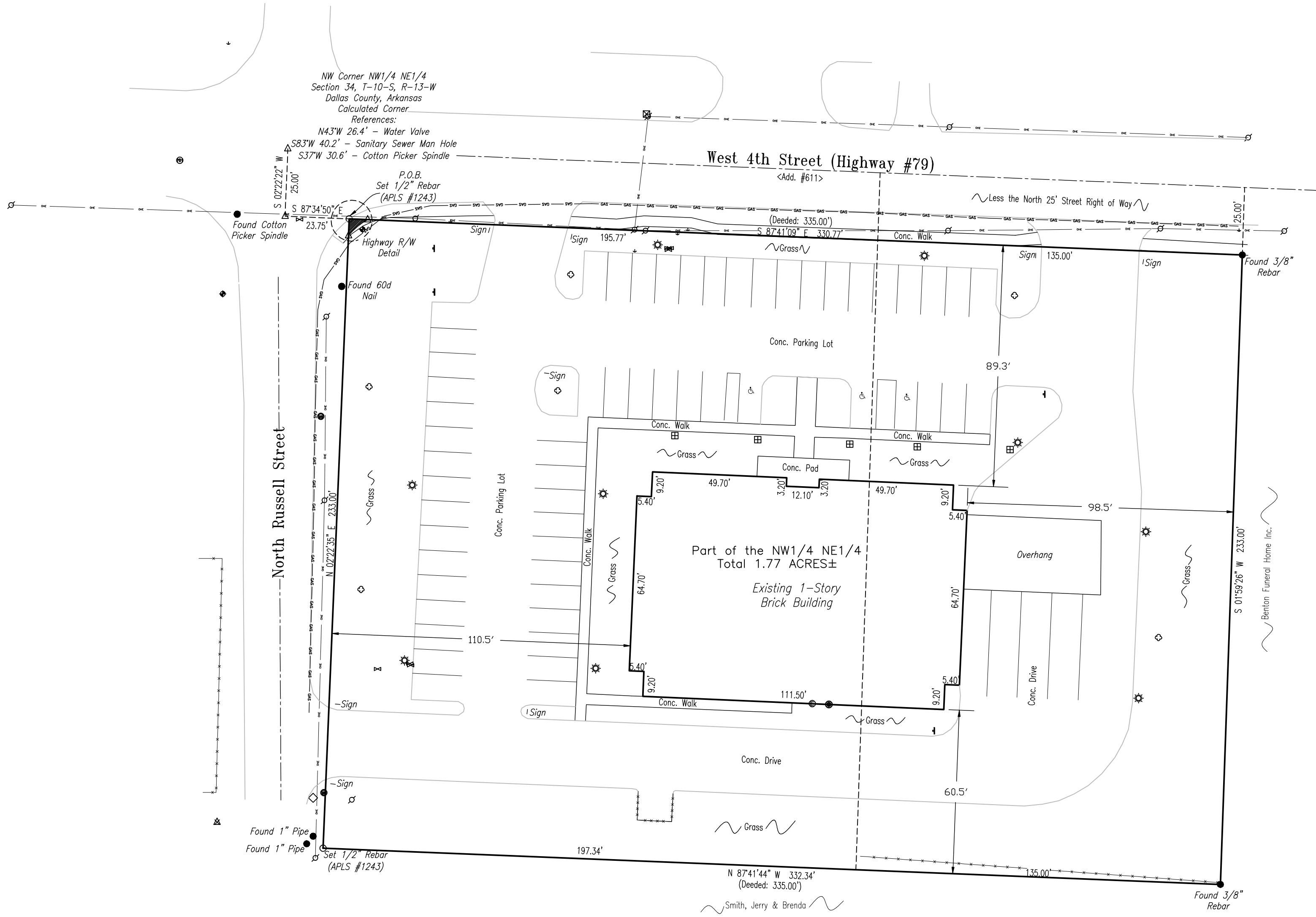
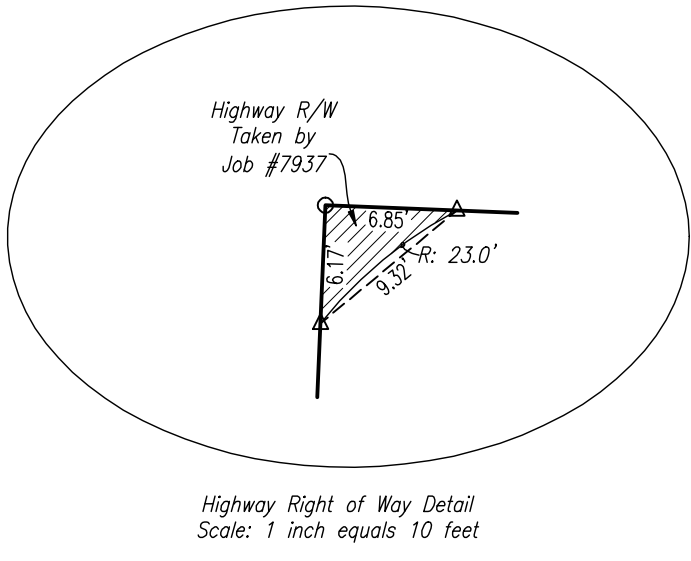


# Fordyce Regions Bank

LYING IN THE NW1/4 NE1/4, SECTION 34, T-10-S, R-13-W  
DALLAS COUNTY, ARKANSAS



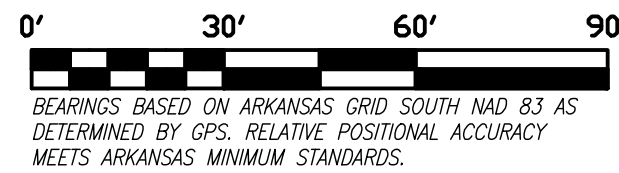
### FOR ADDITIONAL INFORMATION CALL

BUSINESS	PHONE NO.	CONTACT PERSON	ADDRESS
FORDYCE PLANNING DEPARTMENT	(870)313-4065	JAMES ROGERS	101 SOUTH MAIN STREET FORDYCE, AR 71742
FORDYCE STREET DEPARTMENT	(870)352-7621	MARK GARRETT	101 SOUTH MAIN STREET FORDYCE, AR 71742

### CONTACT INFORMATION FOR UTILITY COMPANIES SERVING THIS PROPERTY

ENERGY	(800)368-3749	N/A	603 South Russel Street FORDYCE, AR 71742
CENTERPOINT ENERGY	(800)992-7552	N/A	PO BOX 4583 FORDYCE, AR 71742
WINDSTREAM	(501)404-7947	N/A	4001 N RODNEY PARHAM ROAD LITTLE ROCK, AR 72212

ALTA/NSPS  
Land Title Survey



LINE	BEARING	DISTANCE
L1	S 52°09'04" E	6.30'

### ALTA/NSPS LAND TITLE SURVEY

Certified To: Chicago Title Insurance Company, First National Title Company, The First National Bank of Fordyce

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standards 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), 7(a), 7(b), 8, 9, 11, 13, and 19 of Table A thereof. The field work was completed on August 22nd, 2019.

Date of Plat or Map: September 9th, 2019

Tim P. Tyler, Arkansas Professional Land Surveyor #1243

### LEGAL DESCRIPTION

Being a part of the NW1/4 NE1/4 of Section 34, T-10-S, R-13-W, Dallas County, Arkansas more particularly described as follows:

Commencing at the NW corner of said NW1/4 NE1/4; thence S02°22'22"W 25.00 feet; thence S87°34'50"E 23.75 feet to a set 1/2" rebar (APLS #1243), said point being the point of beginning; thence S87°41'09"E 330.77 feet (Deeded: 335.00 feet) to a found 3/8" rebar; thence S01°59'26"W 233.00 feet to a found 3/8" rebar; thence N87°41'44"W 332.34 feet (Deeded: 335.00 feet) to a set 1/2" rebar (APLS #1243); thence N02°22'35"E 233.00 feet to the point of beginning, containing 1.77 acres more or less.

### COMMITMENT FOR TITLE INSURANCE

Issued by: Chicago Title Insurance Company

Commitment No.: 101-192187-TI-1

### Schedule A:

- Effective Date: July 10, 2019 at 7:00 am
- A. ALTA Owner's Policy(2006): TBD
- The Estate or interest in the land described or referred to in this Commitment and covered herein is: Fee Simple.
- Title to said estate or interest in said land is at the effective date vested in: The First National Bank of Fordyce, Fordyce, Arkansas
- The land referred to in this Commitment is located in the County of Dallas, State of Arkansas and described in the section marked as "LEGAL DESCRIPTION" found on this plat.

### OPTIONAL SURVEY RESPONSIBILITIES & SPECIFICATIONS - TABLE A

- |                                                                                                                                                                |                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1. As shown on plat                                                                                                                                            | 8. As shown on plat                                                     |
| 2. As shown on plat                                                                                                                                            | 9. Concrete Parking 57 Spaces                                           |
| 3. This property is an area of minimal flood hazard Zone X according to Flood Insurance Rate Map #0503900516C, panel 516 of 550, effective date July 17, 2012. | 10. None observed by surveyor                                           |
| 4. As shown on plat, containing 1.76 acres.                                                                                                                    | 11. As shown on plat                                                    |
| 5. Topography purposely omitted                                                                                                                                | 12. Purposely omitted                                                   |
| 6. (a) Current zoning C-1 (b) As shown on plat                                                                                                                 | 13. As shown on plat                                                    |
| 7. (a) As shown on plat (b1) As shown on plat (b2) Purposely omitted (c) Purposely omitted                                                                     | 14. West 4th Street and Russell Street at the NW Corner of the Property |
|                                                                                                                                                                | 15. Purposely omitted                                                   |
|                                                                                                                                                                | 16. None observed                                                       |
|                                                                                                                                                                | 17. Unknown at this time                                                |
|                                                                                                                                                                | 18. Unknown to this Surveyor                                            |
|                                                                                                                                                                | 19. Unknown at this time                                                |
|                                                                                                                                                                | 20. Purposely omitted                                                   |

### Zone C-1

THE ZONING REQUIREMENTS PER FORDYCE PLANNING  
Lot Size: 6000 Square Feet  
Lot Width: 60' Minimum  
Lot Depth: 100' Minimum  
Side Yard: None except 10' when abuts Residential use.  
Front Yard Setback: None  
Rear Yard Setback: None  
Height Requirement: 35' Maximum

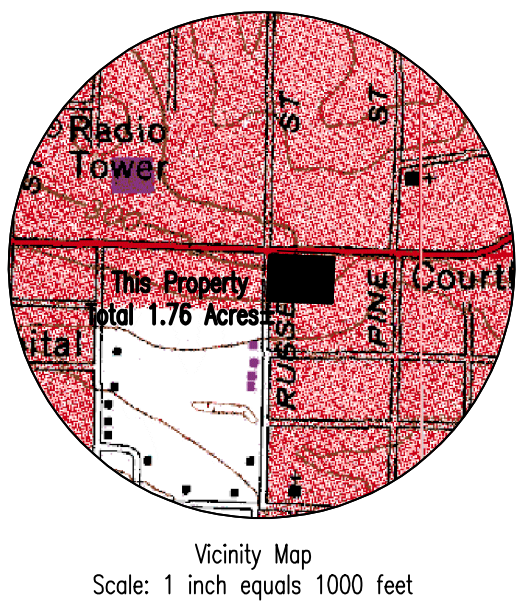
For additional information on this zoning please see Section 4-Central Business District C-1 (Page 17 & 18), in the Zoning Requirements of the City of Fordyce.

Schedule B Part I Requirements:  
Requirements 1-8 Not Survey Related.

Schedule B Part II Exceptions:  
1. Not Survey Related  
2. As shown on this Survey  
Exceptions 3-8 are not Survey Related or unknown to this surveyor.

NOTE:  
Section Corner Calculated based on a Plat created by Christopher L. Hopson (APLS #1495) dated November 6th, 2013. (Job#111080.)

LEGEND	
○	SET IRON PIN
●	FOUND IRON PIN
△	COMPUTED POINT
⊙	LIGHT POLE
—	FENCE
⊕	WATER VALVE
⊖	ELECTRIC BOX
⊗	GAS METER
⊘	POWER POLE
—	OVERHEAD ELECTRIC
⊞	ELECTRIC BOX
⊟	TELEPHONE PEDESTAL
⊠	MAN HOLE
—	GAS LINE
↑	SIGN
↓	GUY WIRE
⊕	WATER METER
⊖	TREE
♿	HANDICAP PARKING
⬇	ALUM CAP REBAR



Vicinity Map  
Scale: 1 inch equals 1000 feet

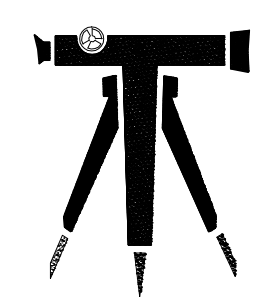
### PROJECT TITLE:

ALTA Survey For:  
BDG Architects  
Fordyce Regions Bank

### INT. DATE DESCRIPTION OF REVISION MADE

INT.	DATE	DESCRIPTION OF REVISION MADE

DATE:	9-9-19
SCALE:	1 INCH EQUALS 30 FEET
PROJECT JOB NO.:	119-0465
DRAWN BY:	PBH
REVIEWED BY:	RPG
STATE CODE:	500-10S-13W-0-34-140-20-1243
SHEET NO.:	1 OF 1



**Tyler Group**  
surveying.mapping.engineering

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