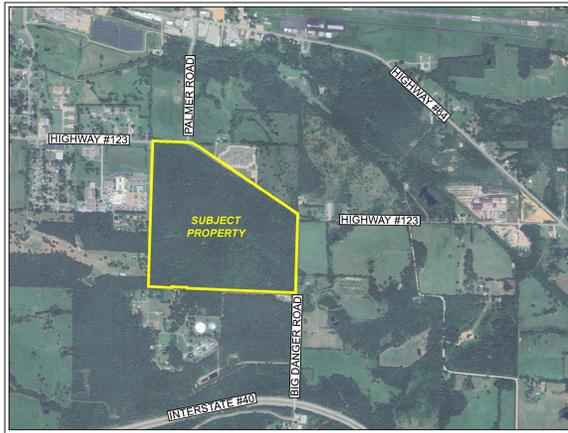


**VICINITY MAP**



**GENERAL NOTES**

- SOME OF THE DEEDS AND SURVEYS REFERENCED DURING THIS SURVEY ARE AS FOLLOWS:  
 A) CURRAN'S ABSTRACT & TITLE, INC., COMMITMENT NUMBER: T-43717D2, COMMITMENT DATE: 10-30-2025  
 B) A 135.09 ACRES SURVEY BY CORNERSTONE LAND SURVEYING ON 6-5-2024, FOR JOHN VAUGHN, JOB# 24-597  
 C) A 135.09 ACRES SURVEY BY CORNERSTONE LAND SURVEYING ON 07-02-2025, FOR VAUGHN PROPERTY GROUP, LLC., JOB #25-731  
 D) DEED BOOK 2025-18, PAGE 404 OF THE COUNTY RECORDS
- THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #05071C0355D AND #05071C0360D, AS PER FEMA, EFFECTIVE DATE 11-26-2010. FLOOD ZONE "X" ARE AREAS OF MINIMAL FLOOD HAZARD.
- NO ZONING REPORT WAS PROVIDED. CITY ORDINANCE NO. 24-950, DATED 7-8-2024, REZONED THE PROPERTY FROM R-1 AND C-3 TO I-1, AS PER CITY MINUTES PROVIDED TO CORNERSTONE LAND SURVEYING BY THE CITY OF CLARKSVILLE.
- NO IMPROVEMENTS AND NO PARKING SPACES
- THE UTILITIES SHOWN ARE ONLY BASED UPON FIELD OBSERVATION AND UTILITY PLANS THAT WERE PROVIDED TO THIS COMPANY. A UTILITY LINE LOCATE WAS ORDERED DURING THE PREVIOUS SURVEY BY THIS COMPANY DATED 07-02-2025, JOB #25-731, THROUGH ARKANSAS ONE CALL. WE DID NOT FIND ANY EVIDENCE THAT ANY UTILITIES WERE MARKED AS A RESULT OF THE UTILITY LINE LOCATE THAT WAS ORDERED. THE LOCATION OF THE UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON SCALED UTILITY PLANS PROVIDED TO THIS COMPANY, DURING THE PREVIOUS SURVEY FOR THIS SUBJECT PROPERTY DATED 07-02-2025, JOB #25-731. UTILITY COMPANIES WILL NOT MARK UTILITIES FOR SURVEYORS IN THE STATE OF ARKANSAS.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
- NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES

**TITLE COMMITMENT SCHEDULE B, PART II NOTES**

CURRAN'S ABSTRACT & TITLE, INC  
 EFFECTIVE DATE: 10-30-2025  
 TITLE COMMITMENT #T-43717D2

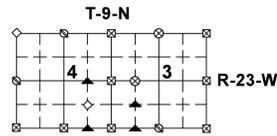
Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey

- UTILITY EASEMENT FROM THE ESTATE OF HARRIETT REECE TO CLARKSVILLE LIGHT AND WATER COMPANY DATED MAY 4, 2005 AND RECORDED MAY 16, 2005 IN THE MISCELLANEOUS RECORDS OF JOHNSON COUNTY, ARKANSAS IN BOOK 2005-15 AT PAGE 420. **AS SHOWN**
- UTILITY EASEMENT FROM THE ESTATE OF HARRIETT REECE TO CLARKSVILLE LIGHT AND WATER COMPANY DATED MAY 4, 2005 AND RECORDED MAY 5, 2005 IN THE MISCELLANEOUS RECORDS OF JOHNSON COUNTY, ARKANSAS IN BOOK 2005-14 AT PAGE 384. **AS SHOWN**
- AERIAL ELECTRIC ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- BIG DANGER ROAD ALONG THE EAST BOUNDARY OF CAPTIONED LAND ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- CREEK ENCLOSES UPON PART OF THE SOUTH BOUNDARY OF CAPTIONED LAND ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- SUBJECT TO THE RIGHTS OF OTHERS IN AND TO THE BED AND WATERS OF THE CREEK ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- TOWER ROAD, 10 FOOT GRAVEL DRIVE ENCLOSES UPON CAPTIONED LAND IN PART OF THE SOUTH BOUNDARY ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- PALMER ROAD ALONG THE WEST BOUNDARY OF CAPTIONED LAND ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- FIBER OPTIC LINE ALONG THE WEST BOUNDARY OF CAPTIONED LAND ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- UNDERGROUND GAS LINE LOCATED WEST OF THE WEST BOUNDARY OF CAPTIONED LAND ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**
- HIGHWAY #123 ALONG THE NORTHEAST BOUNDARY OF CAPTIONED LAND ACCORDING TO SURVEY BY CORNERSTONE LAND SURVEYING DATED 6-5-2024, JOB# 24-597 FOR JOHN VAUGHN. **AS SHOWN**

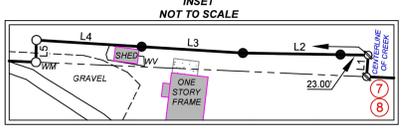
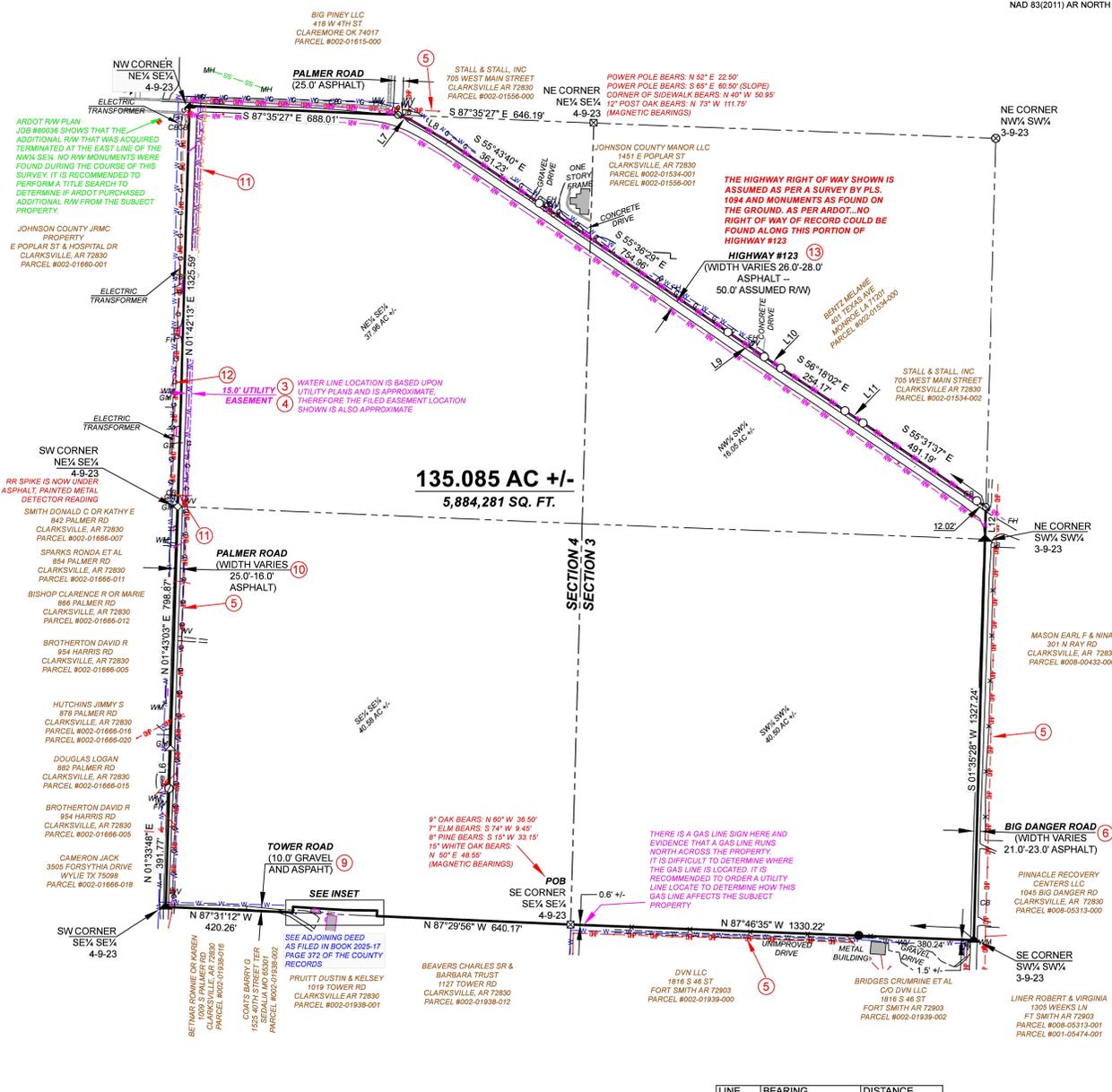
**LEGEND**

- SET 1/2" IRON PIN
- ▲ SET MAG NAIL
- FOUND RR SPIKE
- FOUND IRON PIN
- COMPUTED POINT ONLY
- FND. COTTON SPINDLE
- FOUND IRON SPIKE
- FND. ALUM. CAP OR MON.
- OVERHEAD POWER
- S— SANITARY SEWER
- F— FENCE
- G— UNDERGROUND GAS LINE
- W— WATER LINE
- R— RIGHT OF WAY
- FO— FIBER OPTIC
- POB POINT OF BEGINNING
- WM WATER METER
- WV WATER VALVE
- FW FIRE HYDRANT
- GM GAS METER
- CB CABLE BOX
- MH MANHOLE

**ZONING INFORMATION:**  
 SUBJECT PROPERTY ZONED I-1  
 MINIMUM LOT AREA (SQUARE FEET) (N/A)  
 MINIMUM LOT WIDTH AT BUILDING LINE (N/A)  
 MAXIMUM BUILDING COVERAGE (PERCENTAGE) 35  
**YARD REQUIREMENTS:**  
 A) MINIMUM FRONT YARD = 40 FEET  
 B) MINIMUM REAR YARD = 25 FEET  
 C) MINIMUM SIDE YARD = 25 FEET  
 D) YARD ABUTTING RAILROAD LINE = 0 FEET



BASIS OF BEARING:  
 STATE PLANE GRID NORTH  
 NAD 83(2011) AR NORTH



LINE	BEARING	DISTANCE
L1	N 04°04'45" E	18.22'
L2	N 89°03'12" W	104.70'
L3	N 86°23'44" W	84.65'
L4	N 86°23'44" W	88.21'
L5	S 01°22'13" W	18.55'
L6	N 02°01'44" E	134.95'
L7	S 88°53'36" E	41.54'
L8	S 59°58'52" E	148.28'
L9	S 55°33'14" E	144.80'
L10	S 55°40'14" E	66.85'
L11	S 55°52'50" E	71.33'
L12	S 01°33'57" W	106.81'

**ALTA/NSPS LAND TITLE SURVEY FOR SF ARK1, LLC**

A PART OF THE SE 1/4 SE 1/4 AND A PART OF THE NE 1/4 SE 1/4 OF SECTION 4 AND THE SW 1/4 SW 1/4 AND A PART OF THE NW 1/4 SW 1/4, OF SECTION 3, ALL IN T-9-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS

PROPERTY OWNER:  
 SF ARK1 LLC  
 PO BOX 2156  
 EL SEGUNDO CA 90245-1256



**SURVEYORS CERTIFICATION**

To: SF ARK1, LLC, Curran's Abstract & Title, INC., Kimley-Horn and Associates, Inc.

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 1,2,3,4,6(a),7(a),8,9,11(a), and 13 of Table A thereof. The fieldwork was completed on 11-6-2025.

11-7-2025  
 DATE ALLEN W. MILLER II



**CORNERSTONE SURVEYING**  
 1403 W TAYLOR STREET, CLARKSVILLE, AR 72830  
 Fort Smith: 479.763.1414 Clarksville: 479.705.9406 Russellville: 479.968.9406

DATE	11-7-2025	DRAWN BY	C. DICKERSON	STATE CODE	500-09N-23W-0-03-300-36-1704
SCALE	1"=250'	JOB#	25-1229	CLIENT	SF ARK1, LLC

**TITLE COMMITMENT DESCRIPTION**

**DESCRIPTION:** THE SE 1/4 SE 1/4 (APPROXIMATELY 40.58 ACRES) AND APPROXIMATELY 37.96 ACRES OF THE NE 1/4 SE 1/4 OF SECTION 4 AND THE SW 1/4 SW 1/4 (APPROXIMATELY 16.05 ACRES) AND APPROXIMATELY 16.05 ACRES OF THE NW 1/4 SW 1/4, OF SECTION 3, ALL IN T-9-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 6-5-2024, FOR JOHN VAUGHN, JOB# 24-597).

BEGINNING AT A STATE MONUMENT FOR THE SE CORNER OF SAID SE 1/4 SE 1/4, THENCE ALONG THE SOUTH LINE THEREOF N 87°29'58" W 640.17 FEET TO A POINT ON THE CENTERLINE OF A CREEK, THENCE ALONG SAID CENTERLINE N 04°04'45" E 18.22 FEET TO A POINT (A SET IRON PIN BEARS N 89°03'12" W 23.00 FEET FROM THIS POINT), THENCE LEAVING SAID CENTERLINE N 89°03'12" W 104.70 FEET TO A SET IRON PIN, THENCE N 86°23'44" W 84.65 FEET TO A SET IRON PIN, THENCE N 86°23'44" W 88.21 FEET TO A FOUND IRON PIN, THENCE S 01°22'13" W 18.55 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SAID SE 1/4 SE 1/4, THENCE N 87°31'12" W 420.26 FEET TO A SET MAG NAIL FOR THE SW CORNER OF SAID SE 1/4 SE 1/4, THENCE ALONG THE WEST LINE THEREOF N 01°33'48" E 391.77 FEET TO A FOUND COTTON SPINDLE, N 02°01'44" E 134.95 FEET TO A FOUND SPIKE AND N 01°43'03" E 798.87 FEET TO A FOUND RAILROAD SPIKE FOR THE SW CORNER OF SAID NE 1/4 SE 1/4, THENCE N 01°42'13" E 1325.59 FEET TO A SET MAG NAIL FOR THE NW CORNER OF SAID NE 1/4 SE 1/4, THENCE ALONG THE NORTH LINE THEREOF S 87°35'27" E 688.01 FEET TO A POINT ON THE ASSUMED NORTH RIGHT OF WAY LINE OF HIGHWAY #123, THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S 68°53'36" E 41.54 FEET, S 59°58'52" E 148.28 FEET, S 55°43'40" E 361.30 FEET TO A FOUND IRON PIN, S 55°36'29" E 754.96 FEET TO A SET IRON PIN, S 55°29'15" E 144.54 FEET TO A SET IRON PIN, S 55°40'14" E 66.85 FEET TO A FOUND IRON PIN, S 56°18'02" E 254.17 FEET TO A SET IRON PIN, S 55°52'50" E 71.33 FEET TO A SET IRON PIN AND S 55°33'58" E 490.97 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 SW 1/4 (A SET IRON PIN BEARS N 55°33'58" W 11.75 FEET FROM THIS POINT), THENCE LEAVING SAID RIGHT OF WAY LINE S 01°33'57" W 107.21 FEET TO A SET MAG NAIL FOR THE NE CORNER OF SAID SW 1/4 SW 1/4, THENCE S 01°35'28" W 1327.24 FEET TO A SET MAG NAIL FOR THE SE CORNER OF SAID SW 1/4 SW 1/4, THENCE N 87°46'35" W 1330.22 FEET TO THE POINT OF BEGINNING, CONTAINING 135.09 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

**SURVEYORS DESCRIPTION**

**DESCRIPTION:** APPROXIMATELY 40.58 ACRES OF THE SE 1/4 SE 1/4 AND APPROXIMATELY 37.96 ACRES OF THE NE 1/4 SE 1/4 OF SECTION 4 AND THE SW 1/4 SW 1/4 (APPROXIMATELY 40.50 ACRES) AND APPROXIMATELY 16.05 ACRES OF THE NW 1/4 SW 1/4, OF SECTION 3, ALL IN T-9-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 11-7-2025, FOR SF ARK1, LLC, JOB# 25-1229).

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