NOTES: 11. THE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF SUBJECT PROPERTY LEGEND NOTES CORRESPONDING TO EXCEPTIONS IN SCHEDULE B, SECTION II OF TITLE COMMITMENT # 17-0023432, EFFECTIVE DATE JUNE 5, COMPRISING ANY ROAD, STREET, ALLEY, HIGHWAY OR OTHER PUBLIC RIGHT OF WAY. ALL PUBLIC RIGHTS OF WAY ARE SHOWN HEREON. water valve 2017, BY FIRST AMERICAN TITLE INSURANCE COMPANY. 1. ADDRESS OF PROPERTY: TRACT 1- N/A REYNOLDS ROAD, BRYANT, AR 72022 fire hydrant 12. RIGHT OF WAY IN FAVOR OF BRYANT SEWER IMPROVEMENT DISTRICT NO. 1 FILED OF RECORD AS BOOK 53 PAGE 766, RECORDS OF 1. ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES. ANY SHORTAGES IN AREAS OR ANY ENCROACHMENT OR OVERLAPPING OF water meter IMPROVEMENTS. DOES AFFECT THIS PROPERTY AND. IF ANY, ARE PLOTTED HEREON. SALINE COUNTY, ARKANSAS. (TRACT ONE) DESCRIPTION FOR LOCATION VAGUE, BUT ASSUMED LOCATION SHOWN HEREON. rpz 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE 2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD, BUT WHICH COULD BE ASCERTAINED BY 13. EASEMENTS IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY FILED OF RECORD AS BOOK 59 PAGE 290. BOOK 60 PAGE 183: electric transformer AN ACCURATE SURVEY OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. DOES AFFECT THIS PROPERTY BOOK 60 PAGE 184, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT ONE) AFFECTS THIS PROPERTY AND ISHOWN HEREON. electric box AND. IF ANY, ARE PLOTTED HEREON. 3. AREA OF PROPERTY: TRACT 1- 315,252 SQ. FT. OR 7.2372 ACRES +/-14. EASEMENT IN FAVOR OF BRYANT SEWER IMPROVEMENT DISTRICT NO. 1 FILED OF RECORD AS BOOK 62 PAGE 257, RECORDS OF fiber-optic sign 3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORD. NONE KNOWN AT SALINE COUNTY, ARKANSAS. (TRACT ONE) DOES NOT AFFECT THIS PROPERTY AS SHOWN IN DOCUMENT. gas meter TIME OF SURVEY. 4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD buried gas marker BOUNDARY AND FLOODWAY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY 15. INGRESS AND EGRESS EASEMENT AGREEMENT EXECUTED JANUARY 14. 2000 BY AND BETWEEN DALTON JAMES DAILEY. JR., KATHLEEN 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. AND FLOOD INSURANCE WORK MAP FOR SALINE COUNTY, ARKANSAS. DAILEY HIGHTOWN, AND STEPHANIE ANN DAILEY KELLEY AND SYSTEMS CAPITAL REAL PROPERTY CORPORATION NOMINEE OF MCDONALD'S power pole NOT A SURVEY ISSUE. (FIRM COMMUNITY PANEL # 05125C0380D, JUNE 19, 2012) CORPORATION, FILED OF RECORD JANUARY 21, 2000 AS DOCUMENT NO. 00-3033, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT guy wire ONE) AFFECTS THIS PROPERTY AND IS SHOWN HEREON. 5. DEFECTS LIENS. ENCUMBRANCES, ADVERSE CLAIMS. OR OTHER MATTERS. IF ANY. CREATED, FIRST APPEARING IN THE PUBLIC RECORDS light pole 5. ZONING OF PROPERTY: TRACT 1- C-2 (HIGHWAY COMMERCIAL) OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF ground light 16. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD DOCUMENT NO. 05-116451; AMENDMENTS OF RECORD AS RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY ISSUE. DOCUMENT NO. 07-19196 AND DOCUMENT NO. 15-004777, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACTS ONE AND TWO) AREAS -bollard pole 6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH DESIGNATED AS "ACCESS ROADS" ARE SUBJECT TO RIGHTS OF INGRESS/EGRESS AND ARE SHOWN HEREON. ALL OTHER PLOTTABLE 6. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF ALL OR ANY PART OF THE DESCRIBED PREMISES. NOT SHOWN BY THE PUBLIC sanitary sewer manhole EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER. MATTERS, IF ANY, ARE SHOWN HEREON. RECORDS. NONE KNOWN. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES sewer or drain clean—outs CANNOT BE ACCURATELY, COMPLETEY, AND RELIABLY DEPICTED. 17. RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS EXECUTED MARCH 26, 2007 BY AND BETWEEN COC BRYANT 7. RIGHTS OF TENANTS IN POSSESSION AND UNDER UNRECORDED LEASES. NOT A SURVEY ISSUE. telephone riser HOLDINGS, LLC AND CHICK-FIL-A, INC, FILED OF RECORD APRIL 18, 2007 AS DOCUMENT NO. 07-41576, RECORDS OF SALINE telephone sign COUNTY, ARKANSAS. (TRACTS ONE AND TWO) DOES NOT AFFECT THIS PROPERTY. 8. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS RO EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF: cable riser (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY 18. RESTRICTIONS AS SHOWN IN DEDICATION DEED FILED FO RECORD SEPTEMBER 24, 1962 IN BOOK 109 PAGE 312, RECORDS OF SALINE junction box-drainage THE PUBLIC RECORDS. COUNTY, ARKANSAS. (TRACT TWO) AFFECTS TRACT TWO, FRONT BUILDING LINE ALONG RIDGECREST DRIVE IS SHOWN HEREON. curb inlet-drainage 9. ALL OIL, GAS AND MINERALS IN AND UNDER SAID LAND. TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREON. FOR THE 19. BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON PLAT OF RECORD BOOK 109 PAGE 314, RECORDS OF SALINE COUNTY, grate inlet-drainage PURPOSE OF PRODUCING, MARKETING AND SAVING THE SAME. ARKANSAS. (TRACT TWO) AFFECTS TRACT TWO AND ARE SHOWN HEREON. rcp reinforced concrete pipe 10. THE LIEN OF ALL TAXES FOR THE YEAR 2017 AND THEREAFTER NOT YET DUE AND PAYABLE AND ASSESSMENTS OF SALINE WATERSHED cmp corrugated metal pipe 20. RIGHT OF WAY IN FAVOR OF ARKANSAS POWER & LIGHT COMPANY FILED OF RECORD AS BOOK 5 PAGE 62, RECORDS OF SALINE REGIONAL WATER DISTRIBUTION DISTRICT AND FUTURE SPECIAL ASSESSMENTS OF SALEM FIRE PROTECTION DISTRICT NO. 1 (AKA SALEM sign COUNTY, ARKANSAS, (TRACT TWO) AFFECTS TRACT TWO, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED. FIRE PROTECTION DISTRICT NO. 59); BRYANT WATER & SEWER IMPROVEMENT DISTRICT NO. 1- (ANNUAL MEMBERSHIP DUES/UNPAID ASSESSMENTS WILL BECOME A LIEN ON THE PROPERTY). handicap parking H.C. handicap ramp concrete — · — · — overhead power LOWES HOME CENTERS, INC OWNER: JACQUELINE ALSON — E — (ug) underground electric fnd. 1/2" reba S 86°58'54" E 306.26' (meas.) w. cap pls#1501 — G — (ug) underground gas 305,54′ (record) /S 03°08′47″ W 8.92′ (meas.) S 88°51′19″ E 380,06′ (meas.) 8,84′ (record) — T — (ug) underground fiber optic 380.06' (record) S 87°10'09" E 476,47' (meas.) N 02°36′32″ — TELE—— (ug) underground telephone 33.20′ OWNER:
MCDONALDS REAL ESTATE COMPANY — ₩ — (ug) underground water asphalt drive ACCESS ROAD — s — (ug) underground sewer w. cap pls#1506 LIMITS OF 100 YR. FLOODPLAIN ASconcrete SCALED FROM FIRM PANEL # 05125C0380D, DATED JUNE 19, 2012 S 88°34′17″ E 502.91′ (meas.) 502.98′ (record) fnd. 1/2" rebar w. cap pls#164 w. cap pls#1506 N 02°31′05" E 60,26′ (meas.) -60.18′ (record) INGRESS/EGRESS EASEMENT -10' TELEPHONE EASEMENT ASSUMED LOCATION D (BOOK 59, PAGE 290) asphalt drive (05-116451) (C) 00 N 88°34′53" W 459.73' (meas.) 459,80′ (record) TRACT 2 TRACTN 03°45′37″ E-N 01°40′51″ W~ N 88°36′25″ W 812.13′ (meas,) 812,58′ (record) S 88°27′47″ E 460.41′ DELL DRIVES 89°02′06″ E ACCESS ROAD EXTENSION AREA (05-116451) N 02°36′34″ E 31.36′ (meas.) — LEGAL DESCRIPTION (TITLE COMMITMENT # 17-0023432) 31,27′ (record) TRACT ONE: ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ARKANSAS GEOLOGICAL MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 02 DEGREES 32 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF 501.52 FEET TO A POINT; THENCE SOUTH 88 DEGREES 33 MINUTES 53 SECONDS EAST CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) FOR 62.85 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD AND THE SOUTHWEST CORNER OF DELL DRIVE; THENCE NORTH 02 DEGREES 31 MINUTE 30 SECONDS EAST ALONG SAID REYNOLDS ROAD RIGHT OF WAY 26.58 FEET TO THE NORTHWEST CORNER OF DELL DRIVE; THENCE SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST ALONG SAID DELL DRIVE RIGHT OF WAY 460.41 FEET TO A TWO INCH PIPE; THENCE NORTH OO DEGREES 46 MINUTES 50 SECONDS WEST 4.42 FEET TO A 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST 193.64 FEET TO A 5/8 INCH REBAR; THENCE TO: R.T. REAL ESTATE, LLC NORTH 88 DEGREES 33 MINUTES 43 SECONDS WEST 459.80 FEET TO A FOUND 5/8 INCH REBAR AND THE EAST RIGHT OF WAY LINE OF **ARKANSAS** FIRST TENNESSEE BANK NATIONAL ASSOCIATION ARKANSAS STATE HIGHWAY NUMBER 183; THENCE NORTH 02 DEGREES 34 MINUTES 12 SECONDS EAST ALONG SAID HIGHWAY RIGHT OF WAY WHITE-DATER & ASSOCIATES FIRST AMERICAN TITLE INSURANCE COMPANY 60.18 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGREES 34 MINUTES 10 SECONDS EAST LEAVING SAID HIGHWAY 502.98 FEET TO A PULASKI COUNTY TITLE, LLC 5/8 INCH REBAR; THENCE NORTH 01 DEGREES 38 MINUTES 53 SECONDS EAST 118.02 FEET TO A 5/8 INCH REBAR AND THE SOUTHWEST CORNER OF LAND OF LOWES; THENCE SOUTH 87 DEGREES 05 MINUTES 10 SECONDS EAST ALONG A COMMON LINE WITH LAND OF LOWES 305.54 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 02 DEGREES 54 MINUTES 50 SECONDS WEST ALONG A COMMON LINE WITH LAND OF LOWES 8.84 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 87 DEGREES O5 MINUTES 10 SECONDS EAST ALONG A LINE COMMON WITH LAND OF LOWES 477.06 FEET TO A 5/8 INCH REBAR AND THE SOUTHEAST CORNER OF SAID LAND OF LOWES: THENCE SOUTH 02 DEGREES 34 THE FIELDWORK WAS COMPLETED ON JUNE 28, 2017. MINUTES 48 SECONDS WEST ALONG A LINE COMMON WITH THE WEST LINE OF PIKEWOOD SUBDIVISION NUMBER 2, AS FILED IN DEED BOOK -109 AT PAGE 314, FOR 342.19 FEET TO A 5/8 INCH REBAR; SAID REBAR IS LOCATED NORTH 02 DEGREES 34 MINUTES 48 SECONDS EAST

LINE OF DELL DRIVE 812.58 FEET TO THE POINT OF BEGINNING. TRACT TWO: ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ARKANSAS GEOLOGICAL MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 02 DEGREES 32 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF 501.52 FEET TO A POINT; THENCE SOUTH 88 DEGREES 33 MINUTES 53 SECONDS EAST CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) FOR 62.85 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD AND THE SOUTHWEST CORNER OF DELL DRIVE; THENCE NORTH 02 DEGREES 31 MINUTE 30 SECONDS EAST ALONG SAID REYNOLDS ROAD RIGHT OF WAY 26.58 FEET TO THE NORTHWEST CORNER OF DELL DRIVE; THENCE SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST ALONG SAID DELL DRIVE RIGHT OF WAY 460.41 FEET TO A TWO INCH PIPE; THENCE NORTH OO DEGREES 46 MINUTES 50 SECONDS WEST 4.42 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGFEES 36 MINUTES 25 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF DELL DRIVE 812.58 FEET TO A 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 34 MINUTES 48 SECONDS EAST ALONG A LINE COMMON WITH THE WEST LINE OF PIKEWOOD SUBDIVISION NUMBER 2, AS FILED IN DEED BOOK 109 AT PAGE 314 FOR 375.43 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGREES 53 MINUTES 05 SECONDS EAST 380.06 FEET TO A 5/8 INCH REBAR IN THE WEST RIGHT OF WAY LINE

OF RIDGECREST DRIVE; THENCE SOUTH 04 DEGREES 55 MINUTES 11 SECONDS EAST ALONG SAID RIDGECREST DRIVE RIGHT OF WAY 216.78

FEET TO A 5/8 INCH REBAR; THENCE SOUTH 04 DEGREES 55 MINUTES 11 SECONDS EAST ALONG SAID ROAD RIGHT OF WAY 205.09 FEET

TO A 5/8 INCH REBAR; THENCE NORTH 87 DEGREES 10 MINUTES 33 SECONDS WEST LEAVING SAID ROAD 435.00 FEET TO A 1-1/2 INCH

CRIMPED HEAD PIPE; THENCE NORTH 02 DEGREES 34 MINUTES 48 SECONDS EAST 31.27 FEET TO THE POINT OF BEGINNING.

4.12 FEET FROM A 1/2 INCH REBAR WITH A BEN KITTLER, JR. CAP, MARKING THE NORTHEAST CORNER OF RAYMOND EVANS LAND AS

SHOWN IN DEED BOOK 189 AT PAGE 22, THENCE NORTH 88 DEGREES 36 MINUTES 25 SECONDS WEST ALONG THE NORTH RIGHT OF WAY

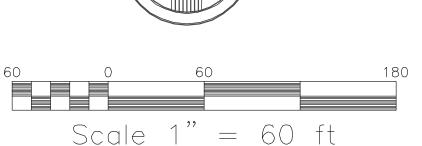
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 10(a) IF APPLICABLE, 11, 13, AND 14 OF TABLE A THEREOF.

ZONE AE

Danta Ham DANIEL W. HAVNER PLS # 1542 (AR)

DATE OF PLAT OR MAP





WHITE-DATERS & ASSOCIATES, INC. CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING 1 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223 PH. 501-821-1667 FAX. 501-821-1668

BOUNDARY SURVEY PART OFTHE SW1/4SECTION 22 T-1-S, R-14-W

Date JUNE 30, 2017 Hor. | Vert Job No. 17-361T Bryant, Saline County, Arkansas

LIMITS OF 100 YR. FLOODPLAIN AS SCALED FROM FIRM PANEL # 05125C0380D, DATED JUNE 19. 2012

TRACT 2- 2203 RIDGECREST DR, BRYANT, AR 72022

TRACT 2- 168,197 SQ. FT. OR 3.8613 ACRES +/-

TRACT 1 - R - X (RESIDENTIAL MIXED USE)

- 2209 RIDGECREST DR, BRYANT, AR 72022

SW CORNER SECTION 22 • T−1−S, R−14−W