

M:\2017\Bryant Reynolds Road\Survey.dwg, 6/30/2017 1:56:05 PM, danner, White-Daters & Associates, Inc.

	LEGEND
	water valve
	fire hydrant
	water meter
	rpz
	electric transformer
	electric box
	fiber-optic sign
	gas meter
	buried gas marker
	power pole
	guy wire
	light pole
	ground light
	ballard pole
	sanitary sewer manhole
	sewer or drain clean-outs
	telephone riser
	telephone sign
	cable riser
	junction box-drainage
	curb inlet-drainage
	grate inlet-drainage
	reinforced concrete pipe
	corrugated metal pipe
	sign
	handicap parking
	handicap ramp
	concrete
	fence
	overhead power
	(ug) underground electric
	(ug) underground gas
	(ug) underground fiber optic
	(ug) underground telephone
	(ug) underground water
	(ug) underground sewer

NOTES CORRESPONDING TO EXCEPTIONS IN SCHEDULE B, SECTION II OF TITLE COMMITMENT # 17-0023432, EFFECTIVE DATE JUNE 5, 2017, BY FIRST AMERICAN TITLE INSURANCE COMPANY.

- ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGES IN AREAS OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS. DOES AFFECT THIS PROPERTY AND, IF ANY, ARE PLOTTED HEREON.
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD, BUT WHICH COULD BE ASCERTAINED BY AN ACCURATE SURVEY OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. DOES AFFECT THIS PROPERTY AND, IF ANY, ARE PLOTTED HEREON.
- EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORD. NONE KNOWN AT TIME OF SURVEY.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
- DEFECTS LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY ISSUE.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF ALL OR ANY PART OF THE DESCRIBED PREMISES, NOT SHOWN BY THE PUBLIC RECORDS. NONE KNOWN.
- RIGHTS OF TENANTS IN POSSESSION AND UNDER UNRECORDED LEASES. NOT A SURVEY ISSUE.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS TO EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- ALL OIL, GAS AND MINERALS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREON, FOR THE PURPOSE OF PRODUCING, MARKETING AND SAVING THE SAME.
- THE LIEN OF ALL TAXES FOR THE YEAR 2017 AND THEREAFTER NOT YET DUE AND PAYABLE AND ASSESSMENTS OF SALINE WATERSHED REGIONAL WATER DISTRIBUTION DISTRICT AND FUTURE SPECIAL ASSESSMENTS OF SALEM FIRE PROTECTION DISTRICT NO. 1 (AKA SALEM FIRE PROTECTION DISTRICT NO. 59); BRYANT WATER & SEWER IMPROVEMENT DISTRICT NO. 1- (ANNUAL MEMBERSHIP DUES/UNPAID ASSESSMENTS WILL BECOME A LIEN ON THE PROPERTY).

- THE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF SUBJECT PROPERTY COMPRISING ANY ROAD, STREET, ALLEY, HIGHWAY OR OTHER PUBLIC RIGHT OF WAY. ALL PUBLIC RIGHTS OF WAY ARE SHOWN HEREON.
- RIGHT OF WAY IN FAVOR OF BRYANT SEWER IMPROVEMENT DISTRICT NO. 1 FILED OF RECORD AS BOOK 53 PAGE 766, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT ONE) DESCRIPTION FOR LOCATION VAGUE, BUT ASSUMED LOCATION SHOWN HEREON.
- EASEMENTS IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY FILED OF RECORD AS BOOK 59 PAGE 290, BOOK 60 PAGE 183; BOOK 60 PAGE 184, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT ONE) AFFECTS THIS PROPERTY AND ISHOWN HEREON.
- EASEMENT IN FAVOR OF BRYANT SEWER IMPROVEMENT DISTRICT NO. 1 FILED OF RECORD AS BOOK 62 PAGE 257, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT ONE) DOES NOT AFFECT THIS PROPERTY AS SHOWN IN DOCUMENT.
- INGRESS AND EGRESS EASEMENT AGREEMENT EXECUTED JANUARY 14, 2000 BY AND BETWEEN DALTON JAMES DAILEY, JR., KATHLEEN DAILEY HIGHTOWN, AND STEPHANIE ANN DAILEY KELLEY AND SYSTEMS CAPITAL REAL PROPERTY CORPORATION NOMINEE OF McDONALD'S CORPORATION, FILED OF RECORD JANUARY 21, 2000 AS DOCUMENT NO. 00-3033, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT ONE) AFFECTS THIS PROPERTY AND IS SHOWN HEREON.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD DOCUMENT NO. 05-116451; AMENDMENTS OF RECORD AS DOCUMENT NO. 07-19196 AND DOCUMENT NO. 15-004777, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACTS ONE AND TWO) AREAS DESIGNATED AS "ACCESS ROADS" ARE SUBJECT TO RIGHTS OF INGRESS/EGRESS AND ARE SHOWN HEREON. ALL OTHER PLOTTABLE MATTERS, IF ANY, ARE SHOWN HEREON.
- RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS EXECUTED MARCH 26, 2007 BY AND BETWEEN COC BRYANT HOLDINGS, LLC AND CHICK-FIL-A, INC. FILED OF RECORD APRIL 18, 2007 AS DOCUMENT NO. 07-41576, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACTS ONE AND TWO) DOES NOT AFFECT THIS PROPERTY.
- RESTRICTIONS AS SHOWN IN DEDICATION DEED FILED FO RECORD SEPTEMBER 24, 1962 IN BOOK 109 PAGE 312, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT TWO) AFFECTS TRACT TWO, FRONT BUILDING LINE ALONG RIDGECREST DRIVE IS SHOWN HEREON.
- BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON PLAT OF RECORD BOOK 109 PAGE 314, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT TWO) AFFECTS TRACT TWO AND ARE SHOWN HEREON.
- RIGHT OF WAY IN FAVOR OF ARKANSAS POWER & LIGHT COMPANY FILED OF RECORD AS BOOK 5 PAGE 62, RECORDS OF SALINE COUNTY, ARKANSAS. (TRACT TWO) AFFECTS TRACT TWO, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

- NOTES:
- ADDRESS OF PROPERTY: TRACT 1- N/A REYNOLDS ROAD, BRYANT, AR 72022
TRACT 2- 2203 RIDGECREST DR, BRYANT, AR 72022
- 2209 RIDGECREST DR, BRYANT, AR 72022
 - BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE
 - AREA OF PROPERTY: TRACT 1- 315,252 SQ. FT. OR 7.2372 ACRES +/-
TRACT 2- 168,197 SQ. FT. OR 3.8613 ACRES +/-
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AND FLOODWAY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR SALINE COUNTY, ARKANSAS. (FIRM COMMUNITY PANEL # 05125C0380D, JUNE 19, 2012)
 - ZONING OF PROPERTY: TRACT 1- C-2 (HIGHWAY COMMERCIAL)
TRACT 1- R-X (RESIDENTIAL MIXED USE)
 - UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETEY, AND RELIABLY DEPICTED.

