



DEEDED LEGAL DESCRIPTION

TRACT ONE:
PART OF TRACT NINE (9), SACH'S SUBURBAN TRACTS, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT NINE (9), SACH'S SUBURBAN TRACTS; THENCE NORTH 01 DEGREE 30 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT NINE (9), 204.91 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 14 SECONDS EAST, 1249.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF KANIS ROAD; THENCE SOUTH 35 DEGREES 55 MINUTES 39 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 273.42 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT NINE (9); THENCE WEST ALONG SAID SOUTH LINE 1415.17 FEET TO THE POINT OF BEGINNING.

TRACT TWO:
TRACTS 16 AND 17, SACH'S SUBURBAN TRACTS, PULASKI COUNTY, ARKANSAS.

LESS AND EXCEPT: PART OF TRACT 17, SACH'S SUBURBAN TRACTS, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 17; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 17, 458.03 FEET; THENCE NORTH 33 DEGREES 56 MINUTES 16 SECONDS EAST 255.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KANIS ROAD; THENCE SOUTH 56 DEGREES 04 MINUTES 44 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE KANIS ROAD 380.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: PART OF TRACT 17, SACH'S SUBURBAN TRACTS, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 17; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 17, 458.03 FEET TO THE POINT OF BEGINNING; THENCE WEST 144.64 FEET; THENCE NORTH 33 DEGREES 56 MINUTES 16 SECONDS EAST 216.46 FEET; THENCE SOUTH 55 DEGREES 03 MINUTES 44 SECONDS EAST 100.00 FEET; THENCE NORTH 33 DEGREES 56 MINUTES 16 SECONDS EAST 120.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LIE OF KANIS ROAD; THENCE SOUTH 56 DEGREES 03 MINUTES 44 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF KANIS ROAD 20.00 FEET; THENCE SOUTH 33 DEGREES 56 MINUTES 16 SECONDS WEST 255.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: PART OF TRACT 19, SACH'S SUBURBAN TRACTS, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF TRACT 17, SACH'S SUBURBAN TRACTS; THENCE NORTH 89 DEGREES 31 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF TRACT 17, SACH'S SUBURBAN TRACTS FOR 929.86 FEET; THENCE NORTH 33 DEGREES 07 MINUTES 00 SECONDS EAST 217.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 07 MINUTES 00 SECONDS EAST, 120.33 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF KANIS ROAD; THENCE SOUTH 56 DEGREES 24 MINUTES 42 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF KANIS ROAD, 100.64 FEET; THENCE SOUTH 33 DEGREES 25 MINUTES 14 SECONDS WEST, 119.92 FEET; THENCE NORTH 56 DEGREES 38 MINUTES 41 SECONDS WEST, 100 FEET TO THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

Part of Tract 9 and Tracts 16 & 17 of the Sach's Suburban Tracts, Pulaski County, Arkansas, lands lying in the SE1/4 and the E1/2 of the SW1/4 of Section 6, Township 1 North, Range 13 West, Pulaski County, Arkansas more particularly described as follows: Commencing at a found 1" pipe which is also the Northeast corner of Tract 15 of Sach's Suburban Tracts addition to the City of Little Rock, filed of record in Plat Book 2, page 87, records of Pulaski County, Arkansas; thence South 00 degrees 00 minutes 00 seconds West 332.37 feet; thence North 90 degrees 00 minutes 00 seconds West 628.55 feet to a point which is also on the West right of way of Kanis Road and is the Point of Beginning; thence leaving said right of way South 35 degrees 25 minutes 28 seconds West 339.03 feet; thence North 88 degrees 27 minutes 09 seconds West 927.66 feet; thence North 01 degrees 49 minutes 02 seconds East 611.02 feet; thence North 89 degrees 40 minutes 21 seconds West 655.42 feet; thence North 01 degrees 48 minutes 37 seconds East 204.63 feet; thence North 89 degrees 33 minutes 05 seconds East 1249.13 feet to a point on the West right of way of Kanis Road; thence along said right of way South 33 degrees 45 minutes 04 seconds East 267.36 feet; thence along a curve to the left having a radius of 1284.06 feet having a chord bearing and distance of South 45 degrees 02 minutes 28 seconds East 502.77 feet to the Point of Beginning, containing 20.164 acres, more or less.

SURVEYOR CERTIFICATION:

TO: HURLEY HOLDINGS LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AMERICAN ABSTRACT & TITLE COMPANY, ARKANSAS FEDERAL CREDIT UNION, PLADCOCK LLC, PULASKI COUNTY TITLE & CHICAGO 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 1-4, 6 (a) (b), 7 (a), 8-10, 11 (a), 12-13, AND 16-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 03, 2024.

3/7/25
DATE

J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0431G, DATED JULY 6, 2015, INDICATE THAT NO PORTION OF THIS PROPERTY IS WITHIN THE AREAS OF 100 YEAR FLOODING.

SURVEY CODE:
500-01N-13W-0-06-200-60-1803

LANDS LYING IN THE SE1/4 & E1/2 OF SEC. 6, T-1-N, R-13-W CITY OF LITTLE ROCK, PULASKI CO., AR:

ALTA SURVEY

3/7/25

CERTIFICATE OF AUTHENTICATION
Holloway Engineering, Surveying & Civil Design, PLLC
#1879

JOB NO.: 2024-156
DATE: 3/7/25
SHEET NUMBER:

C0.01

NOTES PERTAINING TO LOAN POLICY OF TITLE INSURANCE COMPANY POLICY ISSUED BY CHICAGO TITLE INSURANCE COMPANY POLICY #PCT-24-069760 WITH EFFECTIVE DATE OF FEBRUARY 13, 2025

- ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGES IN AREAS OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS. (NOT SURVEY RELATED)
- 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. (NOT SURVEY RELATED)
- EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORD. (NOT SURVEY RELATED)
- ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. (NOT SURVEY RELATED)
- 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 SURVEY RELATED)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF ALL OR ANY PART OF THE DESCRIBED PREMISES, NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
- The proposed insured is hereby assured that the policy, when issued, will not contain any exceptions for defects in title which are recorded during the period between the effective date and the recording of the documents creating the interest in title of the insured. (NOT SURVEY RELATED)
- Rights of tenants in possession and under unrecorded leases. (NOT SURVEY RELATED)
- Loss arising from any oil, gas, or mineral interest, conveyed, retained, assigned or any activity on or damage to the insured land caused by the exercise of the sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purpose. (NOT SURVEY RELATED)
- Subject to the 2024 General Taxes and the years thereafter which are not yet due and payable, this includes any costs, penalties, or interest which may accrue. Please Note: The General Taxes are paid in arrears in Arkansas. They become due March each calendar year and payable until October 15th of each calendar year. (NOT SURVEY RELATED)
- Ordinance No. 22.287 filed July 20, 2023 as Document No. 2023037602, records of Pulaski County, Arkansas. (NOT SURVEY RELATED)
- Building setback lines and easements as shown on plat filed of record Book 2 Page 8/7, records of Pulaski County, Arkansas. (SHOWN HEREON)
- Notice for Capital Investment Charge for connections to certain water mains filed of record February 14, 2005 as Document No. 2005013220, records of Pulaski County, Arkansas. (NOT SURVEY RELATED)
- Right of Way Easement in favor of Central Arkansas Water filed of record on February 14, 2005 Document No. 2005013220, records of Pulaski County, Arkansas. (SHOWN HEREON)
- Right of Way Easement in favor of Central Arkansas Water filed of record on February 11, 2003 Document No. 2003014478, records of Pulaski County, Arkansas. (SHOWN HEREON)
- Right of Way Easement in favor of Arkansas Louisiana Gas Company filed of record on August 17, 1998 Document No. 98-63326, records of Pulaski County, Arkansas. (SHOWN HEREON)
- Right of Way Easement in favor of Arkansas Louisiana Gas Company filed of record on August 17, 1998 Document No. 98-63324, records of Pulaski County, Arkansas. (SHOWN HEREON)

GENERAL NOTES:

- PROPERTY LIES WITHIN THE CITY LIMITS OF LITTLE ROCK, ARKANSAS.
- THE PROPERTY DEPICTED HEREON IS THE SAME PROPERTY DESCRIBED IN THE LOAN POLICY OF TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY POLICY #PCT-24-069760 WITH EFFECTIVE DATE OF FEBRUARY 13, 2025
- AT THE TIME OF THE ALTA/NSPS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA/NSPS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE, OR BURIAL SITE.
- THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS, OVERLAPS, ENCROACHMENTS, OR GORES.
- THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO KANIS ROAD, A PUBLIC RIGHT-OF-WAY.
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED UNDERGROUND PLANS OF SURFACE GROUND MARKINGS TO DETERMINE THE LOCATIONS OF ANY SUBTERRANEAN USES.
- DRAINAGE SWALE EXISTS ALONG THE EAST SIDE OF THE PROPERTY FROM PROPERTIES TO THE NORTH

CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	POB 1/2" REBAR	150841.25	1181874.36
2	SET 1/2" REBAR (1803)	150564.98	1181677.85
3	SET 1/2" REBAR (1803)	150590.03	1180750.53
4	1" PIPE	151200.74	1180769.91
5	1/2" PIPE	151204.49	1180114.50
6	1/2" REBAR	151409.02	1180120.96
7	PIPE	151418.80	1181370.05
8	SET 1/2" REBAR (1803)	151418.62	1181346.95
9	SET 1/2" REBAR (1803)	151095.78	1181575.67
10	SET 1/2" REBAR (1803)	150883.95	1181785.20
11	SET 1/2" REBAR (1803)	150827.49	1181863.07

FUTURE ROW DEDICATION

LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
	WATER LINE
	SANITARY SEWER LINE
	GAS LINE
	FIBER OPTIC LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	STORM DRAINAGE PIPE
	FD MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT
	CURB INLET/JUNCTION BOX
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	AIR RELEASE VALVE
	GUY ANCHOR
	POWER POLE
	LIGHT POLE
	ELECTRICAL BOX
	SANITARY SEWER MANHOLE
	TELEPHONE PESTEDAL/ RISER

ZONING DATA

ZONING CLASSIFICATION	PD-R (Z-89598)
JURISDICTION	PULASKI COUNTY & CITY OF LITTLE ROCK
ADDRESS	14673 & 14309 KANIS RD
SIZE	20.164 AC
EXISTING SETBACKS	FRONT YARD: 25 FT
	SIDE YARD: 10 FT
	REAR YARD: 15 FT