



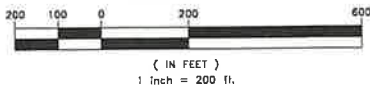
LOCATION MAP
NOT TO SCALE

LEGEND

- 5/8" IRON ROD WITH ALUMINUM CAP
STAMPED "SAM COA 2256" SET
- 5/8" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- RAILROAD SPIKE FOUND
- POWER POLE
- GAS METER
- WATER METER
- WATER VALVE
- MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- FIBER OPTIC CABLE MARKER
- FENCE
- OVERHEAD ELECTRIC LINE
- SECTION LINE
- 1/4 SECTION LINE
- SUBJECT TRACT PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED RECORDS, PULASKI
COUNTY, ARKANSAS
- P.O.B.
POINT OF BEGINNING
- P.O.R.
POINT OF REFERENCE
- IRF
IRON ROD FOUND (AS NOTED)
- A.P.R.
AS PER RECORD
- A.P.S.
AS PER SURVEY
- GRAVEL/DIRT ROAD
- ASPHALT

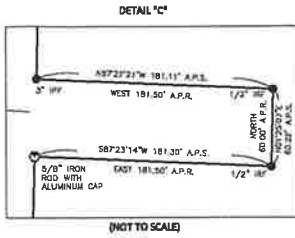
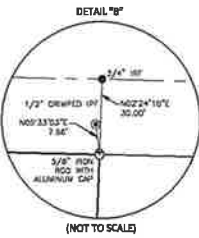
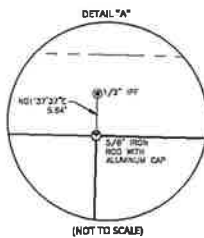
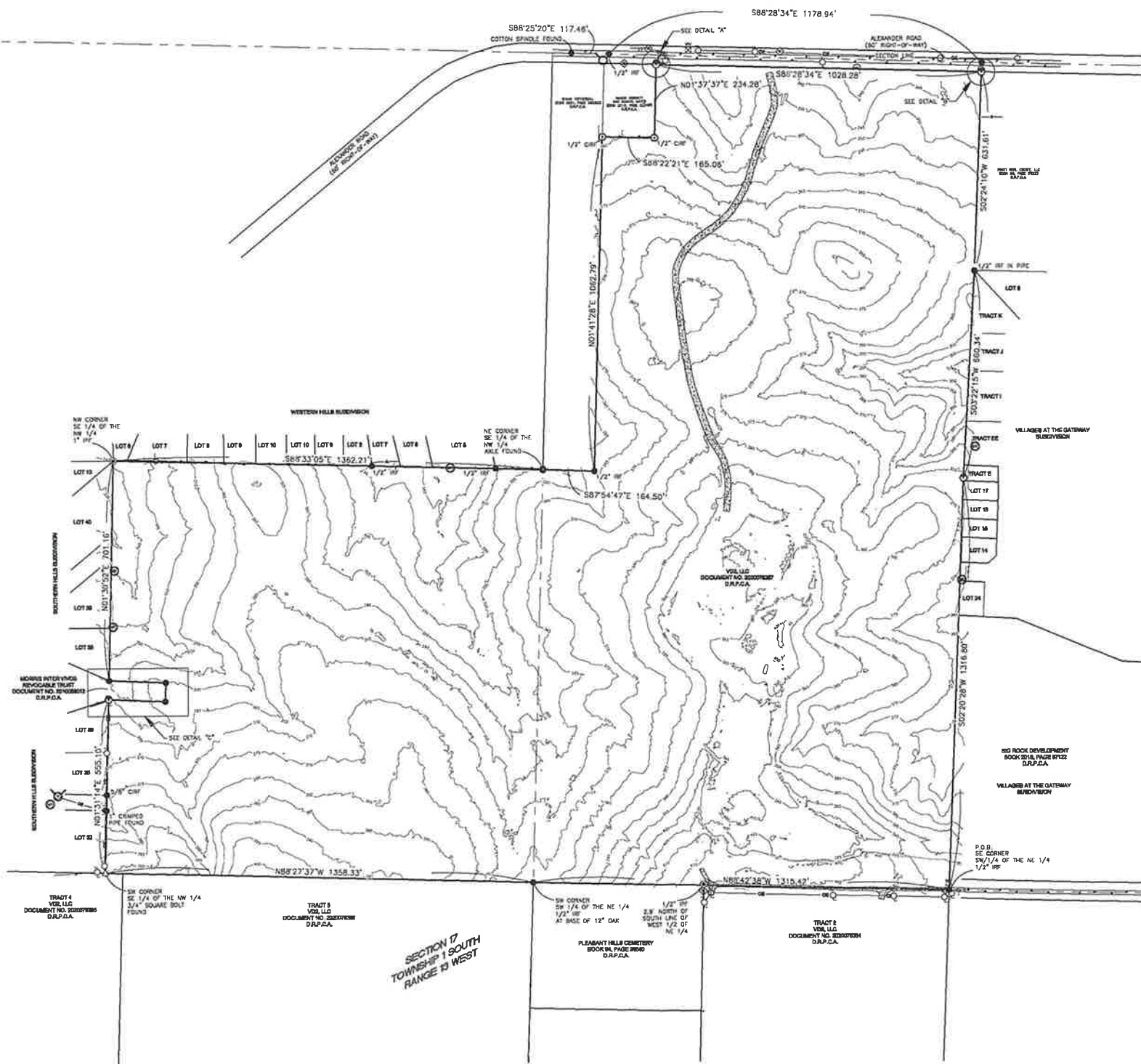
N

GRAPHIC SCALE



NOTES:

- BASIS OF BEARINGS DERIVED FROM THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE, CONVERGENCE ANGLE = -0°14'13". DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, DERIVED USING A COMBINED SCALE FACTOR OF 1.0000413195. ELEVATIONS SHOWN HEREON WERE DERIVED FROM LIDAR DATA PROVIDED BY SAM UTILIZING COBS NETWORK.
- THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADDED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 443, MAP NUMBER 05119004430, DATED JULY 6, 2015 FOR PULASKI COUNTY, ARKANSAS AND INCORPORATED AREAS.
- THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON. THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR. UNAUTHORIZED REUSE IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR ANY DAMAGES INCURRED.
- THIS EXHIBIT MAY NOT REFLECT ALL UNDERGROUND UTILITIES, EASEMENTS OF RECORDS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT. NO UNDERGROUND UTILITY LOCATION SERVICES OR RECORDS RESEARCH WAS PROVIDED BY SAM.



RECORD DEED DESCRIPTION

TRACT 1: THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT: BEGINNING 165 FEET EAST OF THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST QUARTER; THENCE EAST 165 FEET; THENCE SOUTH 264 FEET; THENCE WEST 165 FEET; THENCE NORTH 264 FEET TO THE POINT OF BEGINNING, AND LESS AND EXCEPT THE WEST 165 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SAID SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST.

AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THE NORTH 60 FEET OF THE WEST 181.5 FEET OF THE SOUTH 615 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST, LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITH THE RIGHT OF WAY OF ALEXANDER ROAD AND PLEASANT HILLS ROAD.

METES AND BOUNDS SURVEY DESCRIPTION

BEING A TRACT OF LAND DESCRIBED IN DEED TO VD2, LLC, RECORDED IN DOCUMENT NUMBER 2020078387 OF THE DEED RECORDS OF PULASKI COUNTY, ARKANSAS (D.R.P.C.A.) BEING SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PULASKI COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17;

THENCE NORTH 88 DEGREES 42 MINUTES 38 SECONDS WEST, ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1315.42 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BASE OF A 12-INCH OAK AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 27 MINUTES 37 SECONDS WEST, ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1358.33 FEET TO A 3/4" SQUARE BOLT FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 TO A POINT FOR CORNER;

THENCE NORTH 1 DEGREE 31 MINUTES 14 SECONDS EAST, ON AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, PASSING A 1-INCH CRIMPED PIPE FOUND AT 189.88 FEET, AND PASSING A 5/8-INCH CAPPED IRON ROD FOUND AT 249.88 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 555.10 FEET TO THE SOUTHWEST COMMON CORNER OF SAID VD2, LLC TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO THE MORRIS INTER VIVOS REVOCABLE TRUST RECORDED IN DOCUMENT NUMBER 2010059013 OF THE OFFICIAL PUBLIC RECORDS OF PULASKI COUNTY ARKANSAS (D.R.P.C.A.) TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "SAM COA 2256" SET FOR CORNER;

THENCE SOUTH 87 DEGREES 23 MINUTES 15 SECONDS EAST, ON AND ALONG THE SOUTH COMMON LINE OF SAID VD2, LLC TRACT AND SAID INTER VIVOS REVOCABLE TRUST TRACT, A DISTANCE OF 181.30 FEET, TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST COMMON CORNER OF SAID VD2, LLC TRACT AND SAID INTER VIVOS REVOCABLE TRUST TRACT TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 08 SECONDS EAST, ON AND ALONG THE EAST COMMON LINE OF SAID VD2, LLC TRACT AND SAID INTER VIVOS REVOCABLE TRUST TRACT, A DISTANCE OF 60.22 FEET, TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST COMMON CORNER OF SAID VD2, LLC TRACT AND SAID INTER VIVOS REVOCABLE TRUST TRACT TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREES 27 MINUTES 21 SECONDS WEST, ON AND ALONG THE NORTH COMMON LINE OF SAID VD2, LLC TRACT AND SAID INTER VIVOS REVOCABLE TRUST TRACT, A DISTANCE OF 1,062.79 FEET, TO A 3-INCH IRON PIPE FOUND AT THE NORTHWEST COMMON CORNER OF SAID VD2, LLC TRACT AND SAID INTER VIVOS TRACT, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SOUTHWEST 1/4 TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 30 MINUTES 52 SECONDS EAST, ON AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 701.16 FEET, TO A 1-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 33 MINUTES 05 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 822.89 FEET, ALSO PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 1,212.55 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,362.21 FEET TO AN AXLE FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 54 MINUTES 47 SECONDS EAST, ON AND ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 164.50 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST COMMON CORNER OF SAID VD2, LLC TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO SHANE FOTHERGILL RECORDED IN BOOK 2021, PAGE 065922 D.R.P.C.A. TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 41 MINUTES 28 SECONDS EAST, ON AND ALONG THE EAST COMMON LINE OF SAID VD2, LLC TRACT AND SAID FOTHERGILL TRACT, A DISTANCE OF 1,062.79 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 1665" FOUND AT THE SOUTHWEST COMMON CORNER OF SAID VD2, LLC TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO AMBER DORSETT AND BONNIE HAYES RECORDED IN BOOK 2010, PAGE 023499, D.R.P.C.A. TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 22 MINUTES 31 SECONDS EAST, ON AND ALONG THE SOUTH COMMON LINE OF SAID VD2, LLC TRACT AND SAID DORSETT AND HAYES TRACT, A DISTANCE OF 165.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 1665" FOUND AT THE SOUTHWEST COMMON CORNER OF SAID VD2, LLC TRACT AND SAID DORSETT AND HAYES TRACT TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 37 MINUTES 37 SECONDS EAST, ON AND ALONG THE EAST COMMON LINE OF SAID VD2, LLC TRACT AND SAID DORSETT AND HAYES TRACT, A DISTANCE OF 234.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ALEXANDER ROAD (60' RIGHT-OF-WAY) TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "SAM COA 2256" SET FOR CORNER;

THENCE SOUTH 88 DEGREES 28 MINUTES 34 SECONDS EAST, ON AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ALEXANDER ROAD, A DISTANCE OF 1028.28 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHEAST 1/4 TO A 5/8-INCH ALUMINUM CAP STAMPED "SAM COA 2256" SET FOR CORNER, FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID WEST 1/2 BEARS NORTH 2 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 02 DEGREES 24 MINUTES 10 SECONDS WEST, ON AND ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 631.61 FEET TO A 1/2-INCH IRON ROD IN PIPE FOUND AT THE NORTHWEST CORNER OF THE VILLAGES AT THE GATEWAY SUBDIVISION TO A POINT FOR CORNER;

THENCE SOUTH 03 DEGREES 22 MINUTES 15 SECONDS WEST, ON AND ALONG THE EAST LINE OF SAID WEST 1/2 AND THE WEST LINE OF SAID VILLAGES OF GATEWAY SUBDIVISION, A DISTANCE 660.34 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "SAM COA 2256" SET AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4, SAID POINT ALSO BEING ON THE WEST LINE OF SAID VILLAGES OF GATEWAY SUBDIVISION TO A POINT FOR CORNER;

THENCE SOUTH 02 DEGREES 20 MINUTES 28 SECONDS WEST, ON AND ALONG THE EAST LINE OF SAID WEST 1/2 AND THE WEST LINE OF SAID VILLAGES OF GATEWAY SUBDIVISION, A DISTANCE OF 1316.80 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 5,013,672 SQUARE FEET OR 115.03 ACRES OF LAND, MORE OR LESS.

SURVEY PLAT CODE: 500-015-13W-0-17-401-60-1745

SURVEYOR'S CERTIFICATE

TO: VD2, LLC, SPIARS ENGINEERING AND SURVEYING

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED AND CORNER MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH LOCATED AND ACCEPTED MONUMENTS FOUND DURING THE COURSE OF SURVEY.

DATE OF PLAT OR MAP: 11/22/2021

JASON SULLIVAN
PROFESSIONAL SURVEYOR NO. 1745
SURVEYING AND MAPPING, LLC



BOUNDARY SURVEY

VD2, LLC

SECTION 17, TOWNSHIP 1 SOUTH, RANGE 13 WEST
5TH PRINCIPAL MERIDIAN

PULASKI COUNTY, ARKANSAS



1341 W. Mockingbird Lane,
Suite 400W, Dallas, TX 75247
Ph: (214) 631-7888 Fax: (214) 631-7103
Email: SAM@SAM.BIZ
COA #2256 Expires 12/31/2022

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
	AS	JB	11/22/2021	1"=200'	86256	1

Z-9407-D

NO.	DATE	BY	REVISION

REVISED: