

LAND FOR SALE - FERNDALE CUTOFF



6500 Ferndale Cutoff Road

Little Rock, AR

AVAILABLE

74 +/- Acres of flat pasture & timber land

PRICE

\$2,395,000 (*Reduced from \$2,695,000*)

COMMENTS

- Residential & Commercial potential
- Over 2600 feet of frontage on Ferndale Cutoff
- Close to Cantrell Rd, Chenal Parkway, and Chenal Elementary School

DEMOGRAPHICS

2013	1 mile	3 miles	5 miles
Population	3,601	28,245	72,755
Avg HH Inc	\$148,133	\$128,593	\$98,849
Total HH	1,354	11,246	31,407

FOR MORE INFORMATION, CONTACT

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Scale 1" = 200 ft

RECORD DESCRIPTION
 THAT PART OF THE NE1/4 SW1/4 OF SECTION 20, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS LYING WEST OF FERNDALE CUTOFF, LESS AND EXCEPT ANY PART THEREOF LYING WITHIN PROPERTY CONVEYED TO PFEIFER'S BOYS CAMP DESCRIBED AS A STRIP OF LAND 160 FT. WIDE (EAST AND WEST) BY 544.5 FT. LONG (NORTH AND SOUTH) LYING IN THE SOUTHWEST CORNER OF THE NE1/4 SW1/4, SECTION 20, T-2-N, R-14-W, AND
 THAT PART OF THE SOUTH 1150 FT. OF THE SE1/4 NW1/4 OF SECTION 20, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS LYING WEST OF FERNDALE CUTOFF, AND
 THAT PART OF THE SOUTH 1150 FT. OF THE W1/2 NW1/4 OF SECTION 20, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS LYING EAST OF LITTLE MAUMELLE CREEK, AND
 THAT PART OF THE SW1/4 NE1/4 OF SECTION 20, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS LYING WEST OF FERNDALE CUTOFF.

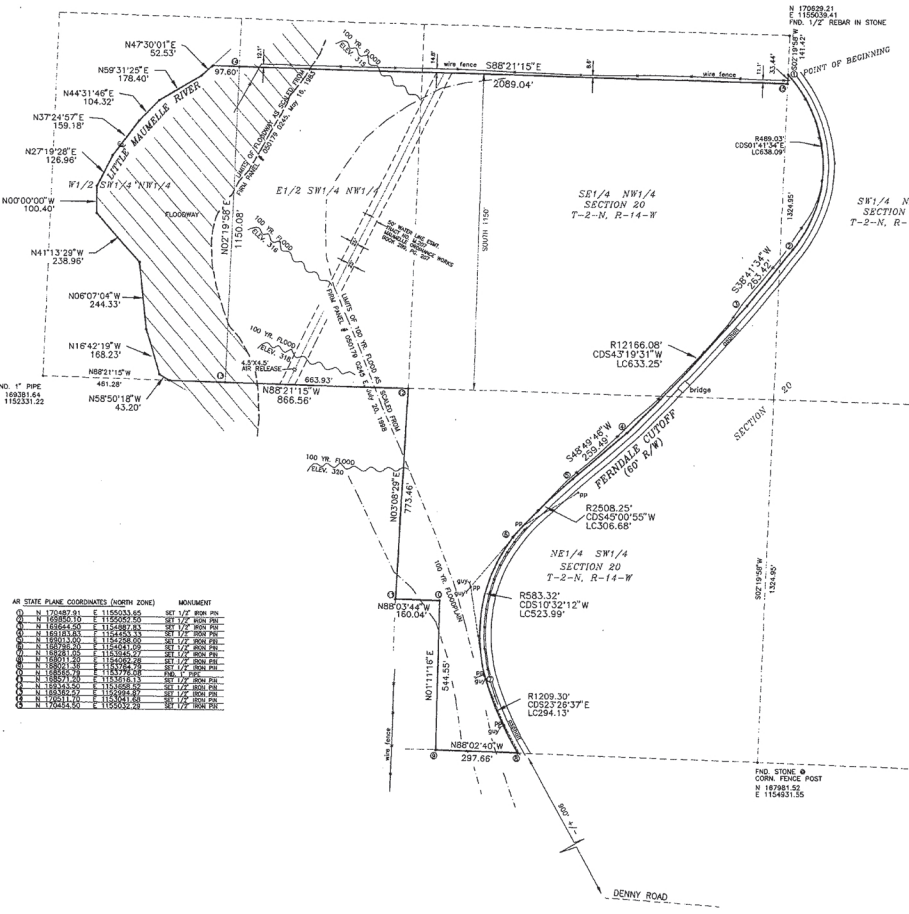
MEASURED DESCRIPTION
 PART OF SECTION 20, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, LYING WEST OF FERNDALE CUTOFF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SE1/4 NW1/4, SAID SECTION 20; THENCE S02°19'58"W ALONG THE EAST LINE OF SAID SE1/4 NW1/4, 141.42 FT. TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FERNDALE CUTOFF, BEING 30.00 FT. FROM THE CENTERLINE THEREOF; AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:
 (1) SOUTHERLY ALONG THE ARC OF A 488.03 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S01°41'34"E, 638.09 FT.; (2) S38°41'34"W, 263.42 FT.; (3) SOUTHWESTERLY ALONG THE ARC OF A 12,166.08 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S42°19'31"W, 633.29 FT.; (4) S48°42'46"W, 258.48 FT.; (5) SOUTHWESTERLY ALONG THE ARC OF A 2508.25 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF S40°00'00"W, 308.68 FT.; (6) SOUTHERLY ALONG THE ARC OF A 583.32 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S10°00'00"W, 308.68 FT.; AND (7) SOUTHEASTERLY ALONG THE ARC OF A 1209.30 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF S22°30'00"E, 294.13 FT.; THENCE N88°02'40"W, 297.66 FT.; THENCE N01°11'16"E, 544.55 FT.; THENCE N88°03'44"W, 160.04 FT. TO A POINT ON THE WEST LINE OF THE NE1/4 SW1/4, SAID SECTION 20; THENCE N02°08'28"E ALONG SAID WEST LINE, 773.46 FT. TO THE NORTHWEST CORNER OF SAID SW1/4 NW1/4; THENCE N88°21'15"W ALONG THE SOUTH LINE OF THE SW1/4 NW1/4, 806.56 FT. TO A POINT ON THE CENTERLINE OF LITTLE MAUMELLE CREEK; THENCE SOUTHERLY ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES: (1) N58°50'18"W, 43.20 FT.; (2) N16°42'19"W, 168.23 FT.; (3) N08°07'04"W, 244.33 FT.; (4) N41°13'28"W, 238.96 FT.; (5) N00°00'00"W, 100.40 FT.; (6) N27°19'28"E, 126.96 FT.; (7) N32°24'57"E, 158.18 FT.; (8) N44°31'46"E, 104.32 FT.; (9) N59°31'25"E, 178.40 FT. AND (10) N47°30'01"E, 52.53 FT.; THENCE S88°21'15"E ALONG A LINE 1150.00 FT. NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NW1/4, SAID SECTION 20, 2089.04 FT. TO A POINT ON THE SAID EAST LINE, 33.44 FT. TO THE POINT OF BEGINNING; THENCE N07°19'58"E ALONG SAID EAST LINE, 33.44 FT. TO THE POINT OF BEGINNING, CONTAINING 73.8817 ACRES MORE OR LESS.
 (BEARINGS BASED ON ARKANSAS STATE PLANE COORDINATES-NORTH ZONE)

SOME PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR PULASKI COUNTY, ARKANSAS.

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT: (A) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY SHOWN HEREON; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (D) THAT THE PROPERTY DESCRIPTION AND PLAT SHOWN HEREON IS A PART OF AND WHOLLY CONTAINED WITHIN THE PROPERTY SHOWN ON AND DESCRIBED IN THAT CERTAIN SURVEY PREPARED BY ME ON JANUARY 18, 2005 AND THAT THERE ARE NO OVERLAPS OF OR GAPS FROM THE COMMON BOUNDARIES AS SHOWN AND DESCRIBED THEREON; (E) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ON THE PROPERTY OR PROTRUSIONS THEREFROM; THERE ARE NO IMPROVEMENTS ON THE PROPERTY; AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICT; (F) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON AND ALL LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED; (G) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN; (H) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; (I) ALL RECORDED EASEMENTS OF WHICH I HAVE KNOWLEDGE ARE CORRECTLY PLATTED THEREON; (J) THE BOUNDARIES, DIMENSIONS, AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT.

FOR THE USE AND BENEFIT OF: BRYAN HOSTO and HANK C. KELLEY, JR.
 RICHARD MELVIN DOUGLAS
 BEACH ABSTRACT & GUARANTY COMPANY
 CHICAGO TITLE INSURANCE COMPANY

BY: *Paul M. White*
 PAUL M. WHITE
 REGISTERED LAND SURVEYOR NO. 1281 (AR)



AR STATE PLANE COORDINATES (NORTH ZONE)

POINT	N	E	MONUMENT
1	172987.81	1150033.05	1/2" IRON PIN
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50	172987.81	1150033.05	1/2" IRON PIN

FILE STONE CORN. IRON POST
 N 187841.52
 E 1156491.52

FILE 3/4" IRON IN STONE
 N 167934.28
 E 1156222.70

WHITE-DATERS & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
 24 RAINING CIRCLE, LITTLE ROCK, ARKANSAS 72203
 PH. 501-821-1667 FAX. 501-821-1668

Boundary Survey	
PART OF SECTION 20 T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS	
Revised	Jan. 18, 2005
Date	Aug. 24, 2004
Scale	1/2" = 100'
Sheet	of
Job No.	04-492J