

LAND AREA

TOTAL AREA: 608.405 SQUARE FEET ± 13.967 ACRES ±

PARKING INFORMATION

REGULAR= 543 HANDICAP= 31 TOTAL= 574

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05119C0344G, WHICH BEARS AN EFFECTIVE DATE OF 07/06/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEL FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTHEAST LINE OF SUBJECT PROPERTY. THE BEARING IS DENOTED AS S114°53'48"E PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTHERN ZONE NAD83.

LATITUDE = 34°46'46.8243"

LONGITUDE = -92°18'41.0744"

CONVERGENCE ANGLE = 00°09'42.5243"

SIGNIFICANT OBSERVATIONS

- WALL APPEARS TO CROSS WEST SIDE OF BOUNDARY BY AS MUCH AS 13.2'
WALL APPEARS TO CROSS WEST SIDE OF BOUNDARY BY AS MUCH AS 0.6'

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
COMPLETED FIELD WORK WAS DECEMBER 13, 2022.
THE DISTANCES SHOWN HEREON ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 0.9999662291405095.
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PERSHING BOULEVARD, PIKE AVENUE (HIGHWAY 365), WEST 25TH STREET, PARKER STREET, AND WEST 26TH STREET, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARKANSAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM PULASKI COUNTY GIS.
THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
SET MONUMENT AS-NOTED
COMPUTED POINT
POWER POLE
LIGHT
FIBER OPTIC VAULT
FIBER OPTIC UTILITY MARKER
TRAFFIC POST VAULT
GAS METER
GAS VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
SANITARY MANHOLE
STORM MANHOLE
GRADED INLET
NO PARKING AREA
HANDICAPED PARKING
MEASURED/CALCULATED DIMENSION
RECORD DIMENSION - PERSHING DEDICATION
RECORD DIMENSION - BOOK 24 PAGE 57 PIKE PLAZA SHOPPING CENTER
NOW OR FORMERLY
RIGHT-OF-WAY
PROPERTY LINE
PARKING SPACE(S)
NATURAL GROUND
CONCRETE
OVERHANG
BUILDING HEIGHT LOCATION
OVERHANG
BOUNDARY LINE
RIGHT-OF-WAY LINE
FENCE LINE
OVERHEAD POWER LINE
GUARDRAIL

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT

Table with 4 columns: ITEM, REQUIRED, OBSERVED, NOTES. Rows include PERMITTED USE, MIN. LOT AREA, MIN. LOT WIDTH, MAX. BLDG COVERAGE, MIN. SETBACKS FRONT, MIN. SETBACKS SIDE, MIN. SETBACKS REAR, MAX. BUILDING HEIGHT, PARKING REGULAR, PARKING HANDICAP, PARKING TOTAL.

BOUNDARY SURVEY

2619 PIKE AVENUE

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS 72114

ADJOINER DETAIL

- N/F ASHLEY, JD SR FAMIL LTD PTNSHP 1101 25TH STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-227.00-014.00
N/F DALLA ROSA MARVIN G & MARCELL 2524 PARKER STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-241.00-009.00
N/F BRENTS HELEN 2520 PARKER STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-241.00-007.00
N/F IRVING GROVERLYN MYERS 2523 PARKER STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-241.00-010.00
N/F BREWER KESHA 2520 FRANKLIN STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-243.00-005.00
N/F BERARDI GRANT LEE/ANITA J 1306 WEST 26TH STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-244.00-009.00
N/F ASHLEY, JD SR FAMIL LTD PTNSHP PERSHING BOULEVARD NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-227.00-006.00
N/F ANDERSON NENA L 2523 FRANKLIN STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-243.00-006.00
N/F DAVIS LARRY D & MALON MAE 2524 DIVISION STREET NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-244.00-008.00
N/F AKINS JEFFREY ALAN PERSHING DRIVE NORTH LITTLE ROCK, ARKANSAS 72114 APN: 33N-236.00-001.00

BUILDING DETAIL

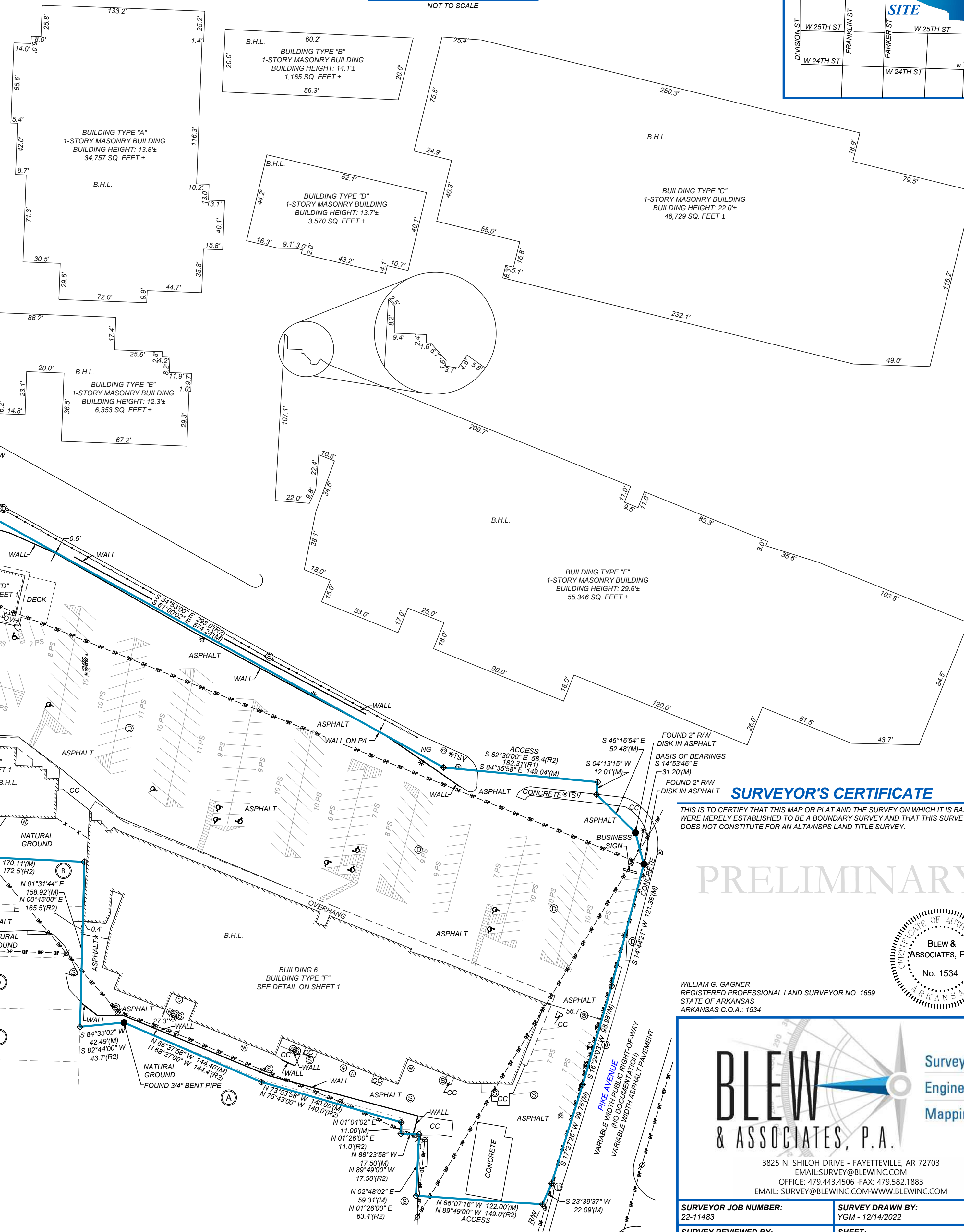
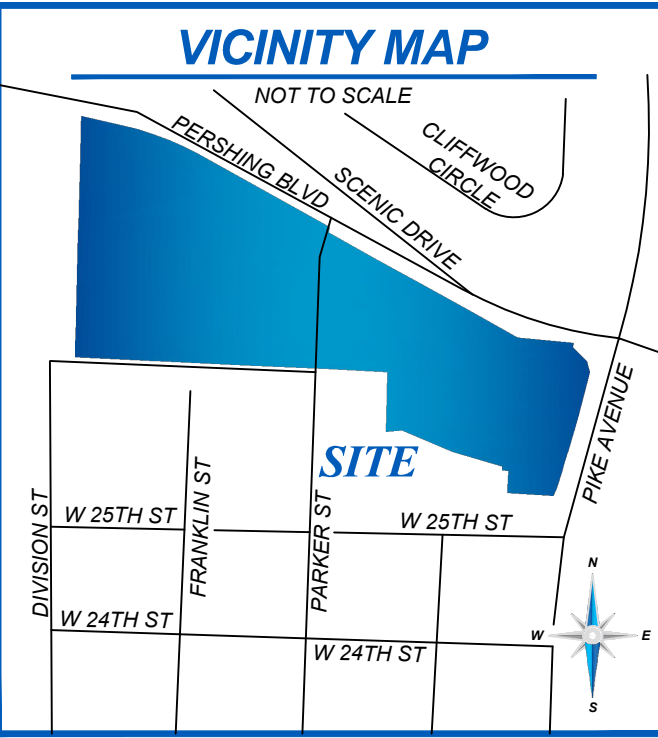
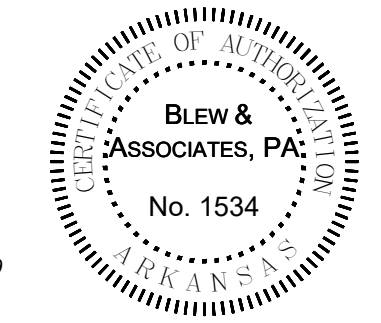


Table with 3 columns: DATE, REVISION HISTORY, BY. Contains one row with a date and revision number.



SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MERELY ESTABLISHED TO BE A BOUNDARY SURVEY AND THAT THIS SURVEY DOES NOT CONSTITUTE FOR AN ALTNPS LAND TITLE SURVEY.

PRELIMINARY



BLEW & ASSOCIATES, P.A. logo and contact information: 3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703. Includes phone, fax, and email addresses. Also includes 'SURVEY DRAWN BY' and 'SURVEY REVIEWED BY' fields.