

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 LEVEE 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 $314^{\circ}33'40''$ PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTHERN ZONE NAD83.

LATITUDE = $34^{\circ}46'46.6243''$

LONGITUDE = $-92^{\circ}18'41.0744''$

CONVERGENCE ANGLE = $00^{\circ}09'42.5243''$

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-11 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 SUCH INSTRUMENT 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
- ⊙ TSV
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ GRATED INLET
- ⊙ NO PARKING AREA
- ⊙ HANDICAP PARKING
- (M) MEASURED/CALCULATED DIMENSION
- (R1) RECORD DIMENSION - PERSHING DEDICATION
- (R2) RECORD DIMENSION - BOOK 24 PAGE 57 PIKE PLAZA SHOPPING CENTER
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- PS PARKING SPACE(S)
- NG NATURAL GROUND
- CC CONCRETE
- OVH OVERHANG
- B.H.L. BUILDING HEIGHT LOCATION
- OVH OVERHANG
- BOUNDARY LINE
- R/W RIGHT-OF-WAY LINE
- x - x - x FENCE LINE
- — — — — OVERHEAD POWER LINE
- — — — — GUARDRAIL

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE		RETAIL	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO PULASKI COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA		608,405 SQ. FT. ±	
MIN. LOT WIDTH		1904.1'	
MAX. BLDG COVERAGE		24%	
MIN. SETBACKS FRONT		29.7'	
MIN. SETBACKS SIDE		17.0'	
MIN. SETBACKS REAR		27.3'	
MAX. BUILDING HEIGHT		29.6'	
PARKING REGULAR		543	
PARKING HANDICAP		31	
PARKING TOTAL		574	

BOUNDARY SURVEY

2619 PIKE AVENUE

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS 72114

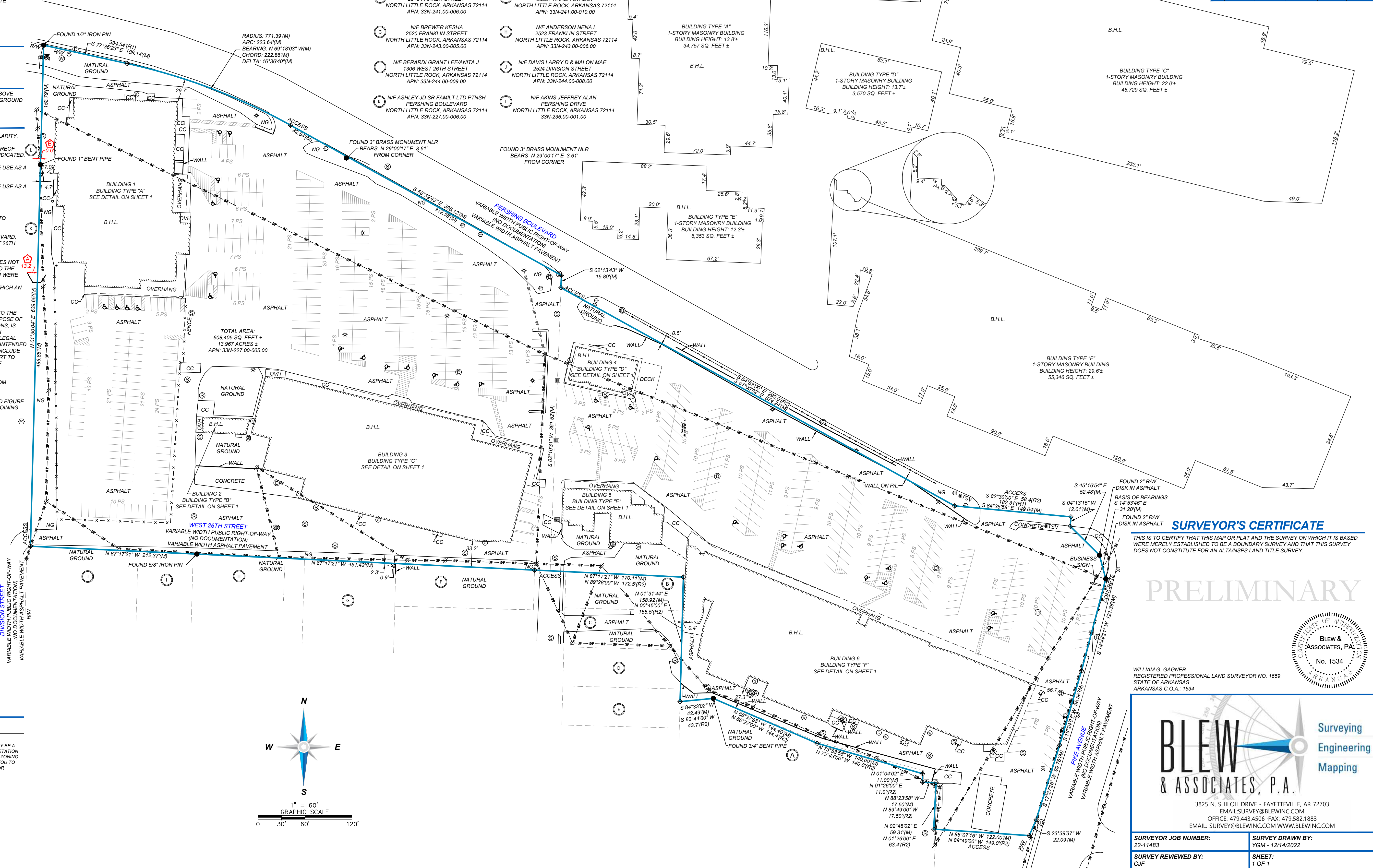
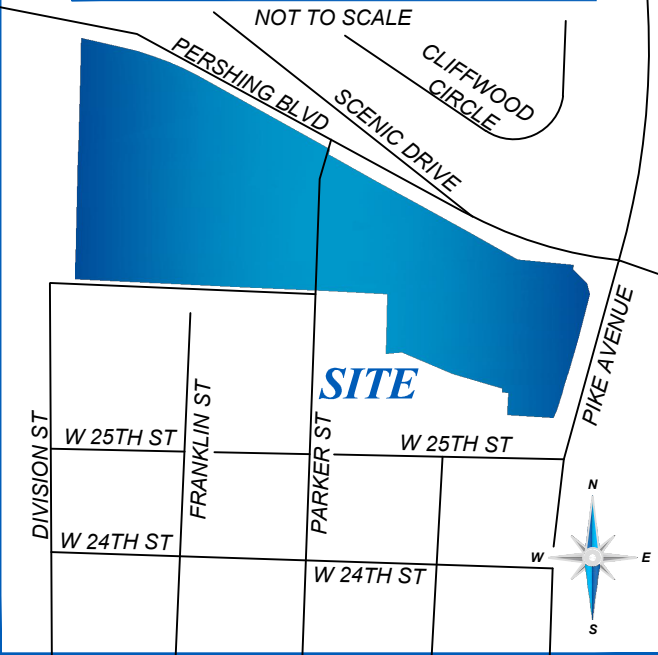
ADJOINER DETAIL

- (A) N/F ASHLEY, JD SR F&M LTD PTNSHP
1101 25TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-227.00-014.00
- (B) N/F DALLA ROSA MARVIN G & MARCELL
2524 PARKER STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-241.00-009.00
- (C) N/F PIKE PLAZA SHOP CTR LLC/GLOBE
COIN PROP LLC/PARKER AVENUE
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-241.00-008.00
- (D) N/F BRENTS HELEN
2520 PARKER STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-241.00-007.00
- (E) N/F BENNETT ROBERT
2516 PARKER STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-241.00-006.00
- (F) N/F IRVING GROVERLYN MYERS
2523 PARKER STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-241.00-010.00
- (G) N/F BREWER KESHA
2520 FRANKLIN STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-243.00-005.00
- (H) N/F ANDERSON NENA L
2523 FRANKLIN STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-243.00-006.00
- (I) N/F BERARDI GRANT LEE/ANITA J
1306 WEST 26TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-244.00-009.00
- (J) N/F DAVIS LARRY D & MALON MAE
2524 DIVISION STREET
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-244.00-008.00
- (K) N/F ASHLEY, JD SR F&M LTD PTNSHP
PERSHING BOULEVARD
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-227.00-005.00
- (L) N/F AKINS JEFFREY ALAN
PERSHING DRIVE
NORTH LITTLE ROCK, ARKANSAS 72114
APN: 33N-236.00-001.00

BUILDING DETAIL

NOT TO SCALE

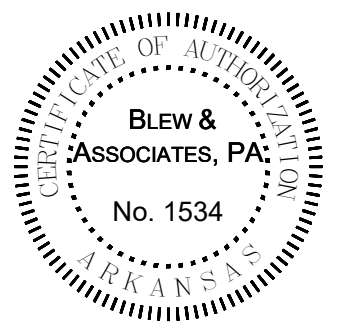
VICINITY MAP



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



WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1659
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534

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SURVEYOR JOB NUMBER: 22-11483
SURVEY DRAWN BY: YGM - 12/14/2022
SURVEY REVIEWED BY: C/JF
SHEET: 1 OF 1