

LITTLE CAESARS STAGECOACH PLAT 25-0155.dwg

PLOTTED: 2/20/2026

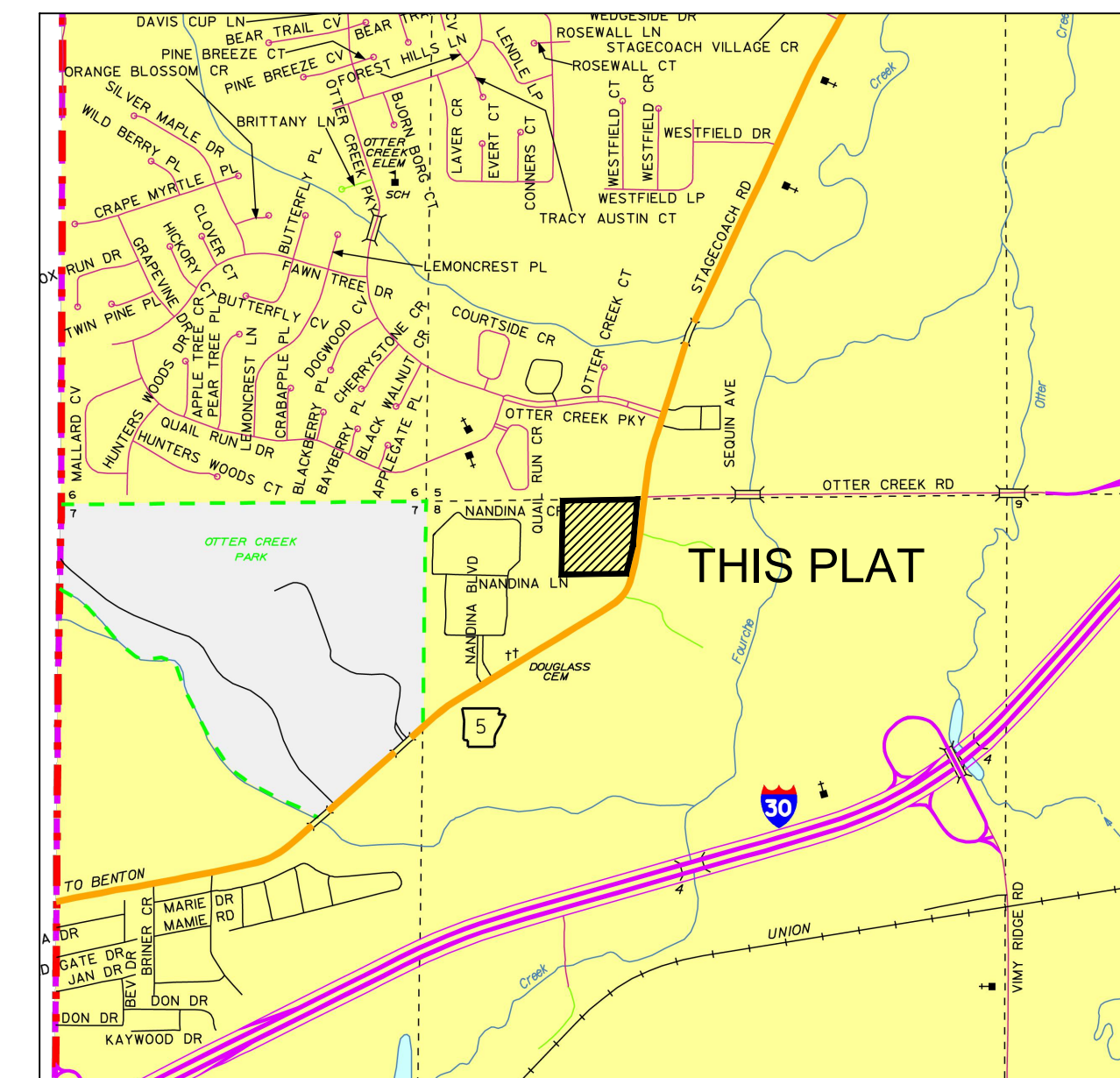
POINT OF COMMENCEMENT
NW CORNER
NE1/4 NW1/4
SEC. 8
T 1 S, R 13 W

LOT 3-A-R
OTTER CREEK VILLAGE COMMERCIAL SUBDIVISION
OTTER CREEK VILLAGE MINISTORAGE
5300 CENTERWOOD ROAD
LITTLE ROCK, AR 72207-5304
ZONED: PD-C

LOT 4
OTTER CREEK VILLAGE COMMERCIAL SUBDIVISION
DL ROGERS GROUP
PO BOX 5037
GRANBURY, TX 76049-0037
ZONED: C3, CUP

UNPLATTED
INST. #2021084913
USA STORAGE OTTER CREEK, LLC
10618 STAGECOACH ROAD
LITTLE ROCK, AR 72210-8921
ZONED: PD-C

UNPLATTED
WEST SIDE PROP. INC.
904 AUTUMN ROAD, SUITE 500
LITTLE ROCK, AR 72211-3738
ZONED: C2



VICINITY MAP



STAGECOACH ROAD
(ROW VARIES)

GENERAL NOTES

1. THE INFORMATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON RECORDS OF EXISTING UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH ZONE NAD83.
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050181C 0443G DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED C2 (SHOPPING CENTER).
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. SETBACKS SHOWN ARE FOR C-2 ZONING.
40' FRONT
40' SIDE
40' REAR
7. SOURCE OF TITLE: INST. #2025064303
8. SOURCE OF WATER: CAW
9. WASTEWATER DISPOSAL: LRWRA

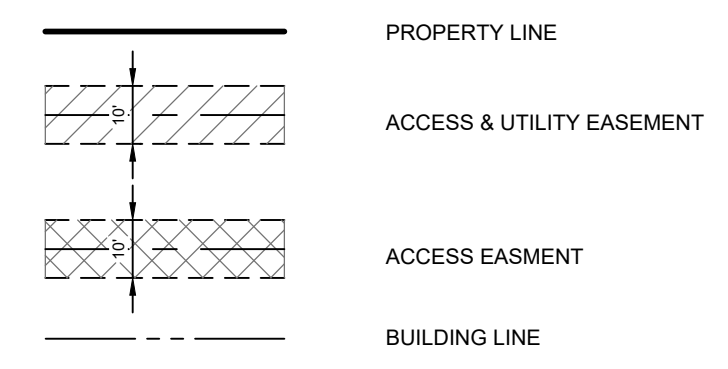
CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED LAND HAS BEEN SURVEYED, THE CORNERS ARE MARKED AS SHOWN AND ARE IN ACCORDANCE WITH EXISTING MONUMENTS IN THE VICINITY. THIS CERTIFICATION IS FOR AND LIMITED TO THE PARTIES SHOWN HEREON.

OWNER & SUBDIVIDER:

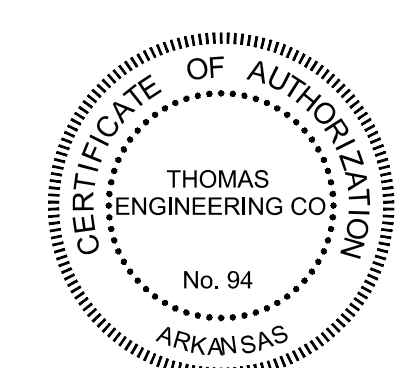
MC CAPITAL MANAGEMENT SERVICES, LLC
117 LU JUAN PT.
HOT SPRINGS NATIONAL PARK, AR 71913-8891

LEGEND



PLAT OF
LOTS 1 - 3
MC CAPITAL MANAGEMENT SERVICES ADDITION

IN THE
NE1/4 NW1/4, SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 13 WEST
CITY OF LITTLE ROCK
PULASKI COUNTY, ARKANSAS



LEGAL DESCRIPTION

PART OF THE NE1/4 NW1/4, SECTION 8, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID NE1/4 NW1/4;
THENCE ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #2021084913 S 88° 24' 18" E FOR 178.78 FEET TO THE POINT OF BEGINNING;
THENCE S 88° 24' 18" E FOR 398.90 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF STAGECOACH ROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
S 08° 05' 23" W FOR 63.31 FEET;
S 18° 18' 44" W FOR 133.38 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE N 88° 08' 17" W FOR 356.63 FEET TO THE EASTERN LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #2021084913;
THENCE ALONG SAID EASTERN LINE N 02° 34' 52" E FOR 189.02 FEET TO THE POINT OF BEGINNING,
CONTAINING 72,476 SQUARE FEET OR 1.664 ACRES, MORE OR LESS.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____ LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY

I, THOMAS R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS.

DATE _____ THOMAS R. POWNALL PE 11643

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE _____ NAME _____

CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ JOHN R. POWNALL RLS 1215

	THOMAS ENGINEERING COMPANY		PLAT LOTS 1 - 3 MC CAPITAL MANAGEMENT SERVICES ADDITION LITTLE ROCK, ARKANSAS	
	APPROVED	DRAWN BY	DATE	SHEET NO.
	TRP	2/20/26	1	
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116		SCALE 1" = 30'		
TEL: 501-753-4463				