

Z-10282

LINE	BEARING	DISTANCE
L1	N 63°09'15" W	14.14'
L2	N 63°48'07" W	9.21'
L3	N 87°49'52" W	22.50'

FOR USE & BENEFIT OF:

ZACH SAXION

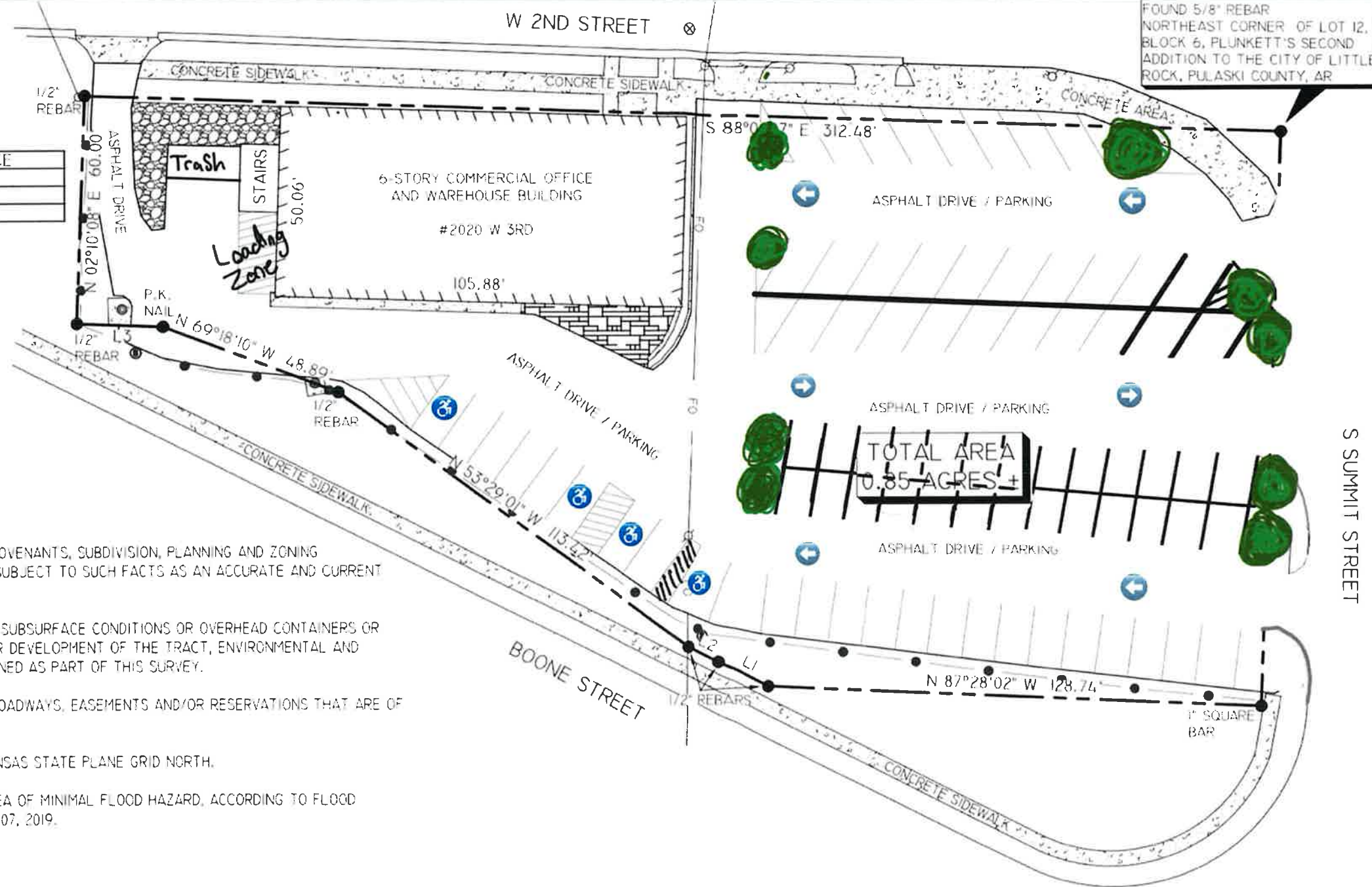
GENERAL NOTES:

- TRACT IS SUBJECT TO RESTRICTIVE COVENANTS, SUBDIVISION, PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS PROPERTY IS SUBJECT TO ALL ROADWAYS, EASEMENTS AND/OR RESERVATIONS THAT ARE OF RECORD OR ARE PHYSICALLY IN PLACE.
- BEARINGS ARE REFERENCED TO ARKANSAS STATE PLANE GRID NORTH.
- THE LOT LIES IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP #05119C0456H, JUNE 07, 2019.

LEGAL DESCRIPTION

ALL OF LOTS I, II AND 12, BLOCK 6, AND PART OF LOTS 2, 3 AND 10, BLOCK 6, PLUNKETT'S SECOND ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND ALL THAT PORTION OF A 10-FOOT ALLEY (NOW CLOSED) LYING BETWEEN SAID LOT I AND PARTS OF LOTS 2 AND 3 AND SAID LOTS II AND 12 AND PART OF LOT 10; AND THE EAST ONE-HALF OF SCHILLER STREET (NOW CLOSED) LYING WEST OF AND ADJACENT TO SAID LOT I AND SAID PART OF LOT 2, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 6, PLUNKETT'S SECOND ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, THE SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 02°09'32" W 151.49 FEET; THENCE N 87°28'02" W 128.74 FEET; THENCE N 63°09'15" W 14.14 FEET; THENCE N 63°48'07" W 9.21 FEET; THENCE N 53°29'01" W FEET; THENCE N 69°18'10" W 48.89 FEET; THENCE N 87°49'52" W 22.50 FEET; THENCE THENCE N 02°10'08" E 60.00 FEET; THENCE S 88°06'17" E 312.48 FEET TO THE POINT OF BEGINNING CONTAINING 0.85 ACRES MORE OR LESS.



FOUND 5/8" REBAR
NORTHEAST CORNER OF LOT 12,
BLOCK 6, PLUNKETT'S SECOND
ADDITION TO THE CITY OF LITTLE
ROCK, PULASKI COUNTY, AR

TOTAL AREA
0.85 ACRES ±

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY BY ME ON THIS DATE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY. PROPERTY CORNERS ARE LOCATED WITH EXISTING MONUMENTS IN THE AREA.

ADDITIONAL SYMBOL KEY:

	HYDRANT
	ELECTRIC TRANSFORMER
	WATER METER
	WATER VALVE
	STORM INLET
	SANITARY SEWER
	LIGHT POLE
	TELCO PEDESTAL

CORNERSTONE
SURVEYING & MAPPING
P.O. BOX 1074
GREENBRIER, AR 72058
PHONE (501) 679-1318
survey@cornerstones.net

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- ▲ CALCULATED OR ANGLE POINT
- FOUND STONE/CONC CORNER

PROPERTY ADDRESS:
2020 W 3RD ST
0.85 ACRES
PART OF PLUNKETT'S SECOND ADDITION
TO THE CITY OF LITTLE ROCK, ARKANSAS
PULASKI COUNTY, ARKANSAS

DRAWING INFORMATION	AP
FIELD TECH	AP
DRAWN BY	AP
DRAWING DATE	02-15-20
DRAWING SCALE	1:30
JOB NAME	2 W 3RD ST
500-01N-12W-04-0130-00-1526	