

ZONE:
02

OWNER:
POTLATCH DELTIC
REAL ESTATE LLC
BK 621 PAGE 233
(UNPLATTED)

LOT 1RR
(UNRECORDED)

**O2
TO
C3**

ZONE:
02

LOT 2RR
(UNRECORDED)

LOT 1AR

CHOR
CHENAL PARKWAY
(R/W VARIES)

ARKANSAS SYSTEMS DR.
(R/W VARIES)

FLOOD INFORMATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY (ZONE AE), AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05119C0314H, JUNE 7, 2019)

LEGAL DESCRIPTION

6.4175 ACRES BEING A PORTION OF LOT 1R ARKANSAS SYSTEMS OFFICE PARK, AS RECORDED IN INSTRUMENT NO. 20210446280, RECORDS OF PULASKI COUNTY CIRCUIT CLERK; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE NORTHWEST CORNER OF SAID LOT 1R, SAID POINT BEING LOCATED ON THE EASTERN RIGHT OF WAY LINE OF CHENAL PARKWAY AND ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY, N66°35'05"E-467.85'; THENCE S87°57'26"E-325.52'; THENCE S36°50'36"W-258.10'; THENCE S13°49'45"W-51.20'; THENCE ALONG THE ARC OF A 107.80' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 34.73'; THENCE OF S65°12'53"E-34.58'; THENCE S65°14'22"E-15.10'; THENCE S53°22'52"E-95.85'; THENCE S42°31'34"W-337.11'; CHORD ALONG THE ARC OF A 316.48' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 24.60' AND A CHORD OF N19°33'48"E-24.60'; THENCE ALONG THE ARC OF A 500.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 258.93' AND CHORD OF S82°56'45"W-256.04' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF CHENAL PARKWAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING: (1) ALONG THE ARC OF A 2944.79' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 146.99' AND CHORD OF N28°24'45"W-146.98'; (2) N60°09'31"E-20.00'; (3) ALONG THE ARC OF A 2964.79' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 92.06' AND CHORD OF N30°43'52"W-92.06'; (4) N31°37'55"W-161.04' (5) S58°22'05"W-10.00'; (6) N31°37'55"W-80.46'; BACK TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1RR (UNRECORDED)

REZONING 02 TO C3

LOT 1RR (UNRECORDED)
ARKANSAS SYSTEMS OFFICE PARK

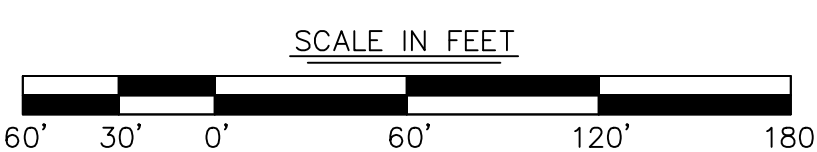
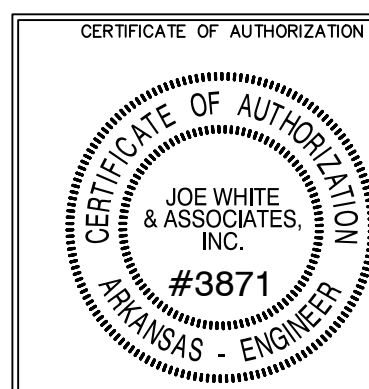
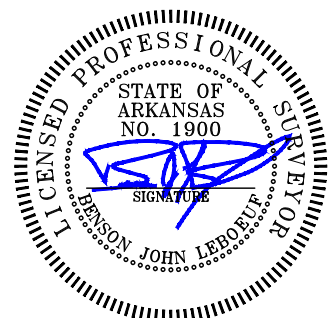
AN ADDITION TO THE CITY OF LITTLE ROCK
PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: MAY 18, 2026	SCALE: 1" = 60'
PROJECT NUMBER: 26-154L	

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED
HEREON. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY
LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.


 BENSON JOHN LEOEUF
 PLS # 1900 (AR)



DATE	DESCRIPTION	BY
REVISION		