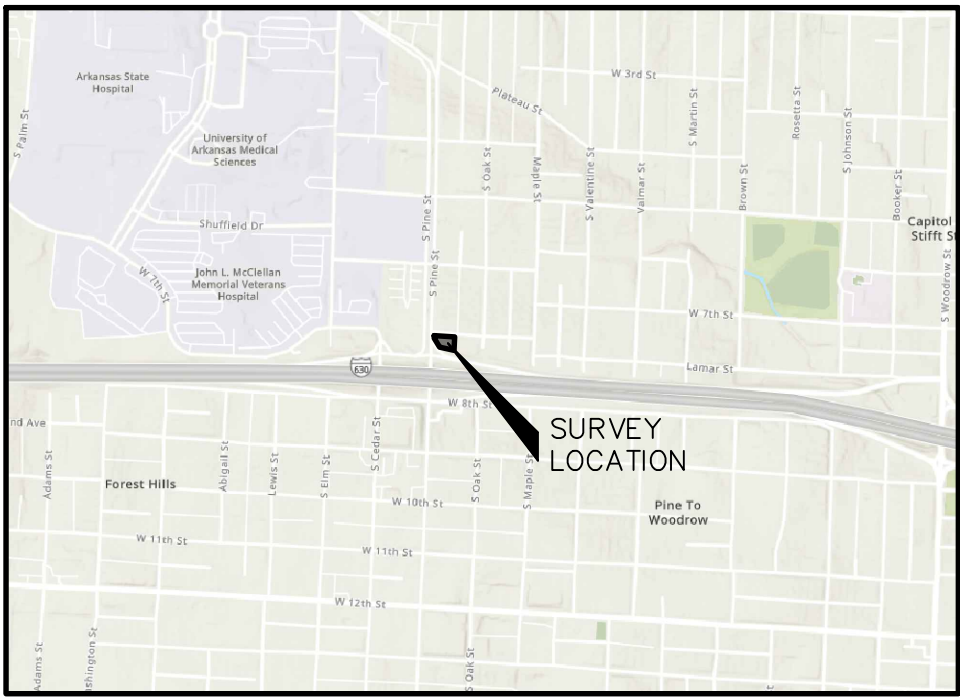




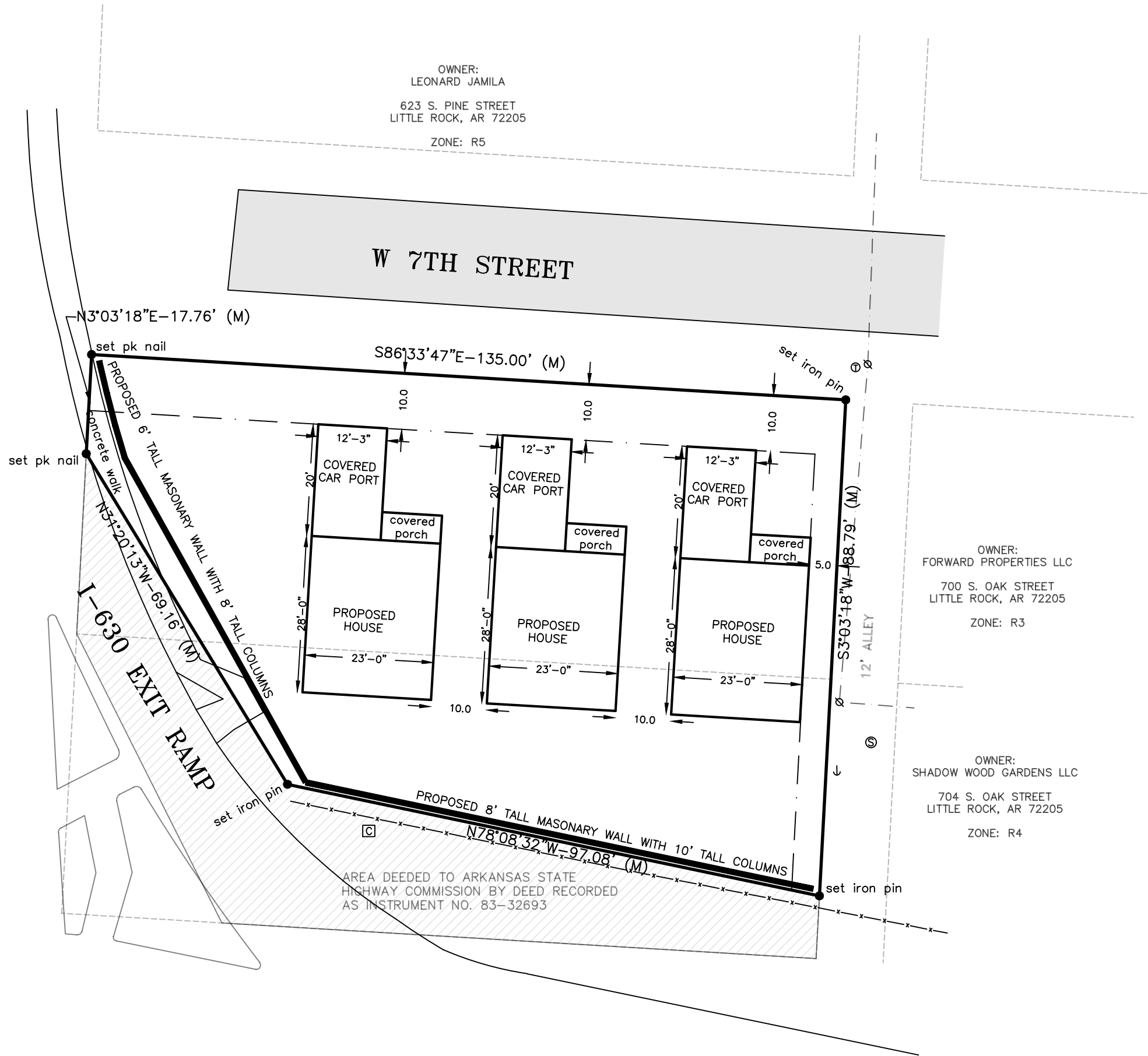
VICINITY MAP
(NTS)

LEGEND

	water valve
	fire hydrant
	water meter
	electric transformer
	electric box
	power pole
	overhead power
	light pole
	sanitary sewer manhole
	telephone riser
	communications pullbox
	cable riser
	air conditioner
(M)	measured
(R)	recorded



UAMS BLVD/
S PINE STREET



NOTES:

1. ADDRESS OF PROPERTY: N/A, SOUTH PINE ST., LITTLE ROCK, AR 72205
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
3. AREA OF PROPERTY: 9,639 SQ. FT. OR 0.221 ACRES +/-
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. (FIRM COMMUNITY PANEL NO. 05119C0452J, FEBRUARY 26, 2021)
5. ZONING OF PROPERTY: O-3 (GENERAL OFFICE)

PUBLIC WORKS NOTES:

1. NPDES AND GRADING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
2. PLANS OF ALL WORK IN RIGHT-OF-WAY SHALL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
3. PROVIDE STRIPING AND SIGNAGE PLANS AS PER ORDINANCE FOR TRAFFIC ENGINEERING APPROVAL.
4. PRIOR TO CONSTRUCTION OBTAIN BARRICADE PERMIT FOR WORK DONE WITHIN RIGHT-OF-WAY.
5. EASEMENTS ARE FOR UTILITIES AND DRAINAGE WHERE NEEDED
6. A GRADING PERMIT PER SECS. 29-186(C) AND (D) WILL BE REQUIRED WITH A BUILDING PERMIT.
7. HANDICAPPED PARKING WILL BE PROVIDED AS REQUIRED BY CODE.

GENERAL NOTES:

1. OWNER/DEVELOPER:
FORWARD PROPERTIES, LLC
16609 CANTRELL RD, STE 12E
LITTLE ROCK, AR 72223
INSTRUMENT NO. 2026-019594
2. APPLICABLE EXISTING COVENANTS: NONE
3. SOURCE OF WATER SUPPLY: CAW
4. SOURCE OF WASTERWATER DISPOSAL: LRWRA
5. MUNICIPAL BOUNDARIES: CITY OF LITTLE ROCK
6. ZONING OF PROPERTY: O-3
7. PROJECT TO BE CONSTRUCTED IN ONE PHASE

PRD

PART OF
LOTS 1 & 2, BLOCK 6
HEISEMAN'S ADDITION

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

LEGAL DESCRIPTION (RECORD)

LOTS 1 AND 2, BLOCK 6, HEISEMAN'S ADDITION TO THE CITY OF LITTLE ROCK, IN PULASKI COUNTY, ARKANSAS.

LESS & EXCEPT:

A STRIP OF STREET RIGHT OF WAY VARYING IN WIDTH, BEING A PART OF LOTS 1 AND 2, BLOCK 6 OF HEISEMAN'S ADDITION TO THE CITY OF LITTLE ROCK, PULKASI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 00°28'15" EAST ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF INTERSTATE 630 FOR A DISTANCE OF 32.24 FEET; THENCE SOUTH 33°40'01" EAST, 69.16 FEET; THENCE SOUTH 80°28'20" EAST, 97.84 FEET TO A POINT ON THE WEST LINE OF A 12-FOOT WIDE ALLEY; THENCE SOUTH 00°12'18" WEST ALONG THE WEST LINE OF THE ALLEY 11.21 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY OF INTERSTATE 630; THENCE NORTH 88°53'06" WEST ALONG THE EXISTING RIGHT OF WAY LINE 107.16 FEET; THENCE CONTINUING ALONG THE EXISTING RIGHT OF WAY LINE NORTH 28°51'50" WEST, 57.83 FEET TO THE POINT OF BEGINNING; PROPOSED RIGHT OF WAY CONTAINING 0.073 ACRE (3,159 SQUARE FEET), MORE OR LESS.

SCALE IN FEET



CERTIFICATE OF AUTHORIZATION		
DATE	DESCRIPTION	BY
REVISION		

DATE:	5-12-26	SCALE:	1" = 20'
PROJECT NUMBER:	26-107D		