

VICINITY MAP
(NTS)

LEGEND	
○	found as noted
●	set 1/2" iron pin
⌵	water valve
⊖	fire hydrant
⊗	water meter
rp2	rpz
□	electric transformer
□	electric box
△	fiber-optic sign
⊠	gas meter
△	buried gas marker
⊕	power pole
∨	guy wire
☆	light pole
★	ground light
✦	bollard pole
Ⓢ	sanitary sewer manhole
Ⓟ	sanitary sewer manhole
Ⓒ	sewer or drain clean-outs
Ⓣ	telephone riser
△	telephone sign
Ⓒ	cable riser
⊠	junction box—drainage
⊠	curb inlet—drainage
⊠	grate inlet—drainage
rcp	reinforced concrete pipe
cmp	corrugated metal pipe
□	sign
Ⓕ	handicap parking
H.C.	handicap ramp
⊠	concrete
—X—	chain link fence
—□—	wood fence
—E—	overhead power
—E—	(ug) underground electric
—G—	(ug) underground gas
—T—	(ug) underground fiber optic
—TELE—	(ug) underground telephone
—W—	(ug) underground water
—S—	(ug) underground sewer

NOTES:

1. ADDRESS OF PROPERTY: N/A KANIS RD., LITTLE ROCK, AR 72211
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
3. AREA OF PROPERTY: 65,532 SQ. FT. OR 1.50 ACRES +/-
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD PROTECTION MAP FOR LITTLE ROCK, ARKANSAS. THIS PROPERTY IS IN ZONE X.
(FIRM COMMUNITY PANEL # 01159104316, JULY 6, 2015)
5. ZONING OF PROPERTY: O-1 (QUIET OFFICE)
 - HEIGHT REGULATIONS: MAXIMUM 35 FEET
 - FRONT YARD SETBACK: 10% OF AVERAGE WIDTH OF LOT
 - SIDE YARD SETBACK: 10% OF AVERAGE WIDTH OF LOT, NOT TO EXCEED 8 FEET
 - REAR YARD SETBACK: 25 FEET (IN THE CASE OF A CORNER LOT PROVIDING A 25 FOOT EXTERIOR SIDE YARD, THE REAR YARD MAY BE REDUCED TO NOT LESS THAN 8 FEET).
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, NO RECORDING OF THE EXACT LOCATION OF UNDERGROUND FEATURES CAN BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED.
7. THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. THERE WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

LEGAL DESCRIPTION (MEASURED)

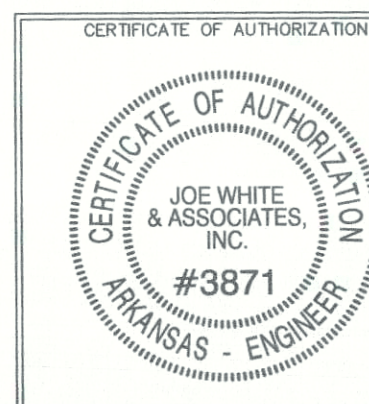
THE PART OF THE SE1/4 SE1/4 OF SECTION 5, T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SE1/4 SE1/4 OF SECTION 5; THENCE N01°32'28"E, A DISTANCE OF 200.01 FEET; THENCE S87°56'40"E, A DISTANCE OF 100.01 FEET; THENCE S02°03'20"W, A DISTANCE OF 100.01 FEET; THENCE TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S87°56'40"E ALONG THE SOUTH LINE OF LOTS 1 THRU 6, SAID POINT WEST ADJACENT, A DISTANCE OF 923.11 FEET TO THE SOUTHEAST CORNER OF LOTS 1, SAID POINT WEST ADJACENT; THENCE S33°15'56"W, A DISTANCE OF 100.01 FEET; THENCE S02°03'20"W, A DISTANCE OF 100.01 FEET; THENCE S02°03'20"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 76.49 FEET; THENCE S02°03'20"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 46.93 FEET TO THE POINT ON THE NORTH RIGHT OF WAY LINE OF KANIS ROAD, AS DESCRIBED IN SPECIAL WARRANTY DEED DATED JULY 07, 2018, FILED FOR RECORD IN THE CLERK'S OFFICE OF PULASKI COUNTY, ARKANSAS, AS INSTRUMENT NO. 2018-00489; THENCE S02°03'20"W ALONG SAID NORTH RIGHT OF WAY LINE OF KANIS ROAD THE FOLLOWING COURSES: (1) S40°45'42"W, 15.16 FEET; (2) N86°57'54"W, 350.90 FEET; (3) N88°01'00"W, 63.33 FEET; (4) N24°34'54"W, 17.89 FEET; (5) N88°01'00"W, 12.00 FEET; (6) S01°15'58"W, 12.22 FEET; (7) S87°56'40"E, 100.01 FEET; THENCE S87°56'40"E ALONG SAID NORTH RIGHT OF WAY LINE OF KANIS ROAD, A DISTANCE OF 6.49 FEET TO THE EAST RIGHT OF WAY LINE OF ATKINS ROAD; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF KANIS ROAD N01°31'46"E ALONG SAID EAST RIGHT OF WAY LINE OF ATKINS ROAD, A DISTANCE OF 97.51 FEET; THENCE N22°11'58"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 14.93 FEET; THENCE N00°46'45"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 12.22 FEET TO THE POINT OF BEGINNING. CONTAINING 1.50 ACRES, MORE OR LESS.

TO: CENTRAL AR GASTRO CLINIC, LLC
LENDERS TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 11, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 20, 2022.

Daniel W. Havner
DANIEL W. HAVNER
PLS # 1542 (AR)

DATE OF PLAT OR MAP



SCALE IN FEET

DATE	DESCRIPTION	BY
3-7--22	ADDED TOPOGRAPHY	B.A.
REVISION		

ALTA/NSPS LAND TITLE SURVEY

PART OF THE
SE1/4 SE1/4
SECTION 5
T-1-N, R-13-W

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: 2-21-22	SCALE: 1" = 30'
PROJECT NUMBER: 22-010L	500-01N-13W-0-05-23