

ALTA / ACSM SURVEY

ADJACENT LAND OWNERS

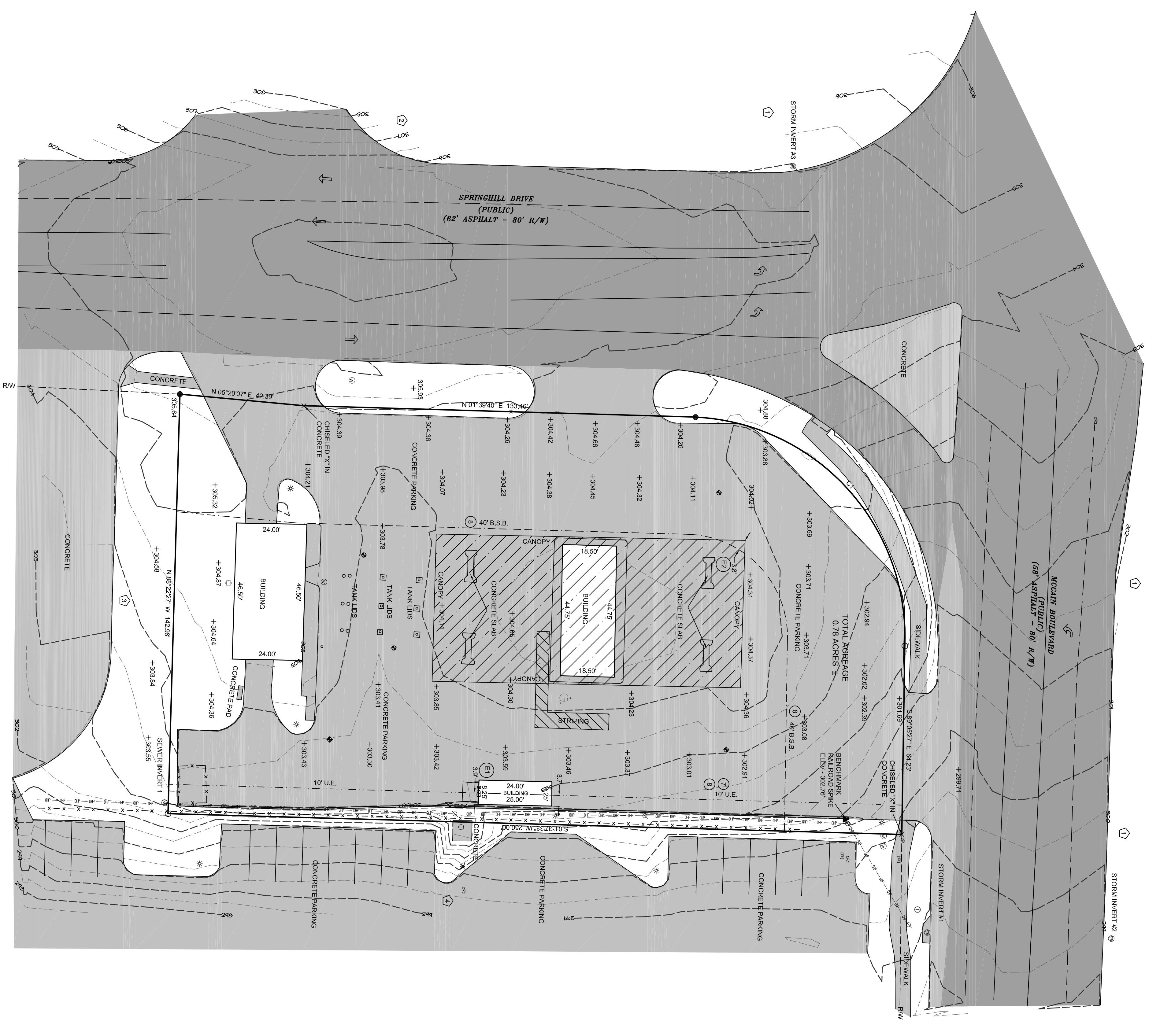
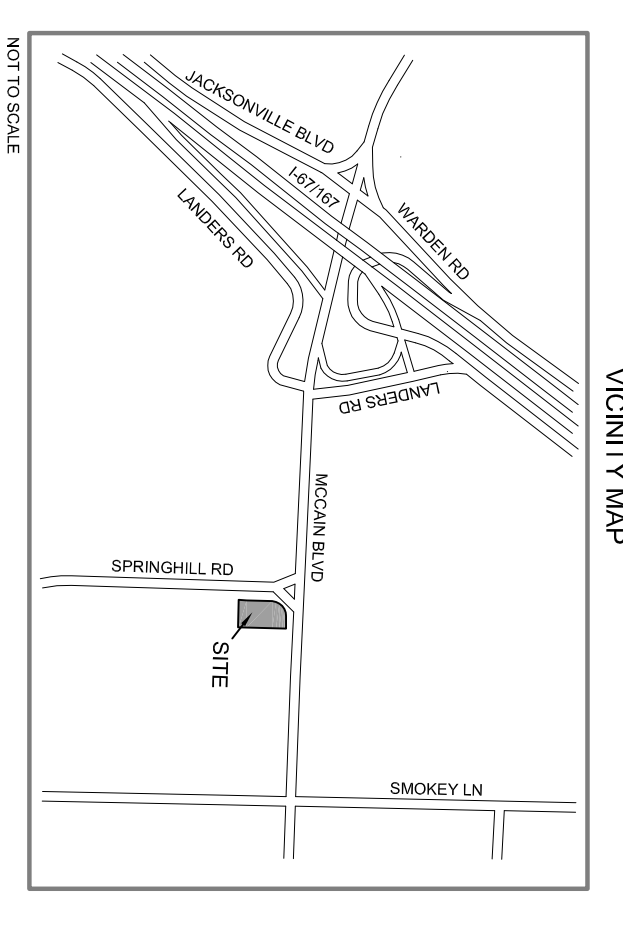
- 1 PEP BOVS
28N.001.01.018.00
N. LITTLE ROCK, AR 72117
- 2 DBL. DRIPS, RESURFISHED MATCHING CENTER
3300 ENTERPRISE Pkwy
BEACHWOOD, OH 44122
- 3 BAPTIST HEALTH MATCHING CENTER
23N.011.01.013.00
2001 MUDWELL RD 72111
LITTLE ROCK, AR 72111
- 4 M&P PATRICK HOTELS NUMBER TWO LLC
PO BOX 1363
RUSTON, LA 71273
- 5 M.J.G. FAMILY LIMITED PARTNERSHIP
23N.007.06.001.00
PO BOX 105642
ATLANTA, GA 30386
- 6 MARKET PLAZA LIMITED PARTNERSHIP
23N.011.01.013.00
N. LITTLE ROCK, AR 72101

ZONING INFORMATION

ZONE: C-5
 PLAS ONE ADDITIONAL FOOT FOR EACH FOOT THAT A BUILDING ON THE LOTS EXCEEDS 55' IN HEIGHT
 0' - THE SETBACK WILL BE INCREASED BY ONE FOOT FOR EACH CORNER
 5' - THE SETBACK WILL BE INCREASED BY ONE FOOT FOR EACH CORNER
 REAR: 20'
 HEIGHT: 45'

MISCELLANEOUS NOTES

- (MN1) SOME FEATURES SHOWN ON THIS FLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- (MN2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- (MN3) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS WITHIN RECENT MONTHS.
- (MN4) AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY, OR SIDEWALK CONSTRUCTION REPAIRS.
- (MN5) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP, OR SANITARY LANDFILL.
- (MN6) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
- (MN7) MESSLAND PARCELS.
- (MN8) TOTAL NUMBER OF PARKING SPACES IS 1, WHICH INCLUDES 1 DESIGNATED HANDICAPPED SPACE.
- (MN9) THERE IS EVIDENCE OF ENCROACHMENTS.
- (MN10) THE BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE NORTH ZONE, NAD83.
- (MN11) BY GRAPING PLOTTING OF THE INFORMATION SHOWN ON THIS COPIED INSURANCE RATE MAP NO. 0601820002D, DATED 09/05/1990, INDICATES THAT THE PROPERTY SHOWN ON SURVEY LIES WITHIN:
 ZONE "X" OTHER AREAS ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	117.20'	166.83'	N 47° 59' 38" E	89° 31' 38"

- SEWER INVERT #1:
RIM ELEVATION: 303.76'
INVERT NORTH: 532' - 4" DUNE
INVERT SOUTH: 538' - 6" DUNE
- STORM INVERT #1:
RIM ELEVATION: 298.89'
INVERT NORTH: 392' - 12" PPE
INVERT SOUTH: 397' - 12" PPE
- STORM INVERT #2:
RIM ELEVATION: 298.89'
INVERT SOUTH: 279' - 12" PPE
- STORM INVERT #3:
RIM ELEVATION: 309.22'
INVERT SOUTH: 340' - 24" PPE
INVERT NORTHWEST: 330' - 18" PPE

ENCROACHMENTS

- ① BUILDING ENCROACHES INTO UTILITY EASEMENT ON EAST SIDE OF SUBJECT PROPERTY BY 3.8'
- ② CANOPY ENCROACHES INTO BUILDING SETBACK ON WEST SIDE OF SUBJECT PROPERTY BY 3.8'

SCHEDULE B - SECTION II

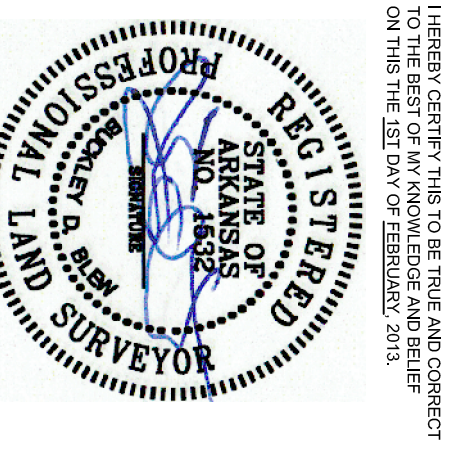
- 7 CONTRACTOR'S CONDITIONS, RESERVATIONS, ASSIGNMENTS, EASEMENTS, ASSIGNMENTS AND/OR LIENS, CONVEYMENT, BILL OF INSURANCE, RECORDING AS INSTRUMENT NO. 88-41872 RECORD OF PULASKI COUNTY, ARKANSAS, PROVISIONS, IF ANY, BASED ON PAGE, COLOR OMITTED - BLANKE
- 8 BUILDING LINES AND EASEMENTS AS SHOWN ON PLAT RECORDED AS PLAT NO. 0245, RECORDS OF PULASKI COUNTY, ARKANSAS, 11/24/12

SCHEDULE A DESCRIPTIONS

TITLE COMMITMENT #E-1267875
 EFFECTIVE DATE: 12/16/2012
 LOT 1, BLOCK 4, SPRINGHILL DEVELOPMENT, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT OF RECORD AS PLAT NO. 0245, RECORDS OF PULASKI COUNTY, ARKANSAS.

SURVEYOR'S CERTIFICATION

TO: QUATRO NORTH LITTLE ROCK, LLC.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH THIS MAP OR PLAT IS BASED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR UNDER THE SEAL AND CERTIFICATE OF THE BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS OF THE STATE OF ARKANSAS.
 DATE OF PLAT ON MAP: 02/17/2013
 SURVEYOR: ELEANOR E. HITE
 DATE: 02/01/2013



STANDARD LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	○ SET FORWARD SET REBACK
ENCROACHMENT	● SET FORWARD ONLY MONUMENT
SEWER MAIN	□ SET FORWARD CONTOUR MONUMENT
STORM MAIN	△ MONUMENT WITH DISCREPANCY
UTILITY MAIN	□ MONUMENT WITH DISCREPANCY
UNDERGROUND UTILITY	○ MONUMENT WITH DISCREPANCY
RECORDED ENCROACHMENT	□ MONUMENT WITH DISCREPANCY
RECORDED EASEMENT	○ MONUMENT WITH DISCREPANCY
RECORDED ENCROACHMENT	○ MONUMENT WITH DISCREPANCY
RECORDED EASEMENT	○ MONUMENT WITH DISCREPANCY
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RECORDED ENCROACHMENT	○ MONUMENT WITH DISCREPANCY
RECORDED EASEMENT	○ MONUMENT WITH DISCREPANCY

PROJECT NAME
 QUATRO NORTH LITTLE ROCK, LLC.
 4300 MCCAIN BOULEVARD
 NORTH LITTLE ROCK, AR 72117



FOR THE USE AND BENEFIT OF
BLUM & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 524 W. SWAMPBORE ST., SUITE 4
 FAYETTEVILLE, AR 72703
 PHONE: 479.838.1833
 INFO@BLUMASSOCIATES.COM

LOCATION	COUNTY/STATE
LOT 1, BLOCK 4, SPRINGHILL DEVELOPMENT <td>PULASKI COUNTY, ARKANSAS </td>	PULASKI COUNTY, ARKANSAS

DATE: _____
 REVISION: _____