O-22- 3

ORDINANCE NO. _____

AN ORDINANCE VACATING AND ABANDONING AN UNUSED PORTION OF A RIGHT OF WAY LOCATED AT 1600 PIKE AVENUE, IN THE CITY OF NORTH LITTLE ROCK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Act 67 of 1885 provides that cities of the first class may vacate and abandon rights of way and easements not required for municipal purposes; and

WHEREAS, Mark Redder has requested, on behalf of the Holloway Engineering, that the City of North Little Rock vacate an unused portion right of way located at 1600 Pike Avenue for the development of a convenience store (see letter from Mr. Redder attached hereto as Exhibit A); and

WHEREAS, there are no objections from utility companies to the vacation of the herein described right of way (see approvals collectively attached hereto Exhibit B); and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the interests of the City of North Little Rock in an unused portion of a right of way located at 1600 Pike Avenue (as shown on the maps collectively attached hereto as Exhibit C) are hereby vacated and abandoned, said abandonment being more fully described as follows:

VACATED RIGHT OF WAY DESCRIPTION:

ROW ACQUISITION IN BLOCK 5, HOLT'S INDUSTRIAL ADDITION

LOT 9

PART OF LOT 9, BLOCK 5, HOLT'S INDUSTRIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, ALSO BEING SHOWN ON PLAT RECORDED IN BOOK 71, PAGE 199, RECORDS OF PULASKI COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 5, HOLT'S INDUSTRIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK; THENCE ALONG THE NORTH LINE OF SAID LOT 12 NORTH 87 DEGREES 55 MINUTES 12 SECONDS WEST 133.31 FEET; THENCE SOUTH 01 DEGREES 06 MINUTES 02 SECONDS WEST 100.00 FEET; THENCE SOUTH 19 DEGREES 18 MINUTES 54 SECONDS WEST 52.35 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LIMITS OF SAID LOT 9 SOUTH 19 DEGREES 18 MINUTES 54 SECONDS WEST 29.55 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES

10 SECONDS EAST 73.90 FEET; THENCE SOUTH 68 DEGREES 16 MINUTES 53 SECONDS EAST 20.83 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF WEST 16TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH 87 DEGREES 55 MINUTES 27 SECONDS WEST 73.19 FEET; THENCE ALONG A CURVE TO THE RIGHT NORTH 49 DEGREES 38 MINUTES 44 SECONDS WEST 74.34 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PIKE AVE (AR STATE HIGHWAY 365); THENCE ALONG THE NORTH LINE OF SAID LOT 9 SOUTH 87 DEGREES 55 MINUTES 05 SECONDS EAST 47.58 FEET TO THE POINT OF BEGINNING.

LOT 10

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LOT 11

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MINUTES 02 SECONDS WEST 50.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 NORTH 87 DEGREES 55 MINUTES 05 SECONDS WEST 64.46 FEET TO A POINT WHICH IS ALSO THE EAST RIGHT OF WAY OF PIKE AVE (AR STATE HIGHWAY 365); THENCE ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 30 MINUTES 54 SECONDS EAST 50.00 FEET; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID LOT 11 SOUTH 87 DEGREES 55 MINUTES 05 SECONDS EAST 63.23 FEET TO THE POINT OF BEGINNING.

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SECTION 2: That any and all other utility and drainage easements not the subject of this legislation within the property described above shall be unaffected by this Ordinance.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the herein described abandonment will not interfere with the continued use of the subject road and electrical easements, and the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth of this land and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

ATTEST

Mayor Terry C. Hartwick

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:15 A.M. _____ P.M.

By A Fields, City Atty

DATE 1-18-22

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY B Tom

EXHIBIT
A

HOLLOWAY ENGINEERING
SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

January 10, 2022

North Little Rock City Council
City Hall
300 Main Street
North Little Rock, AR 72119

Re: Convenience Store, 1604 Pike Avenue, North Little Rock, AR

Dear Council Members,

We are requesting that the Right-of-Way Abandonment shown in Exhibit 'A' of your package to be considered by City Council and adopted in the next City Council Meeting. This project has been reviewed by both Robert Birch and David Cook with the City of North Little Rock.

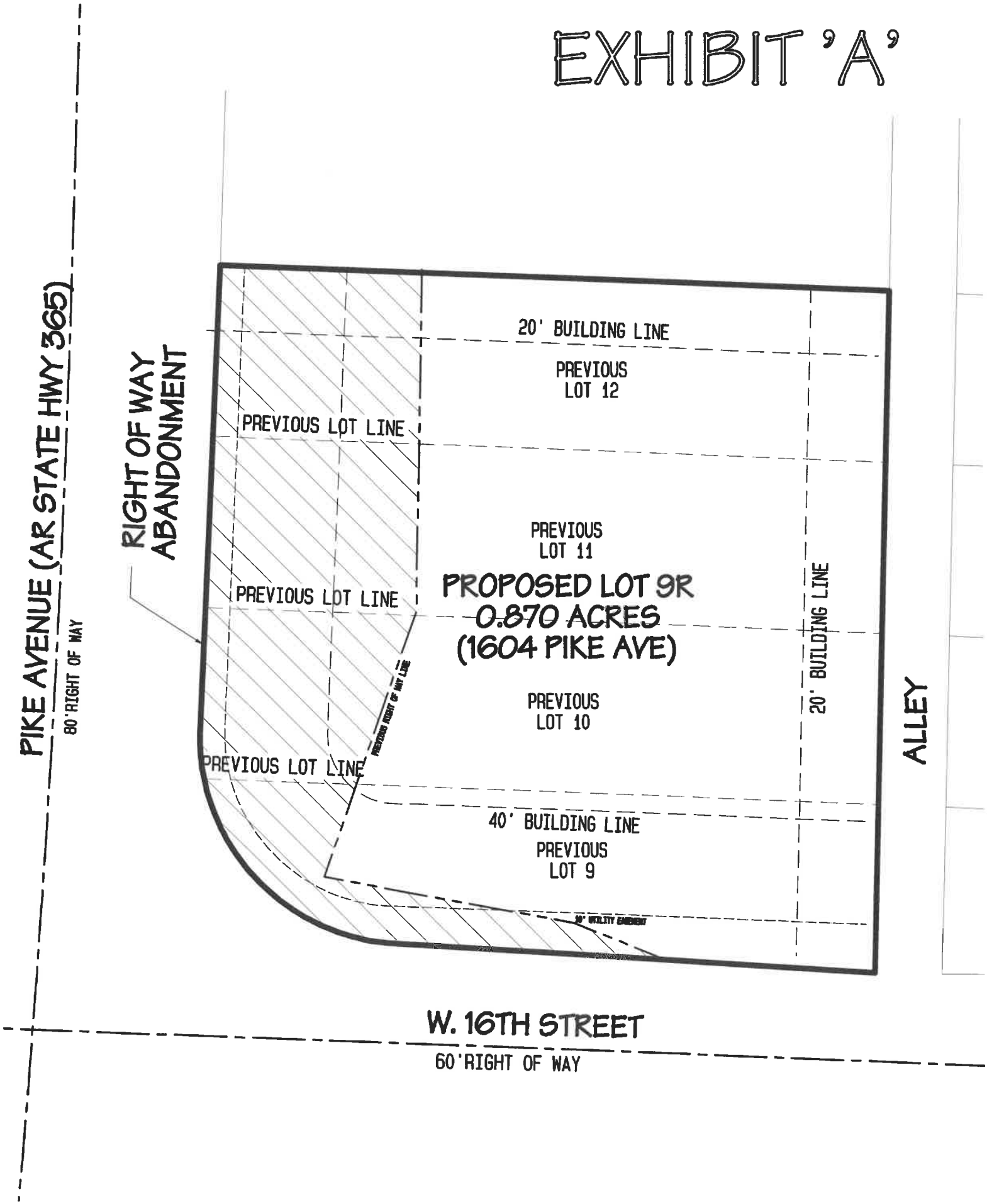
We believe that the addition of this convenient store will be a welcome addition to the neighborhood.

If you have any questions or comments, please call me at 501-851-3366.

Sincerely,

Mark Redder
Project Manager

EXHIBIT 'A'


PIKE AVENUE (AR STATE HWY 365)
80' RIGHT OF WAY
RIGHT OF WAY ABANDONMENT
20' BUILDING LINE
PREVIOUS LOT 12
PREVIOUS LOT LINE
PREVIOUS LOT 11
PROPOSED LOT 9R
0.870 ACRES
(1604 PIKE AVE)
PREVIOUS LOT LINE
PREVIOUS RIGHT OF WAY LINE
PREVIOUS LOT 10
20' BUILDING LINE
ALLEY
PREVIOUS LOT LINE
40' BUILDING LINE
PREVIOUS LOT 9
10' UTILITY EASEMENT
W. 16TH STREET
60' RIGHT OF WAY

Gmail

Eddie Bailey <eddie@bwdevelopment.com>

EXHIBIT B

FW: ROW -1600 Pike

RBirch@nlr.ar.gov <RBirch@nlr.ar.gov>
To: eddie@bwdevelopment.com

Mon, Nov 8, 2021 at 10:07 PM

Robert Birch
Director of Development
City of North Little Rock
(501)516-0839

Begin forwarded message:

From: Jim Ferguson <jim.ferguson@carkw.com>
Date: November 8, 2021 at 3:33:22 PM CST
To: "Birch, Robert" <RBirch@nlr.ar.gov>
Subject: RE: [External] ROW -1600 Pike

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Central Arkansas Water does not object to the City's release of the right of way, however Central Arkansas Water does have an active water main within the right of way (shown in the survey and field verified) and would need a 15 foot wide easement (7.5 feet each side of the water main as laid) retained as a condition for the release of the property.

Thank you,

Jim Ferguson, P.E.
Director of Engineering
Central Arkansas Water
501.377.1298 office
jim.ferguson@carkw.com<mailto:jim.ferguson@carkw.com>

From: RBirch@nlr.ar.gov <RBirch@nlr.ar.gov>
Sent: Thursday, October 28, 2021 1:32 PM
To: michael.linebarier@centerpointenergy.com; skerby@nlrwu.com; Jim Ferguson <Jim.Ferguson@carkw.com>; GWoodward@nlr.ar.gov; melinda.faubel@att.com
Cc: DCook@nlr.ar.gov
Subject: [External] ROW -1600 Pike

[CAUTION:] This email originated from outside of the CAW. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The city of NLR is planning to abandon the right of way at 1600 Pike in NLR, AR

Can you please respond with a letter or email that states:

1. Utility/City has no concerns abandoning the easement
2. Utility/City does not support the abandoning of the easement because _____

This property is being sold and a new Kum n' Go gas station is being built.

Gmail

Eddie Bailey <eddie@bwdevelopment.com>

FW: ROW -1600 Pike

RBirch@nlr.ar.gov <RBirch@nlr.ar.gov> Mon, Nov 1, 2021 at 9:10 AM
To: Eddie@bwdevelopment.com

Robert Birch

Director of Development

City of North Little Rock

501-516-0839

Solve the problems, manage the pressures

NLR Economic Development

From: Kerby, Scott <skerby@nlrwu.com>
Sent: Friday, October 29, 2021 8:55 AM
To: Birch, Robert <RBirch@nlr.ar.gov>
Subject: RE: ROW -1600 Pike

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Robert,

NLRW has no concerns about abandoning the ROW.

Respectfully,

-

Scott Kerby, P.E.

North Little Rock Wastewater

7400 Baucum Pike

P.O. Box 17898

North Little Rock, Arkansas 72117-0898

(501)945-7186

SKerby@nlrwu.com

From: RBirch@nlr.ar.gov <RBirch@nlr.ar.gov>
Sent: Friday, October 29, 2021 8:44 AM
To: Kerby, Scott <skerby@nlrwu.com>
Subject: RE: ROW -1600 Pike

Robert Birch

Director of Development

City of North Little Rock

501-516-0839

Solve the problems, manage the pressures

Gmail

Eddie Bailey <eddie@bwdevelopment.com>

FW: ROW -1600 Pike

RBirch@nlr.ar.gov <RBirch@nlr.ar.gov>
To: Eddie@bwdevelopment.com

Mon, Nov 1, 2021 at 9:09 AM

Robert Birch

Director of Development

City of North Little Rock

501-516-0839

Solve the problems, manage the pressures

NLR Economic Development

From: Woodward, Gregory <GWoodward@nlr.ar.gov>
Sent: Friday, October 29, 2021 10:45 AM
To: Birch, Robert <RBirch@nlr.ar.gov>
Subject: RE: ROW -1600 Pike

Robert,

NLRED has no concerns abandoning the easement.

Greg Woodward

Distribution Design Supervisor

North Little Rock Elcetric Department

1400 West Maryland

North Little Rock, AR 72120

gwoodward@nlr.ar.gov

Gmail

Eddie Bailey <eddie@bwdevelopment.com>

FW: ROW -1600 Pike

RBirch@nlr.ar.gov <RBirch@nlr.ar.gov> Mon, Nov 1, 2021 at 9:10 AM
To: Eddie@bwdevelopment.com

Robert Birch

Director of Development

City of North Little Rock

501-516-0839

Solve the problems, manage the pressures

NLR Economic Development

From: Linebarier, Michael M <Michael.Linebarier@centerpointenergy.com>
Sent: Friday, October 29, 2021 9:31 AM
To: Birch, Robert <RBirch@nlr.ar.gov>
Cc: Gober, Adam P <adam.gober@centerpointenergy.com>
Subject: RE: [External Email] FW: ROW -1600 Pike

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It appears we are in the clear at this location and have no reservations of the ROW abandonment.

Thanks,

Neill Linebarier, P.E.

CenterPoint. Energy

Key Accounts Manager

C&I Energy Sales & Transportation Svcs

501.377.4723 w. | 501.749.7189 c.

CenterPointEnergy.com

From: RBirch@nlr.ar.gov <RBirch@nlr.ar.gov>
Sent: Friday, October 29, 2021 9:07 AM
To: jim.ferguson@carkw.com; Linebarier, Michael M <Michael.Linebarier@centerpointenergy.com>; GWoodward@nlr.ar.gov
Subject: [External Email] FW: ROW -1600 Pike

EXTERNAL EMAIL

CAUTION: This message originated from outside CenterPoint Energy. Do not click on links, open attachments, or enter data unless you recognize the sender, were expecting the content and know it to be safe.

[Quoted text hidden]

a. Utility/City has no concerns abandoning the easement
b. Utility/City does not support the abandoning of the easement because _____

This property is being sold and a new Kum n' Go gas station is being built.

Regards,

Robert

Robert Birch

Director of Development

City of North Little Rock

501-516-0839

Solve the problems, manage the pressures

CONCURRENCE TO VACATE
A DEDICATED CITY STREET RIGHT-OF-WAY.

BE IT KNOWN BY THESE PRESENT "Southwestern Bell Telephone Company d/b/a AT&T Arkansas concurs in the request to release its interest in the City of North Little Rocks Street Right-of-Way at 1600 Pike Ave. It being along the east side of Hwy 365 (Pike Ave) going North from W 16th Street to W 17th Street. It will be for Lot 9, 10, 11, and 12 in Block 5 of Holt's Industrial Addition. The Abandon City Street Right-of-Way will go back to the property owners. ARDoT will still have their Right-of-Way along Pike Avenue that is stated to be different at points and varies, that will still be available for AT&T Arkansas to use if needed.

SURVEY DESCRIPTION:

See the attached "EXHIBIT A" for the Legal Description for the ROW.

AT&T Arkansas has no facilities within this section of NLR City Right-of-Way at 1600 Pike: AT&T Arkansas has no plans to utilize it in the future. All AT&T cables are placed in the back alleyway on poles that go from W 16th Street to W 17th Street.

By: _____

Todd R. Gregory

Right-of-Way Mgr. AT&T Arkansas

October 29, 2021

EXHIBIT A

ROW ACQUISITION LEGAL DESCRIPTIONS IN BLOCK 5, HOLT'S INDUSTRIAL ADDITION

LOT 9

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Gmail

Eddie Bailey <eddie@bwdevelopment.com>

FW: ROW -1600 Pike

RBirch@nlr.ar.gov <RBirch@nlr.ar.gov> Mon, Nov 1, 2021 at 9:11 AM
To: Eddie@bwdevelopment.com

Robert Birch

Director of Development

City of North Little Rock

501-516-0839

Solve the problems, manage the pressures

NLR Economic Development

From: Cook, David <DCook@nlr.ar.gov>
Sent: Thursday, October 28, 2021 1:43 PM
To: Birch, Robert <RBirch@nlr.ar.gov>
Cc: Spencer, Shawn <SSpencer@nlr.ar.gov>; Reavis, Timothy <TReavis@nlr.ar.gov>
Subject: RE: ROW -1600 Pike

City Engineering has no issues with the abandonment of the ROW.

David Cook, P.E.

City Engineer

500 West 13th Street

North Little Rock, AR 72114

Office: 501-371-8339

Cell: 501-351-8936

DCook@nlr.ar.gov

From: Birch, Robert <RBirch@nlr.ar.gov>
Sent: Thursday, October 28, 2021 1:32 PM
To: 'michael.linebarier@centerpointenergy.com' <michael.linebarier@centerpointenergy.com>; Scott Kerby <skerby@nlrwu.com>; Jim Ferguson <jim.ferguson@carkw.com>; Woodward, Gregory <GWoodward@nlr.ar.gov>; 'melinda.faubel@att.com' <melinda.faubel@att.com>
Cc: Cook, David <DCook@nlr.ar.gov>
Subject: ROW -1600 Pike

The city of NLR is planning to abandon the right of way at 1600 Pike in NLR, AR

Can you please respond with a letter or email that states:

a. Utility/City has no concerns abandoning the easement

b. Utility/City does not support the abandoning of the easement because _____

[Quoted text hidden]
[Quoted text hidden]

EXHIBIT

C

tabbies

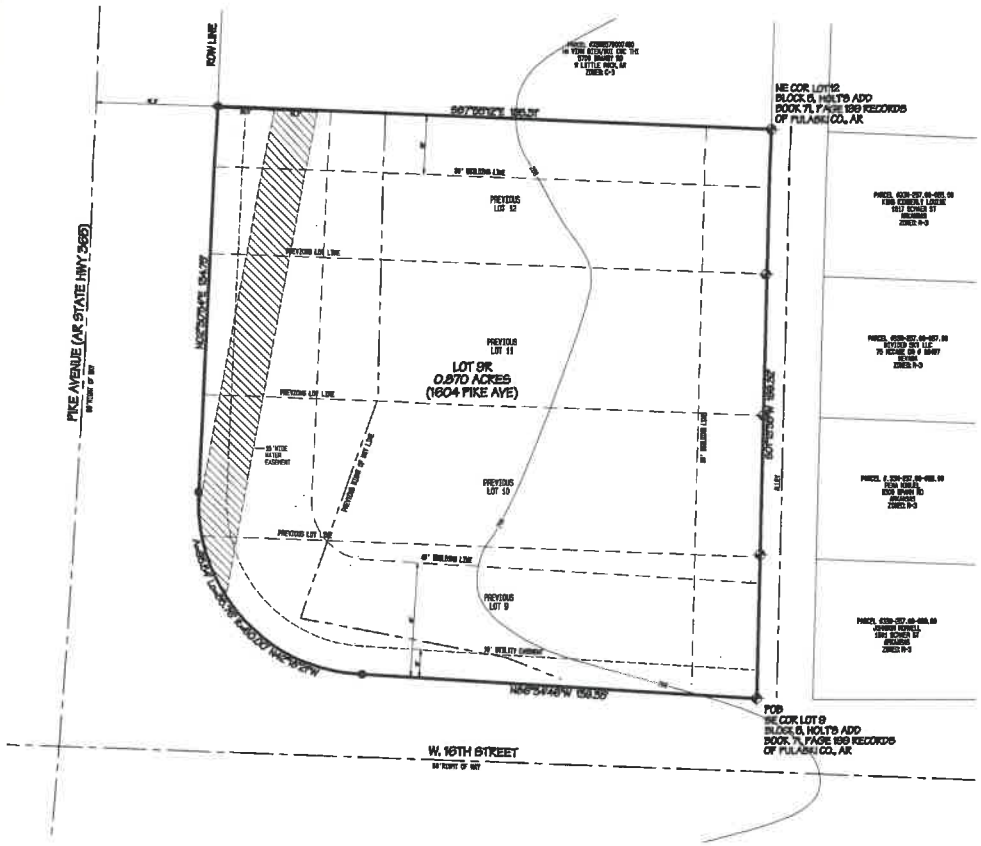
L:\2021\2021-089 Circle K 1600 Pike Avenue MLR - Bluefin\final\plat2021-089.dwg
11/9/2021
2:26:07PM

LEGEND

CENTERLINE ROAD	FOUND SURVEY MONUMENT
RIGHT OF WAY	SET SURVEY MONUMENT
LOT LINES	BOUNDARY CORNER (NOT MONUMENTED)

ABBREVIATIONS

ROW - RIGHT-OF-WAY
POB - POINT OF BEGINNING
SSMH - SANITARY SEWER MANHOLE
RCP - REINFORCED CONCRETE PIPE
FES - FLARED END SECTION

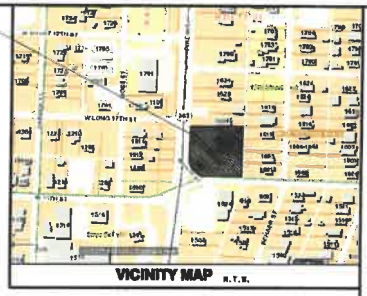


THIS PLAT

-N-

GRAPHIC SCALE 1"=20'
20 0 20 40

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83 (2002)
CONVERGENCE ANGLE: -0.354987747



VICINITY MAP N.T.S.

RE-PLAT OF

Re-Plat of Lots 9,10,11,& 12, Block 5, Holt's Industrial Addition to Lot 9R, Block 5, Holt's Industrial Addition to the

CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS
July 22, 2016
ZONED C-3

LEGAL DESCRIPTION:

Lots 9, 10, 11 and 12, Block 5, Holt's Industrial Addition to the City of North Little Rock, Pulaski County, Arkansas as recorded in Book 71, Page 199, records of Pulaski County, Arkansas, more particularly described as follows: Beginning at the southeast corner of said Lot 9 which is also on the north right of way of West 16th Street; thence continue along said right of way North 86 degrees 54 minutes 48 seconds West 150.50 feet; thence leaving said right of way and along a curve to the right having a radius of 50.00 feet having a chord bearing and distance of North 42 degrees 29 minutes 21 seconds East 69.73 feet to a point which is on the east right of way of Pike Avenue (Arkansas State Highway 365); thence along said right of way North 42 degrees 16 minutes 57 seconds East 134.75 feet; thence leaving said right of way South 87 degrees 00 minutes 00 seconds East 195.70 feet to the northeast corner of said Lot 12; thence South 03 degrees 13 minutes 00 seconds West 180.00 feet to the point of beginning.

ACREAGE PER 40

SW 1/4, SE 1/4, SEC. 27, T-2-N, R-12-W	0.870 ACRES

CERTIFICATE OF SURVEYING ACCURACY

I, J. Eric Holloway, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their locations, type and material are correctly shown.

Date of Execution

J. ERIC HOLLOWAY
REGISTERED LAND SURVEYOR
NO. 1803, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
J. ERIC HOLLOWAY
1803

FLOOD STATEMENT

GRAPHICS PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0343H, DATED 07/06/2015, INDICATES THAT NO PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN AREAS OF 100 YEAR FLOODING.

SURVEY CODE

000-026-12N-0-27-230-00-1803

DEVELOPER:

Bluefin Development, L.L.C.
1001 W Markham St.
Little Rock, AR 72201

CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described hereon, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

Date of Execution

300 Family Trust
3704 North Hills Boulevard
North Little Rock, AR 72116

Source of Title_X_____

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the North Little Rock Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

North Little Rock
Planning Director

NOTES

1. This property is within the city limits of North Little Rock, Arkansas.
2. Names and addresses of adjoining property owners were obtained through the Pulaski County Assessor's office website.
3. Zoning and applicable building setback information was obtained from the City of North Little Rock Planning Department website.
4. No Designated Wetlands lie on the Property.
5. All set iron pins to be 1/2" rebar with plastic cap.
6. Boundary has been tied to the NGRAID system. Iron pins will be set in accordance with city ordinance at time of final plat.

HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3369
www.holloway-eng.com
eric@holloway-eng.com

Re-Plat of Lots 9,10,11,&12,Block 5,Holt's Industrial Addition to Lot 9R,Block 5,Holt's Industrial Addition to the City of North Little Rock, Pulaski County,Arkansas
For: Bluefin Development, LLC

dwg by: MDR	date	revisions	int.
checked: JEH			
scale: noted			

LEGEND

CENTERLINE ROAD	FOUND SURVEY MONUMENT
RIGHT OF WAY	SET SURVEY MONUMENT
LOT LINES	DRIVEWAY CORNER SET MONUMENTED
FIBER OPTIC LINE	GAS SIGN
EASEMENT	FIBER OPTIC SIGN
FENCE 6' CHAINLINK	POWER POLE
OVERHEAD ELECT.	CONCRETE PAVING
SEWER LINE	
WATER LINE	
GAS LINE	
CURB & GUTTER	
36" RCP	
TRAFFIC SIGNAL POLE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
LIGHT POLE	
SIGN	

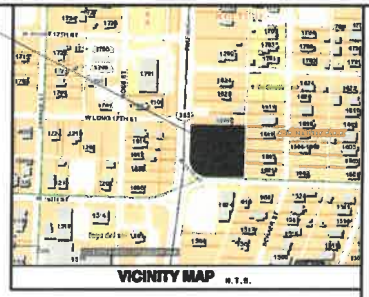
ABBREVIATIONS

ROW= RIGHT-OF-WAY
POB = POINT OF BEGINNING
SSMH = SANITARY SEWER MANHOLE
RCP = REINFORCED CONCRETE PIPE
FES = FLARED END SECTION

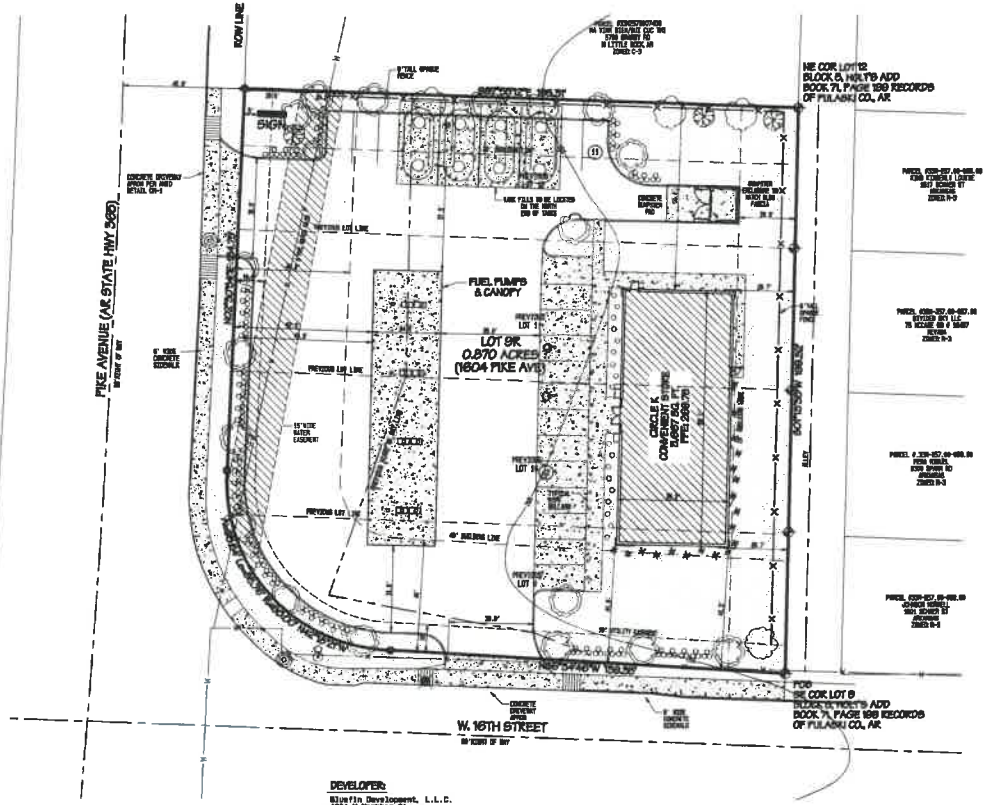
THIS PLAT

GRAPHIC SCALE 1"=20'
20 0 20 40

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83 (2002)
CONVERGENCE ANGLE: -0.354967747



VICINITY MAP N.T.S.



SITE PLAN OF
Circle K Convenience Store
Lot 9R, Block 5,
Holt's Industrial Addition to the
CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS
July 22, 2016
ZONED C-3

LEGAL DESCRIPTION:

LOTS 9, 10, 11 AND 12, BLOCK 5, HOLT'S INDUSTRIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND ALSO SHOWN ON PLAT RECORDED IN BOOK 71, PAGE 199, RECORDS OF PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT: PART OF LOT 9, BLOCK 5, HOLT'S INDUSTRIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 5, HOLT'S INDUSTRIAL ADDITION TO THE CITY OF NORTH LITTLE ROCK; THENCE NORTH 89° 54' 40" WEST ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 5, HOLT'S INDUSTRIAL ADDITION A DISTANCE OF 150.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.27 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PIKE AVENUE (AR STATE HIGHWAY 365) AND HAVING A CHORD OF 35.36 FEET; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 45 DEGREES 05 MINUTES 20 SECONDS EAST 252.00 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 89 DEGREES 54 MINUTES 40 SECONDS EAST 150.00 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK 5 HOLT'S ADDITION; THENCE SOUTH 00 DEGREES 05 MINUTES 20 SECONDS WEST 252.00 FEET TO THE POINT OF BEGINNING.

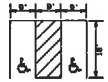
LEGEND:

DESCRIPTION
JAPANESE MAPLE (ACER PALMATUM) 2" MINIMUM CALIPER
RED MAPLE (ACER RUBRUM SPECIES) 2" MINIMUM CALIPER, 10' HIGH
SHUMARD OAK (QUERCUS SHUMARDI) 2" MINIMUM CALIPER, 10' HIGH
PINK DOGWOOD (CORNUS FLORIDA 'RUBRA') 2" MINIMUM CALIPER
AMERICAN BOX WOOD (BUXUS SEMPERVIRENS 'GRAHM BLANDY') 3 GAL. @ 60", 18" MIN. IN HEIGHT
DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORD') 5 GAL., MIN. 18" IN HEIGHT AT PLANTING
KALEIDOSCOPE ABELIA (ABELIA X GRANDIFLORA 'KALEIDOSCOPE') 5 GAL., MIN. 18" IN HEIGHT AT PLANTING

GROUND COVER TO BE BERMUDA GRASS UNLESS NOTED OTHERWISE.

PAVING DETAIL

NOTED PAVING DETAILS TO BE AND THE RECOMMENDATIONS OF GEOL. GEOTECH SOIL STUDY



VAN ACCESSIBLE HANDICAP DETAIL

NOTES

1. This property is within the city limits of North Little Rock, Arkansas.
2. Names and addresses of adjoining property owners were obtained through the Pulaski County Assessor's office website.
3. Zoning and applicable building setback information was obtained from the City of North Little Rock Planning Department website.
4. No Geotechnical or Topo Survey was performed.
5. All set iron pins to be 1/2" rebar with plastic cap.
6. Property lines are based on the deed description.
7. There will be approximately 420.00 feet of New Road Construction
8. No Easements Between Lot on the Property.
9. All lots will be tied to the North Little Rock Wastewater Sewer System and Central Arkansas Water.
10. All disturbed areas to be seeded, fertilized, watered and mulched.
11. All landscaped areas to be irrigated.
12. All driveways in the right of way shall be paved concrete, all drain pipe in the right of way to be RCP.
13. All dumpsters are within a brick, gated enclosure.
14. All set iron pins to be 1/2" rebar with plastic cap.

DEVELOPER:

Bluefin Development, L.L.C.
3001 W Markham St.
Little Rock, AR 72201

CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

Date of Execution

395 Family Trust
3704 North Hills Boulevard
North Little Rock, AR 72116

Source of Title X

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the North Little Rock Subdivision Rules and Regulations, and all of the conditions of approval having been complied, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

North Little Rock
Planning Director

ACREAGE PER 40

SW 1/4,	SE 1/4,	SEC. 27,	T-2-N, R-12-W	0.870 ACRES

CERTIFICATE OF SURVEYING ACCURACY

I, J. Eric Holloway, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their locations, type and material are correctly shown.

Date of Execution

J. ERIC HOLLOWAY
REGISTERED LAND SURVEYOR
NO. 1803, ARKANSAS

REGISTERED LAND SURVEYOR
J. ERIC HOLLOWAY
ARKANSAS
NO. 1803

FLOOD STATEMENT

GRAPHING PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 0005C0044G, DATED 07/06/2015, INDICATES THAT NO PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN AREAS OF 100 YEAR FLOODING.

SURVEY CODE

DOO-CGR-1R4-C-27-230-00-1803

HOLLOWAY ENGINEERING
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200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3385
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admin@holloway-eng.com

Circle K Convenience Store
Lot 9R,Block 5,Holt's Industrial Addition to the
City of North Little Rock, Pulaski County,Arkansas
For: Bluefin Development, LLC

date	revisions	int.

dwg by: NDR
checked: JEH
scale: noted

L:\2021\2021-099 Circle K 1600 Pike Avenue NLR - Bluefin\basemap 2021-099.prp
11/10/2021
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