

Special Use #2026-02



Ortho Map

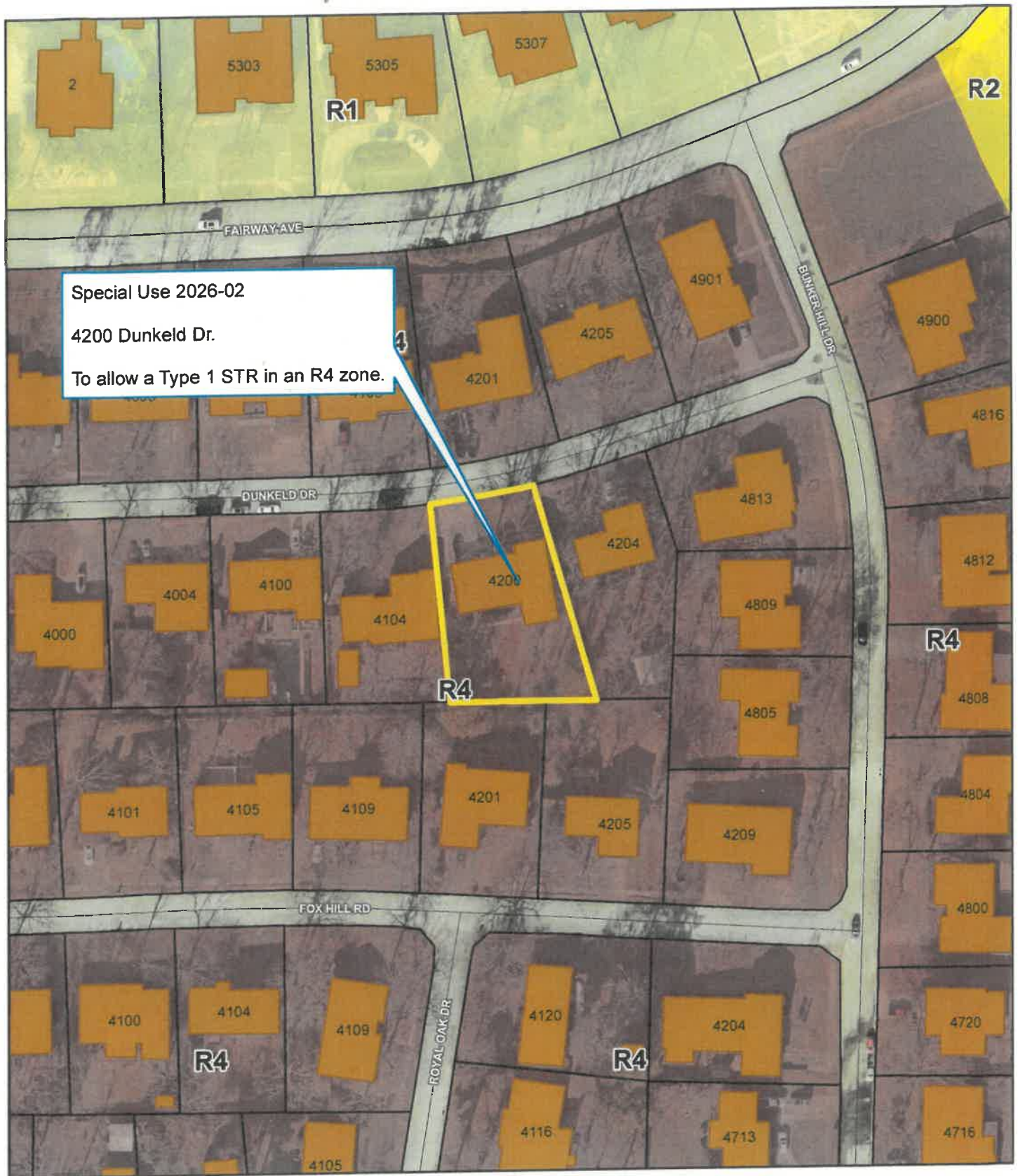
Date: 12/30/2025

1 inch = 50 feet



Not an actual survey

Special Use #2026-02



Zoning Map

Date: 12/30/2025

1 inch = 100 feet



Not an actual survey

Short-Term Rental Proposal Letter

Property Address: 4200 Dunkeld Dr, North Little Rock, AR 72116

To Whom It May Concern:

We are submitting this proposal to operate a short-term rental (STR) at our residence located at 4200 Dunkeld Drive in North Little Rock, Arkansas. The space proposed for short-term rental use is a **fully furnished basement apartment** with its own **private entrance and separate access points** from the main home.

The apartment includes **one bedroom, one full bathroom, a living area, simple kitchen amenities, and private outdoor access**. It functions as a completely self-contained unit, designed to provide guests with comfort, privacy, and a safe, clean environment.

Our intent is to host responsible guests seeking short stays in North Little Rock—such as families visiting nearby attractions, professionals on temporary assignments, or travelers exploring the area. We will manage all bookings, guest communications, and safety protocols personally.

We plan to list and manage the rental exclusively through **Airbnb**, which offers identity verification, guest screening, secure payments, and host protection insurance. All local, state, and federal lodging regulations will be followed, and the property will remain compliant with North Little Rock's STR ordinances, including tax remittance and occupancy limitations.

We are committed to maintaining the quiet character of our neighborhood, ensuring appropriate parking, trash collection, and minimal impact on surrounding residents.

Thank you for your time and consideration of this application.

Sincerely,

Edward Mraz

Phone: 850-736-0046 / Email: edward.mraz67@gmail.com

Owner / Host, 4200 Dunkeld Dr



BEADLE SURVEYING PLC.

45 BARNARD LN., VILONIA, ARKANSAS 72173
PHONE 501-681-5853 E-MAIL BEADLESURVEYING@GMAIL.COM

LOT SURVEY

LOT 22, BLOCK 69, LAKEWOOD ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI
COUNTY, ARKANSAS, AS SHOWN IN PLAT OF RECORD AS PLAT BOOK 27, PAGE 18, RECORDS
OF PULASKI COUNTY, ARKANSAS.

SURVEY PREPARED FOR EXCLUSIVE USE OF
EDWARD MRAZ & ALYSSA LOYD AND AMERICAN
ABSTRACT & TITLE COMPANY AND FIDELITY
NATIONAL TITLE INSURANCE COMPANY AND
FIRST NATIONAL TITLE COMPANY, EAGLE
BANK AND TRUST COMPANY, CHICAGO
TITLE INSURANCE COMPANY
AND DOES NOT EXTEND TO OTHER PARTIES

DATE OF SURVEY 12/19/2024
DATE OF DRAWING 12/20/2024

I CERTIFY THAT THIS DRAWING CORRECTLY
REPRESENTS A SURVEY COMPLETED BY ME.


KEVIN M. BEADLE, SURVEYOR

ADDRESS: 4200 DUNKELD DRIVE
NORTH LITTLE ROCK, AR 72116

C/L DUNKELD DRIVE (50'R/W)

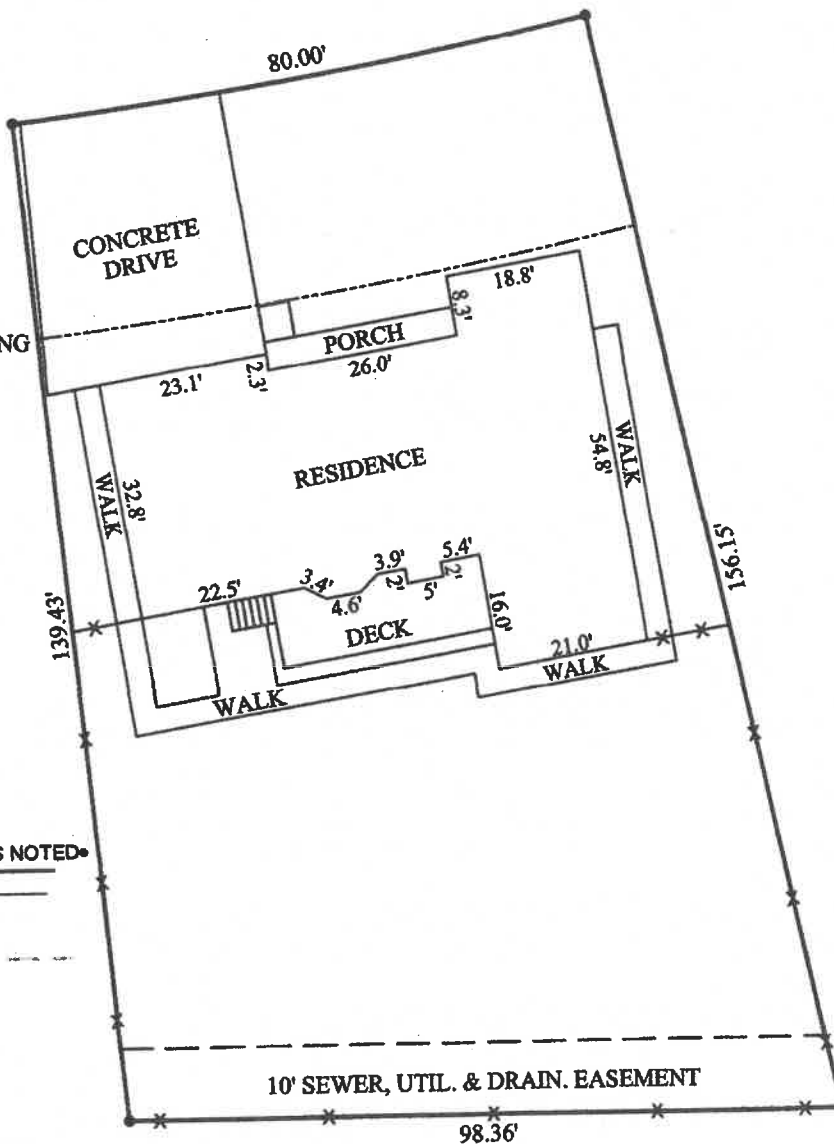
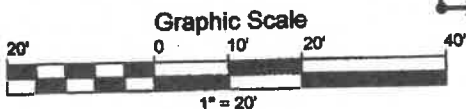


BASIS OF BEARINGS- PLAT

LEGEND

MONUMENTS FOUND OR SET AS NOTED
BOUNDARY
TIE / REFERENCE
C/L ROAD
FENCE
EASEMENT/ RIGHT OF WAY

F3 FOUND #3 REBAR
S3 SET #3 REBAR WITH CAP
F4 FOUND #4 REBAR
S4 SET #4 REBAR
C CALCULATED



FILE: 22B69LWA



actual STR

TOTAL: 2928 sq. ft
 BELOW GROUND: 877 sq. ft, FLOOR 2: 2051 sq. ft
 EXCLUDED AREAS: GARAGE: 457 sq. ft, COVERED DECK: 321 sq. ft, FIREPLACE: 12 sq. ft

Measurements Are Calculated By Technology Deemed Highly Reliable But Not Guaranteed.