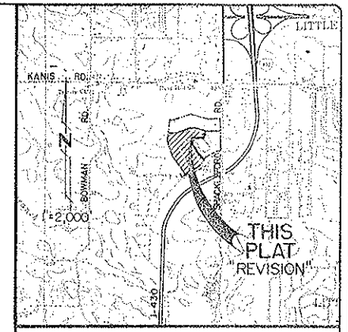


NOTES:

1. NAME OF SUBDIVISION: KOGER EXECUTIVE CENTER
2. OWNER OF RECORD: DR WESLEY WISE, 122 S PARK DRIVE, BROWNWOOD, TX 76801, INSTRUMENT NO. 80-48324
3. DEVELOPER / SUBDIVIDER: KOGER OFFICE PARKS, INC., 3986 BLVD CTR. DRIVE, SUITE 220, P.O. BOX 4520, JACKSONVILLE, FLORIDA
4. TYPE OF SUBDIVISION: COMMERCIAL
5. TOTAL PARCEL SIZE: 45.050 AC.
6. DATE OF SURVEY: FEBRUARY, 1982
7. TOTAL NUMBER OF LOTS: 12
   AVG. LOT SIZE: 148,300 S.F. (3.4 AC.±)
   MIN. LOT SIZE: 114,500 S.F. (2.6AC.±)
8. TOTAL LENGTH OF NEW STREET: 3,250 L.F.
9. FLOOD DATA: THIS PLAT IS ABOVE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE LATEST U.S. ARMY CORPS OF ENGINEERS FLOOD PLAIN STUDY FOR THIS AREA.
10. WATER SUPPLY: LITTLE ROCK MUNICIPAL WATER WORKS
11. WASTE WATER DISPOSAL: LITTLE ROCK WASTE WATER UTILITY
12. ——— UTILITY & DRAINAGE EASEMENTS SHALL BE SHOWN ——— AND RECORDED ON THE FINAL PLAT IN THEIR "AS BUILT" LOCATIONS.
13. ——— THIS PLAT WILL BE DEVELOPED IN 3 UNITS (PHASES) AS SHOWN
14. ——— THIS PARCEL ZONED O-3
15. ZONING: O-3, GENERAL OFFICE
16. ——— ALL STREETS CONSTRUCTED TO COLLECTOR STANDARDS.



VICINITY MAP

CERTIFICATIONS

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, _____ hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Signed

Date of Execution — Name, Registered Land Surveyor No. ___, Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, _____ hereby certify that this plat correctly represents a plat made by me, and that engineering requirements of the Little Rock Subdivision Rules and Regulations have been complied with.

Signed

Date of Execution — Name, Registered Engineer, No. ___, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the Little Rock Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations. This Certificate shall expire _____.

Date

Signed

Date of Execution — Name, L.R. Planning Commission

PROPERTY DESCRIPTION

STATE OF ARKANSAS

PULASKI COUNTY

A parcel of land in the Northeast 1/4 of Section 9, Township 1 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows:

COMMENCE at the southwest corner of the Northeast 1/4 of said Section 9; thence along the south line of said Northeast 1/4, South 87°36'49" East 1,430.11 feet to the POINT OF BEGINNING, said point being the northwest corner of Tract "C" of SANDPIPER ADDITION, as shown on a plat recorded in Plat Book A, page 11, of the public records of Pulaski County, Arkansas; thence North 19°35'12" West 176.91 feet to a point; thence North 28°40'00" West 358.49 feet to a point; thence with a curve to the right, having a radius of 930.00 feet, a central angle of 31°, and a chord which bears North 13°10'00" West 497.10 feet, an arc distance of 503.22 feet to a point; thence North 02°20'00" East 463.00 feet to a point; thence North 00°32'00" West 70.00 feet to a point; thence North 89°47'00" East 160.20 feet to a point; thence North 68°07'00" East 515.00 feet to a point; thence South 71°47'16" East 504.58 feet to a point; thence South 87°53'00" East 373.34 feet to a point in the westerly right-of-way of Shackleford Road; thence with the westerly right-of-way of said Shackleford Road South 00°31'34" East 252.77 feet to a point; thence continue with said right-of-way South 02°07'00" West 652.06 feet to the point of intersection with the relocated northwesterly right-of-way of Peachtree Drive; thence with the northwesterly right-of-way of said Peachtree Drive the following eight (8) courses and distances: 1) South 80°08'49" West 241.66 feet; 2) South 55°19'39" West 110.84 feet; 3) South 40°30'59" West 113.65 feet; 4) South 13°38'41" West 122.97 feet; 5) South 41°34'19" West 188.03 feet; 6) South 55°27'34" West 306.12 feet; 7) South 49°04'54" East 29.14 feet; and 8) South 64°22'57" West 307.76 feet to a point, said point being the most southerly corner of said Tract "C"; thence with the southwesterly boundary of said Tract "C" North 25°32'34" West 179.64 feet to the Point of Beginning. Containing 1,962,380 square feet or 45.050 acres.

Mehlburger Tanner Renshaw & Associates
Architects-Engineers
Little Rock
El Dorado
Arkansas

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DRAWN BY: DON G.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 100'
DATE: APRIL, 1982

PROJECT TITLE: KOGER EXECUTIVE CENTER
SHEET TITLE: PRELIMINARY PLAT REVISED LOTS 6,7,8&9
PROJECT NO. 282-125
SHEET NO.

NO	REVISION	DATE	BY
1.	REVISED LOTS 6,7,8&9	4-86	DG