

Hope

ARKANSAS



Former Fast Pace Health

2304 N. Hervey St., Hope, AR 71801
3,726 SF – Urgent Car/Medical Facility



Owner Contact :
Brandy H. Chadwick
bchadwick@hutton.build
423.364.8713



Hope

ARKANSAS



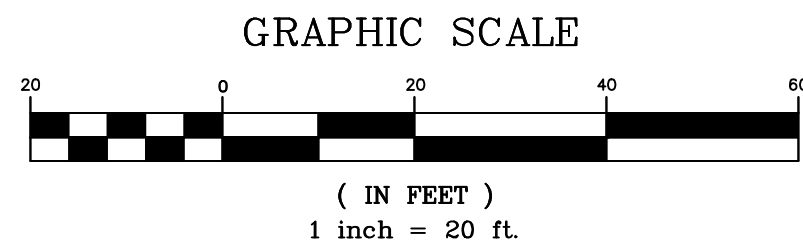
Former Fast Pace Health

2304 N. Hervey St., Hope, AR 71801
3,726 SF – Prior Urgent Car/Medical Facility



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- UTILITIES:

SANITARY SEWER:
HOPE WATER & LIGHT
WASTEWATER DEPARTMENT
105 N. ELM STREET
HOPE, AR 71801
870-777-3000

WATER:
HOPE WATER & LIGHT
WATER DEPARTMENT
105 N. ELM STREET
HOPE, AR 71801
870-777-3000

ELECTRIC:
HOPE WATER & LIGHT
105 N. ELM STREET
HOPE, AR 71801
870-777-3000

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
800-992-7552

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
RASBURRY SURVEYING LLC
308 W. SOUTH STREET
BENTON, AR 72015
(501) 860-6893

DEVELOPERS
HUTTON
736 CHERRY ST.
CHATTANOOGA, TN

OWNER OF RECORD
HOPE CROSSING, LLC
633 HILL CASTLE ROAD
COLUMBIA, IL, 62236

- GENERAL NOTES:
- 1.) SURVEYING PROVIDED BY RASBURY SURVEYING LLC.
 - 2.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
 - 3.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
 - 4.) CONSTRUCTION SITE SHALL ADHERE TO HOPE STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADOPTED STANDARDS FOR EROSION CONTROL MEASURES.
 - 5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
 - 6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
 - 7.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POLES, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFORESAIDED ITEMS, SHOWN AND NOT SHOWN.

LINE	BEARING	DISTANCE
L1	N 62°37'59" W	8.91'
L2	N 27°06'52" E	31.95'

Legend

	Property Boundary
	Surveyed lines
	Telephone
	Fiber Optic Line
	Gas Line
	Wire / Chainlink Fence
	Sanitary Sewer
	Water Line
	Overhead Powerline
	Underground Powerline
	Water Box
	Sanitary Sewer Manhole
	Sanitary Sewer Manhole
	Telephone Pedestal
	Guy Wire
	Computed Corner
	Found Monument (Labeled)
	Utility Pole

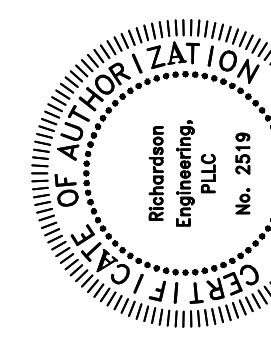
	PROPOSED CONCRETE
	PROPOSED HEAVY DUTY ASPHALT, TYPE B
	PROPOSED LIGHT DUTY ASPHALT, TYPE A
	Gas Meter

* APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.

RICHARDSON
ENGINEERING
Planning • Engineering • Development Consulting

RE

325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225



SITE DIMENSION PLAN
URGENT CARE MEDICAL CLINIC
23 PARKING SPACES
N. HERVEY STREET
HOPE, ARKANSAS

Prepared For:
HUTTON
736 CHERRY ST.
CHATTANOOGA, TN

[illegible]

PROJECT #: 024-006	Date: 3/19/2024	
	Scale: 1" = 20'	
Sheet:		



THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

TOGETHER WITH ACCESS EASEMENT

ANI

AND

P.O.C. TRACT
NW CORNER
NW 1/4 NW 1/4
SECTION 29
T-12-S, R-24-W

LINE	BEARING	DISTANCE
L1	N 62°44'46" W	8.92'
L2	N 27°15'14" E	32.00'
L3	S 80°02'00" E	31.10'
L4	S 08°59'00" W	20.00'

TITLE COMMITMENT NOTES: SCHEDULE B, PART II EXCEPTIONS:

- ## 2. STANDARD EXCEPTIONS:

(D) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICE, LABOR, OR MATERIAL HERETOFORE OR
HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.

4. LOSS ARISING FROM ANY OIL, GAS, OR MINERAL INTERESTS, CONVEYED, RETAINED, ASSIGNED OR ANY ACTIVITY ON OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRES AND EGRESS FOR SAID SUB-SURFACE PURPOSES, IS NOT A SURVEY ITEM.

5. LOSS ARISING FROM ANY JUDGMENT LIENS OR OTHER LIENS OF RECORD IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTCY COURT IN THE STATE OF ARKANSAS AS OF THE EFFECTIVE DATE HEREOF THAT ARE NOT REFLECTED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. NOT A SURVEY ITEM.

6. TAXES AND ASSESSMENTS FOR THE YEAR (S) 2024 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE. NOT A SURVEY ITEM.

7. TERMS AND CONDITIONS OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AS APRIL 2, 2010, BY RETAIL PARTNERS HOPE, L.L.C. A TENNESSEE LIMITED LIABILITY COMPANY, AND HOPE CROSSING LLC, A MISSOURI LIMITED LIABILITY COMPANY, FILED FOR RECORD APRIL 9, 2010 AS DOCUMENT# L20101031, IN THE RECORDS OF HEMPSTEAD COUNTY, ARKANSAS, BLANKET IN NATURE, DOES AFFECT SUBJECT PROPERTY. (AS SHOWN)

9. BUILDING SETBACK LINES AND UTILITY/ACCESS EASEMENT SHOWN ON PLAT OF RECORD IN PLAT BOOK A, PAGE 343, IN THE RECORDS OF HEMPSTEAD COUNTY, ARKANSAS, BEING DESCRIBED AS: 25 FOOT BUILDING SETBACK LINES ON THE NORTH AND EAST SIDES OF TRACT 2, 20 FOOT BUILDING SETBACK LINE ON THE SOUTH SIDE OF TRACT 2, UTILITY/ACCESS EASEMENT ON THE WEST SIDE OF TRACT 2. DOES AFFECT SUBJECT PROPERTY. (AS SHOWN)

10. CONCURRENT RIGHTS OF OTHER PARTIES IN TITLE IN AND TO THE ACCESS EASEMENT DESCRIBED IN SCHEDULE A, DOES AFFECT SUBJECT PROPERTY, (AS SHOWN)

11. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND/OR PURCHASE CONTRACTS. IS NOT A SURVEY ITEM.

12. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS SHOWN ON THE SURVEY DATED FEBRUARY 6, 2024, BY JAMES A. RASBURY PLS# 1506 (RASBURY SURVEYING), JOB # 24-044: VARIATION IN LOCATION OF FENCES WITH RESPECT TO THE NORTHERLY AND EASTERLY PROPERTY LINES; UNDERGROUND GAS LINE ALONG THE WESTERLY LINE, AT & T BOX; TELEPHONE PEDESTAL; SIGNS; AND UNDERGROUND FIBER OPTIC LINES. DOES AFFECT SUBJECT PROPERTY

13. CONTROLLED ACCESS RESTRICTIONS IN FAVOR OF THE ARKANSAS HIGHWAY COMMISSION, IF ANY, AS TO U.S. HIGHWAY #278 AND U.S. INTERSTATE #30. DOES AFFECT SUBJECT PROPERTY.

14. PRIVATE UTILITY EASEMENT RECORDED JULY 23, 2024, IN O.R. BOOK 2024, PAGE 1481, IN THE RECORDS OF HEMPSTED COUNTY, ARKANSAS, DOES AFFECT SUBJECT PROPERTY.

15. PENDING SUCH TIME AS THE IMPROVEMENTS CONTEMPLATED ON THE INSURED PREMISES SHALL BE COMMENCED, LIABILITY UNDER THE OWNER'S POLICY IS LIMITED TO \$115,000.00, BEING THE PURCHASE PRICE PAID FOR THE LAND; BUT AS AND WHEN THE ERECTION OF SUCH IMPROVEMENTS SHALL BE COMMENCED, LIABILITY HEREUNDER SHALL INCREASE, AS THE IMPROVEMENTS PROGRESS, IN THE AMOUNT OF THE COST THEREOF, UP TO THE FACE AMOUNT OF THE OWNER'S POLICY. IS NOT A SURVEY ITEM.

16. PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE MORTGAGE DESCRIBED IN SCHEDULE A, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASES AS EACH DISBURSEMENT IS MADE IN GOOD FAITH, WITHOUT KNOWLEDGE OF ANY DEFECTS, LIENS OR ENCUMBRANCES ON THE TITLE, AND PURSUANT TO A LEGAL OBLIGATION TO DISBURSE, UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH LIMITS ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY, NOT WITHSTANDING ANYTHING IN THIS POLICY TO THE CONTRARY. THE POLICY ISSUED DOES NOT GUARANTEE COMPLETION OF IMPROVEMENTS, COMPLIANCE WITH BUILDING PLANS, SPECIFICATIONS OR CODES, NOR THE SUFFICIENCY OF FUNDS FOR THE COMPLETION THEREOF. IS NOT A SURVEY ITEM.



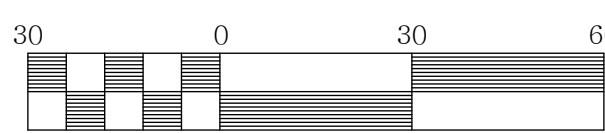
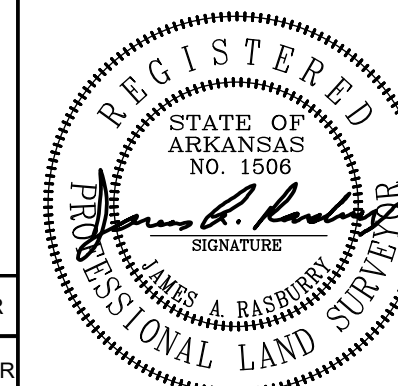
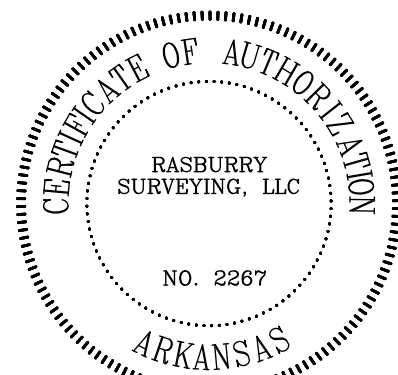
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. C-48-4954. EFFECTIVE DATE NOVEMBER 15, 2024. HUTTON HOPE AR ST, LLC AND PINNACLE BANK IS THE PROPOSED INSURER FOR THE TITLE WORK PROVIDED.
2. THERE ARE PARKING SPACES ON THIS SITE AS SHOWN.
3. THERE IS AN EXISTING BUILDING ON SUBJECT PROPERTY AS SHOWN.
4. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OCCURRING IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. FEMA FLOOD ZONE DESIGNATION IS X.
6. THERE ARE NO PROPOSED CHANGES IN RIGHT OF WAY LINES.
7. ZONING C-2
FRONT YARD = 25'
SIDE YARD = 20'
REAR YARD = 20'

SURVEYOR'S CERTIFICATE:

TO: HUTTON HOPE AR ST LLC AN ARKANSAS LIMITED LIABILITY COMPANY,
AND HUTTON REAL ESTATE HOLDINGS, LLC, A DELAWARE LIMITED
LIABILITY COMPANY, AND FPMC, LLC A DELAWARE LIMITED LIABILITY
COMPANY d/b/a FAST PACE URGENT CARE, AND PINNACLE BANK IT'S
SUCCESSORS AND/OR ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE
COMPANY, AND ADVANTAGE TITLE AGENCY GROUP, LLC;

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 1-4, 6(a) & (b), 7(a), 7(b)(1), 7(c), 8-9, 13-14, 16-20 of Table A thereof. The fieldwork was completed on November 21, 2024.

James A. Rasbury
DATE: 1-13-25
JAMES A. RASBURY
PROFESSIONAL LAND SURVEYOR, RLS #1506



BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FIRM
PANEL NO.: 05057C0365C
DATE: APRIL 4, 2013

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.



"ALTA/NSPS LAND TITLE SURVEY"
OF
TRACT 2, HOPE CROSSING, HEMPSTEAD COUNTY, ARKANSAS
0.46 ACRES
LOCATED IN
PART OF THE NORTHWEST QUARTER, OF SECTION 29,
TOWNSHIP 12 SOUTH, RANGE 24 WEST,
HEMPSTEAD COUNTY, ARKANSAS

FILE: C:\DRAWINGS\12S-24WS 29\HUTTON BUILDING

FIELDWORK DATE: 11-21-05
PLAT DATE: 1-19-06

DRAWN BY: DCR

JOB# 24-044