

Name: Lot 1, Kanis Commercial Addition Easement Abandonment
Location: 9101 Kanis Road
Owner/Applicant: Kanis Medical, LLC and Central Properties, Inc. /DCI
Request: To abandon a 5' X 104' utility and drainage easement located within this lot.

STAFF REVIEW:

1. Public Need for this Easement:

There is no public need for this easement. The easement is located entirely within Lot 1. All public utilities have approved the abandonment.

2. Master Street Plan:

There are no Master Street Plan issues associated with this easement abandonment.

3. Need for Utility Easement on Adjacent Streets:

No utilities have requested additional easements. All improvements are in place.

4. Characteristics of Easement Terrain:

The property is developed with a multistory medical office building and associated parking.

5. Development Potential:

The site is already developed with a multistory medical office building. The property was recently sold. During the due diligence, it was discussed that this easement is actually located under the existing building. This abandonment action will clear-up that discrepancy.

6. Neighborhood Land Use, Effect and Position:

The property is located in an area characterized primarily by medical office buildings. There will be no effect on other properties as the easement is

located entirely within the applicant's property. No notice to any other parties was required.

7. Effect on Public Services or Utilities:

No facilities are located in the easement. All utilities have voiced approval of the abandonment.

8. Reversionary Rights:

The original plat does not contain a statement referencing reversionary rights.

STAFF RECOMMENDATION:

Staff recommends approval of the following described easement:

Easement Abandonment Description:

A 5 foot easement, being 2.5 feet either side of centerline, in part of Lot 1, Kanis Commercial Subdivision, City of Little Rock, Pulaski County, Arkansas as filed for record in Plat Bk. G, Pg. 791, said centerline being more particularly described as follows:

Commencing at the NW corner of said Lot 1; thence S 01°56'58" W along the west line of said Lot 1, a distance of 162.67 feet; thence S 85°07'29" E, a distance of 15.02 feet to the POINT OF BEGINNING; thence continue S 85°07'29" E along said centerline, a distance of 104.18 feet to the POINT OF TERMINATION, containing 0.01 Acres (521 sq. ft.) more or less.