



2022040617
PRESENTED 06-10-2022 12:26:38 PM RECORDED 06-10-2022 12:15:11 PM
 In Official Records of Terri Hollingsworth Circuit Clerk
 PULASKI CO, AR FEE \$15.00

Charles Deaton
 6/10/2022

CERTIFICATE OF SURVEYING ACCURACY

I, MARION SCOTT FOSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME. ALL MONUMENTS REQUIRED ACTUALLY EXIST AND ARE CORRECTLY SHOWN HEREON AND THAT ALL SURVEYING REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

MSF
 DATE OF EXECUTION MARION SCOTT FOSTER
 REGISTERED LAND SURVEYOR
 NO. 1467, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY

I, TIMOTHY E. DATERS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

TED
 DATE OF EXECUTION TIMOTHY E. DATERS
 REGISTERED PROFESSIONAL
 ENGINEER NO. 5033, ARKANSAS

LEGAL DESCRIPTION:

DESCRIBED AS FOLLOWS:
 PART OF THE SE1/4 SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY BEGINNING AT THE NORTHEAST CORNER OF TRACT H, BLOCK 3, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021058116, RECORDS OF PULASKI COUNTY ARKANSAS, THENCE ALONG THE NORTH LINE OF SAID TRACT H, THE FOLLOWING COURSES: (1) N77°06'32"W, 105.32 FEET; (2) N66°43'13"W, 288.98 FEET; (3) N61°45'14"W, 47.40 FEET; (4) N54°14'52"W, 133.38 FEET; THENCE LEAVING SAID NORTH LINE OF TRACT H, N35°45'08"E, 160.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF FLETCHER RIDGE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY, S54°14'52"E, 1.69 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N35°45'08"E, 52.26 FEET; THENCE N05°23'44"W, 502.48 FEET; THENCE N02°14'42"E, 138.72 FEET; THENCE S87°44'42"E, 720.14 FEET; THENCE S01°48'02"W, 1039.62 FEET; THENCE N84°34'08"W, 253.05 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF FLETCHER RIDGE DRIVE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, S05°25'52"W, 4.75 FEET TO THE POINT OF BEGINNING, CONTAINING 15.9327 ACRES, MORE OR LESS.

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____, 20 _____, IN PLAT BOOK _____, PAGE _____.

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

MSF
 DATE OF EXECUTION PotlatchDeltic Real Estate, LLC
 # 7 Grand Club Blvd.
 Little Rock, Arkansas

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE 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.

MSF
 DATE OF EXECUTION LITTLE ROCK PLANNING COMMISSION

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS.
- ALL EASEMENTS SHOWN MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:50,000
- LOTS WITH ROUNDED CORNERS ARE MEASURED TO A POINT OF INTERSECTION OF LOT LINES AND NOT POINTS ON A CURVE.
- RADI AT INTERSECTION OF STREET PROPERTY LINE ARE 25.0', UNLESS NOTED OTHERWISE.
- ALL LOTS HAVE AT LEAST A 10 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO THE RIGHT OF WAY OF FLETCHER RIDGE DRIVE AND FLETCHER LOOP. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
- ALL FRONT AND REAR BUILDING SET-BACK LINES ARE 20.00 FT. (20' B.L.). ALL SIDE SET-BACK LINES ARE 5.00 FT.
- TRACT K MAY BE USED AS EASEMENTS FOR DRAINAGE, SANITARY SEWER MAINS, SANITARY SEWER SERVICES, LANDSCAPING AND MAIL KIOSK WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- TRACT J IS A BUFFER AREA AND MAY BE USED FOR UNDISTURBED PERMANENT GREEN SPACE. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. (FIRM COMMUNITY PANEL # 05119C 0315 G, DATED JULY 6, 2015)

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

1	N = 156116.59	E = 1167393.11
2	N = 156140.09	E = 1167290.44
3	N = 156254.30	E = 1167024.98
4	N = 156276.73	E = 1166983.23
5	N = 156354.66	E = 1166874.98
6	N = 156484.51	E = 1166968.47
7	N = 156483.52	E = 1166969.84
8	N = 156525.93	E = 1167000.37
9	N = 157026.19	E = 1166953.12
10	N = 157164.80	E = 1166958.56
11	N = 157136.47	E = 1166768.14
12	N = 156097.37	E = 1167645.47
13	N = 156121.32	E = 1167393.56

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	94.45'	72°09'16"	54.65'	75.00'
C2	65.31'	12°28'24"	32.79'	300.00'
C3	75.07'	28°40'29"	38.34'	150.00'
C4	131.58'	100°31'11"	90.21'	75.00'
C5	104.04'	79°28'51"	62.36'	75.00'
C6	100.10'	28°40'36"	51.12'	200.00'

PLAT OF

LOTS 56-89 BLOCK 1
 LOTS 40-49 BLOCK 3
 LOTS 1-23 BLOCK 4
 TRACT J BLOCK 1
 TRACT K BLOCK 4

FLETCHER VALLEY
 AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS
 To be known as "FLETCHER RIDGE"
 BEING PART OF SECTION 34, T-2-N, R-14-W
 PULASKI COUNTY, ARKANSAS
 JUNE 2022

WHITE-DATERS & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

