



CERTIFICATE OF SURVEYING ACCURACY

I, ZANE ROBINS, 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.

DATE OF EXECUTION: 7-15-23
 ZANE ROBINS
 REGISTERED LAND SURVEYOR
 NO. 1553, ARKANSAS

CERTIFICATE OF OWNER
 ME, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED, HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

CERTIFICATE OF FINAL APPROVAL
 PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETELY MET, THE BOARD HAS ACCEPTED THIS CERTIFICATE AS SAID RULES AND REGULATIONS.

CERTIFICATE OF RECORDING
 DATE OF EXECUTION: 7/15/23
 THOMMY E. DATERS
 REGISTERED PROFESSIONAL ENGINEER NO. 5033, ARKANSAS

THIS DOCUMENT, NUMBER **2023037891**, FILED FOR RECORD ON **7/15/23**, IN PLAT BOOK PAGE **11**.

LEGAL DESCRIPTION:
 PART OF THE SE1/4 SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT G, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2022040617, RECORDS OF PULASKI COUNTY, ARKANSAS, THENCE NORTH 70°17'00" E, 101.82 FEET; THENCE NORTH 24°41'43" E, 44.73 FEET; THENCE N 23°44'21" W, 138.72 FEET; THENCE N 12°41'43" E, 42.51 FEET; THENCE S 77°18'17" E, 57.00 FEET; THENCE N 12°41'43" E, 44.73 FEET; THENCE N 23°44'21" W, 101.82 FEET; THENCE N 64°48'16" E, 86.38 FEET; THENCE S 77°18'17" E, 57.00 FEET; THENCE S 89°28'57" E, 259.39 FEET; THENCE S 87°44'42" E, 47.54 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT A, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2022404017, RECORDS OF PULASKI COUNTY, ARKANSAS, THENCE SOUTHERLY ALONG WESTERLY BOUNDARY OF SAID TRACT J THE FOLLOWING COURSES: 1) S 20°32'42" W, 138.72 FEET; 2) S 05°23'42" E, 502.48 FEET; 3) S 25°45'08" W, 52.26 FEET TO A POINT OF THE NORTHERN RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE, THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY N 54°14'52" W, 1.69 FEET; THENCE LEAVING SAID RIGHT-OF-WAY BY S 32°45'08" W, 180.00 FEET TO A POINT OF THE NORTHERN BOUNDARY OF TRACT H, BLOCK 3, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021098116, RECORDS OF PULASKI COUNTY, ARKANSAS, THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE, THENCE S 32°45'08" W, 180.00 FEET; THENCE N 54°14'52" W, 84.78 FEET; THENCE N 37°09'08" W, 78.88 FEET; THENCE N 22°23'12" W, 73.68 FEET; THENCE CONTINUING WESTERLY ALONG NORTH LINE OF SAID LOT 18, BLOCK 3, S 84°36'16" W, 150.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 18, BLOCK 3, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021098116, RECORDS OF PULASKI COUNTY, ARKANSAS, THENCE CONTINUING WESTERLY ALONG NORTH LINE OF SAID LOT 18, BLOCK 3, S 84°36'16" W, 150.00 FEET TO A POINT OF THE WESTERN RIGHT-OF-WAY OF FLETCHER VALLEY DRIVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE, HAVING A CHORD BEARING AND DISTANCE OF S 50°54'30" E, 193.56 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 28, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2020088116, RECORDS OF PULASKI COUNTY, ARKANSAS, THENCE CONTINUING WESTERLY ALONG NORTH LINE OF SAID LOT 28, BLOCK 1, W 87°05'07" W, 141.35 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT G, BLOCK 1; THENCE N 62°29'17" W, 89.81 FEET TO THE POINT OF BEGINNING CONTAINING 8.4566 ACRES, MORE OR LESS.

- 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.
 - RAVE 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. 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.
 - TRACTS L & M MAY BE USED AS EASEMENTS FOR DRAINAGE, STORM DRAINAGE, STORM WATER DETENTION, WATER MAINS, SANITARY SEWER, ELECTRIC, GAS, LANDSCAPING AND PEDESTRIAN PATHS WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
 - TRACT M MAY ALSO BE USED FOR A PRIVATE OR PUBLICLY DEDICATED SECONDARY ACCESS ROAD.
 - TRACT N MAY BE USED AS EASEMENTS FOR DRAINAGE AND LANDSCAPING WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
 - TRACT O MAY BE USED AS EASEMENTS FOR DRAINAGE, STORM DRAINAGE, SANITARY SEWER MAINS, SANITARY SEWER SERVICES, LANDSCAPING AND MAINTENANCE WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.

CURVE	LENGTH	CENTRIAL ANGLE	TANGENT	ROADS
C1	127.80	49°11'15"	66.13	150.00'
C2	110.37	84°18'56"	67.91	75.00'
C3	125.25	92°41'52"	82.84	75.00'

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODING, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS, (FROM COMMUNITY PANEL # 051195 0315 G, DATED JULY 6, 2015)

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

① N = 156574.80	E = 1166325.79
② N = 156764.43	E = 1166335.08
③ N = 156971.40	E = 1166333.53
④ N = 157012.87	E = 1166342.67
⑤ N = 157002.34	E = 1166308.48
⑥ N = 157043.98	E = 1166408.31
⑦ N = 157079.82	E = 1166430.07
⑧ N = 157144.21	E = 1166513.95
⑨ N = 157180.89	E = 1166561.11
⑩ N = 157169.02	E = 1166561.67
⑪ N = 157166.67	E = 1166511.08
⑫ N = 157164.00	E = 1166569.56
⑬ N = 157026.19	E = 1166553.12
⑭ N = 156525.53	E = 1157000.37
⑮ N = 156483.52	E = 1166969.84
⑯ N = 155484.21	E = 1166980.47
⑰ N = 156254.66	E = 1166874.98
⑱ N = 156404.20	E = 1166806.17
⑲ N = 156467.71	E = 1166758.05
⑳ N = 156535.83	E = 1166729.95
㉑ N = 156539.13	E = 1166702.81
㉒ N = 156524.09	E = 1166543.52
㉓ N = 156504.53	E = 1166543.83
㉔ N = 156533.32	E = 1166495.45

PLAT OF
 LOTS 29-54
 BLOCK 1
 LOTS 19-39
 BLOCK 3
 TRACT L, M & N
 BLOCK 1
 TRACT O
 BLOCK 3

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

JULY 15, 2023