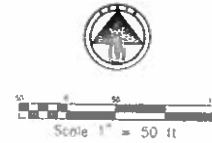
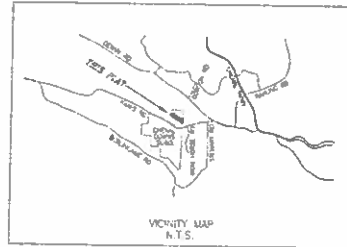


CHUNK	LENGTH	BEGINNING	END
CH	30.00	1125.52	1155.52
CH	53.41	1795.76	1849.17
CH	60.31	1720.74	1781.05
CH	30.73	1720.74	1751.47
CH	48.90	1720.74	1769.64



**CONSENT OF SURVEY AND ACK**

I, MARION BOOTH FORSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE BASIS OF ALL INSTRUMENTS RECORDED ACCORDING TO THE ACTS AND ORDINANCES OF THE STATE OF ARKANSAS AND THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS HAVE BEEN COMPLIED WITH.

*Marion Booth Forster*  
 DATE OF EXECUTION: 8/15/2021  
 STATE OF ARKANSAS

**CONSENT OF OWNER**

WE, THE ABOVE-SIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, HEREBY CERTIFY THAT WE HAVE READ THE FOREGOING INSTRUMENT AND WE HEREBY CONSENT TO THE EXECUTION OF THIS INSTRUMENT IN ACCORDANCE WITH THE ACTS AND ORDINANCES OF THE STATE OF ARKANSAS.

*Robert D. Daters and Estate, LLC*  
 DATE OF EXECUTION: 8/15/2021  
 STATE OF ARKANSAS

**CONSENT OF ENGINEERING ASSISTANCE**

I, ROBERT D. DATERS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT THE INSTRUMENTS RECORDED ACCORDING TO THE ACTS AND ORDINANCES OF THE STATE OF ARKANSAS HAVE BEEN COMPLIED WITH.

*Robert D. Daters*  
 DATE OF EXECUTION: 8/15/2021  
 STATE OF ARKANSAS

**CONSENT OF PUBLIC APPROVAL**

PURSUANT TO THE CITY OF LITTLE ROCK SUBDIVISION ACTS AND REGULATIONS AND ALL OF THE REQUIREMENTS OF APPROVAL, HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY APPROVED UNDER THE AUTHORITY OF SAID ACTS AND REGULATIONS.

8/15/2021  
 DATE OF EXECUTION: 8/15/2021  
 CITY OF LITTLE ROCK, ARKANSAS

**CERTIFICATE OF RECORDING**

THIS DOCUMENT, NUMBER 20, FILED FOR RECORD IN PLAT BOOK 203108110  
 LIBRARY 8-15-2021  
 RECORD 203108110  
 ARKAS 202105110

**LEGAL DESCRIPTION**  
 PART OF SECTION 3, T-1-N, R-14-W & SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 22, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 202007702;  
 RECORDS OF PULASKI COUNTY, ARKANSAS, THENCE ALONG THE NORTH LINE OF SAID LOT 22, N64°27'18"W 189.73 FEET; THENCE N21°49'31"E 102.16 FEET; THENCE S67°29'17"E 80.81 FEET; THENCE ALONG SAID RIGHT-OF-WAY TO THE WESTERN RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N00°41'00"W AND CHORD DISTANCE OF 18.56 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N45°25'18"E 100.00 FEET; THENCE S83°23'09"E 27.33 FEET; THENCE S22°15'12"E 73.88 FEET; THENCE S37°50'00"E 78.86 FEET; THENCE S64°43'21"E 218.17 FEET; THENCE S67°43'14"E 47.43 FEET; THENCE S55°43'13"E 286.35 FEET; THENCE ALONG SAID RIGHT-OF-WAY, N05°25'52"E A DISTANCE OF 4.75 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S84°40'00"E 256.00 FEET; THENCE S07°59'51"W 487.37 FEET; THENCE S74°33'15"W 180.86 FEET; THENCE ALONG THE ARC OF A 273.51 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S75°03'37"W AND CHORD DISTANCE OF 12.96 FEET; THENCE S24°23'27"E 80.44 FEET; THENCE N41°48'28"W 110.00 FEET TO THE EASTERN RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N02°35'00"E AND CHORD DISTANCE OF 44.38 FEET; THENCE N30°01'6"W 50.00 FEET TO THE WESTERN RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N10°28'E AND CHORD DISTANCE OF 15.01 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N77°34'02"W 350.45 FEET; THENCE N66°43'13"W 378.88 FEET; THENCE N89°33'10"W 17.49 FEET; THENCE N66°43'22"E A DISTANCE OF 453.41 FEET TO THE EASTERN RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, N29°33'41"E 51.98 FEET; THENCE ALONG SAID RIGHT-OF-WAY THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF N29°33'41"E AND CHORD DISTANCE OF 23.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N37°23'37"E 60.00 FEET TO THE WESTERN RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE, ALSO BEING THE POINT OF BEGINNING CONTAINING 10 ACRES, MORE OR LESS.

- GENERAL NOTES**
1. 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
  2. ALL EASEMENTS SHOWN WITHIN THIS PLAT ARE FOR DRAINAGE AND/OR UTILITIES AS NOTED
  3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES
  4. ERROR OF CLOSURE: EXCEEDS 1/50,000
  5. LOTS WITH MOUND CORNERS ARE MEASURED TO A POINT OF INTERSECTION OF JOY LINES AND NOT POINTS ON A CURVE
  6. EACH AT INTERSECTION OF SIDES PROPERTY LINE ARE 90°, UNLESS NOTED OTHERWISE
  7. ALL LOTS HAVE AT LEAST A 10 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT BOUNDARY TO THE RIGHT OF WAY OF FLETCHER RIDGE DRIVE. LOTS 20-38 HAVE A 15 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT BOUNDARY TO THE RIGHT OF WAY OF FLETCHER RIDGE DRIVE. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
  8. ALL FRONT AND REAR BUILDING SET-BACK LINES ARE 20.00 FT. (20' 00") ALL SIDE SET-BACK LINES ARE 5.00 FT.
  9. TRACT G IS A BUFFER AREA AND MAY BE USED FOR SIDE DRAINAGE AND PAVED DRIVEWAYS
  10. TRACT I MAY BE USED AS EASEMENTS FOR DRAINAGE, SANITARY SEWER MAINS, TRACTS I SEWER MAINS, EXISTING AND NEW, AND WATER MAINS. THE ORIGINAL CITY ENGINEER'S PLAN TO BE ASSUMED FOR RESTRICTIONS ON USE.
  11. TRACT I IS A BUFFER AREA AND MAY BE USED FOR LANDSCAPING, PERMANENT DRIVEWAY PAVEMENT TO BE A SHARED DRIVEWAY FOR RESTRICTIONS ON USE.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD DRAINAGE AS SHOWN ON THE FLOODING, FLOOD BOUNDARY AND FLOOD INSURANCE ZONING MAP FOR THE TOWN OF LITTLE ROCK, ARKANSAS, OF THE COMMUNITY PLAN # 051816-0315 G. DATED MAY 8, 2015.

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

N = 156283.00	E = 1188486.00
N = 156284.00	E = 1188487.00
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N = 156330.00	E = 1188533.00

**PLAT OF**  
 LOTS 27-28 BLOCK 1  
 LOTS 90-98 BLOCK 1  
 LOTS 20-38 BLOCK 2  
 LOTS 1-18 BLOCK 3  
 TRACT G & I BLOCK 1  
 TRACT H BLOCK 3

**FLETCHER VALLEY**

**AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS**

To be known as "FLETCHER RIDGE"

BEING PART OF SECTION 3, T-1-N, R-14-W & SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS

AUGUST, 2021

**WHITE-DATERS & ASSOCIATES, INC.**  
 THE ENGINEERING, LAND PLANNING & DEVELOPMENT FIRM  
 24 PARKING CIRCLE, LITTLE ROCK, ARKANSAS 72201