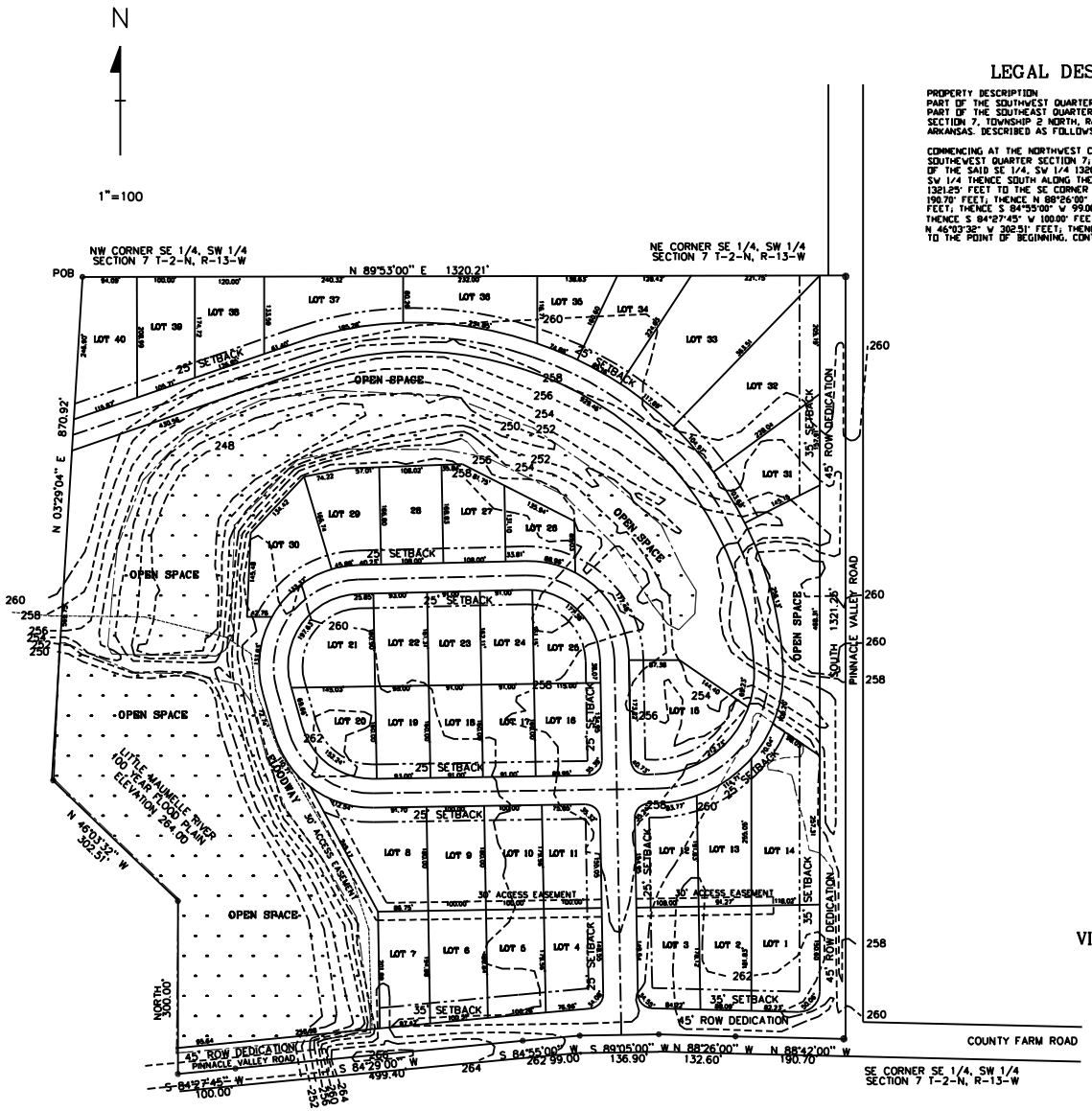

LEGAL DESCRIPTION

PROPERTY DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER SECTION 7, THENCE N 89°53'00" ALONG THE NORTH LINE OF THE SAID SE 1/4, SW 1/4 1320.21' FEET TO THE NE CORNER OF THE SE 1/4, SW 1/4 THENCE SOUTH ALONG THE EAST LINE OF THE SAID SE 1/4, SW 1/4 1321.25' FEET TO THE SE CORNER OF THE SE 1/4, SW 1/4 THENCE N 88°42'00" W 190.70' FEET; THENCE N 88°26'00" W 132.60' FEET; THENCE S 89°05'00" W 136.90' FEET; THENCE S 84°55'00" W 99.00' FEET; THENCE S84°29'00" W 499.40' FEET; THENCE S 84°27'45" W 100.00' FEET; THENCE NORTH 300.00' FEET; THENCE N 46°03'32" W 302.51' FEET; THENCE N 03°29'04" E 870.92' FEET TO THE TO THE POINT OF BEGINNING, CONTAINING 39.74 ACRES, MORE OR LESS

VICINITY MAP

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND THE CITY OF LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND A COPY OF SAID BOUNDARY HAS BEEN DULY FILED FOR THE RECORD OFFICES OF THE STATE SURVEYOR AND THE PULASKI COUNTY CIRCUIT CLERK ON _____, 20____, IN PLAT BOOK _____ PAGE _____.

SIGNED

_____ _____
DATE OF EXECUTION NAME, REGISTERED LAND SURVEYOR
NO._____ ARKANSAS

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

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

SIGNED

_____ _____
DATE OF EXECUTION NAME, REGISTERED ENGINEER
NO._____, ARKANSAS

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGUALTIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULAITONS. THIS CERTIFICATE SHALL EXPIRE _____.
DATE

SIGNED

_____ _____
DATE OF EXECUTION NAME
LITTLE ROCK PLANNING COMMISSION

GENERAL NOTES

1. ALL BUILDING LINES ARE AS SHOWN
2. ALL DISTANCES ON CURVED BOUNDARIES ARE CHORD DISTANCES
3. ALL CORNER RADII ARE 25', UNLESS OTHERWISE NOTED.
4. ALL STREET R-O-W AND CUL-DE-SAC RADII ARE 50', UNLESS OTHERWISE NOTED
5. ALL EASEMENTS SHOWN ARE 10' IN WIDTH, UNLESS OTHERWISE NOTED
6. ALL EASEMENTS ON COMMON LOT LINES ARE 10' IN WIDTH, 5' EITHER SIDE, UNLESS OTHERWISE NOTED
7. ALL EASEMENTS ARE TO BE USED FOR UTILITIES AND/OR DRAINAGE
8. THE ENTIRE SITE IS IN THE 100 YEAR FLOODPLAIN

PRELIMINARY PLAT
HATCHER PROPERTY
PULASKI COUNTY, ARKANSAS

McGETRICK & McGETRICK
ENGINEERS - PLANNERS - SURVEYORS
10 OTTER CREEK COURT SUITE A
LITTLE ROCK, ARKANSAS 72210
PHONE 501-455-8899
DATE: APRIL, 2012