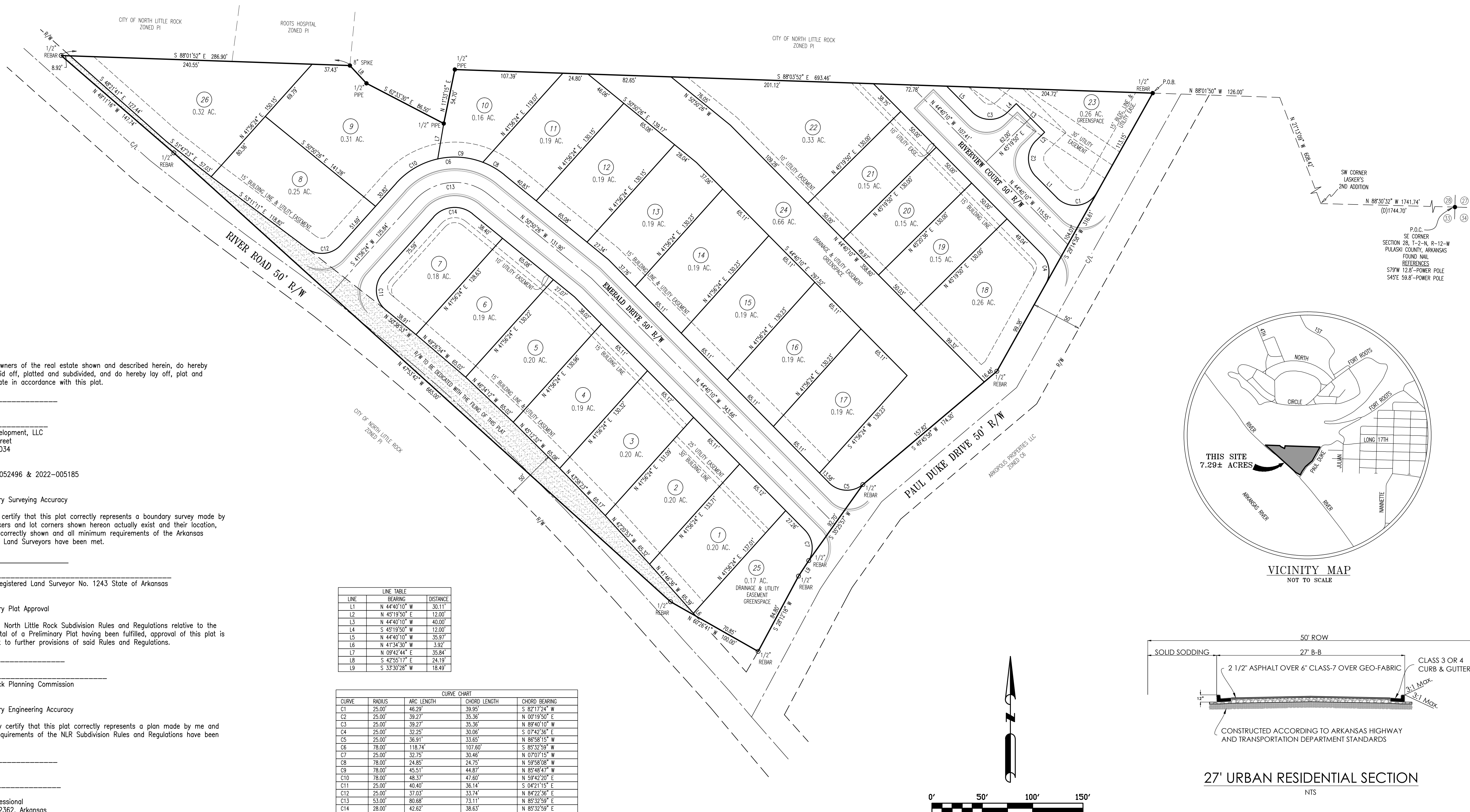


Josh Furgerson
04/06/2024 05:45 AM
Chase Rackley
04/04/2024 09:34 AM

RIVER ROCK ESTATES

PRELIMINARY PLAT



Certificate of Owner

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

Date of Execution: _____

Owner: _____
River Rock Development, LLC
1216 Clifton Street
Conway, AR 72034

Source of Title: 2022-052496 & 2022-005185

Certificate of Preliminary Surveying Accuracy

I, Tim P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution:

Signed _____
Tim P. Tyler, Registered Land Surveyor No. 1243 State of Arkansas

Certificate of Preliminary Plat Approval

All requirements of the North Little Rock Subdivision Rules and Regulations 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 Regulations.

Date of Execution _____

Signed _____
North Little Rock Planning Commission

Certificate of Preliminary Engineering Accuracy

I, Stacy E. Akin, hereby certify that this plat correctly represents a plan made by me and that the engineering requirements of the NLR Subdivision Rules and Regulations have been complied with.

Date of Execution: _____

Signed _____
Stacy E. Akin
Registered Professional
Engineer No. 12362, Arkansas


Legal Description: River Rock Estates (Lot 1-26)

Being a part of the SW1/4 SE1/4 and a part of SE1/4 SW1/4 of Section 28, T-2-N, R-12-W, Pulaski County, Arkansas more particularly described as: Commencing at the SE corner of Section 28, at a found nail; thence along the Section line between Sections 28 and 33, N89°30'32" 174.714 feet (deeded 1744.70 feet) to the SW corner of Lasker's second addition; thence leaving said Section line N211°30'9" 608.50 feet; thence N88°01'50" 126.00 feet to the West right of way of Paul Duke Drive at a found 1/2" rebar, said point being the Point of Beginning; thence along said right of way S29°14'58" 316.61 feet to a set 1/2" rebar (APLS 1243); thence S49°45'58" 174.30 feet to a set 1/2" rebar (APLS 1243); thence S33°25'57" 92.70 feet to a set 1/2" rebar (APLS 1243); thence S33°30'28" 18.49 feet to a set 1/2" rebar (APLS 1243); thence S28°12'18" 84.80 feet to a set 1/2" rebar (APLS 1243); thence leaving said right of way N60°26'41" 100.00 feet to a set 1/2" rebar (APLS 1243); thence N47°53'42" 66.50 feet to a set 1/2" rebar (APLS 1243); thence N49°11'16" 147.74 feet to a set 1/2" rebar (APLS 1243); thence S88°01'52" 286.90 feet to a found 8" spike; thence S42°55'17" 24.19 feet to a found 1/2" pipe; thence S62°33'30" 86.50 feet to a found 1/2" pipe; thence N11°33'15" 54.70 feet to a found 1/2" pipe; thence S88°03'52" 693.46 feet to the Point of Beginning, containing 7.29 acres, more or less.

General Notes:

1. ALL DRAINAGE & UTILITY EASEMENTS ARE SHOWN ON PLAT.
2. THE FRONT BUILDING SETBACKS ARE AS SHOWN.
3. ALL SIDE YARD SETBACKS ARE TO BE 10% OF LOT WIDTH, MIN. 5' / MAX. 8'.
4. REAR YARD SETBACK IS 15.0'.
5. PROPERTY IS ZONED "R2".
6. THE ACCESS EASEMENTS, ALLEYS, AND ALL COMMON AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION VIA IMPROVEMENT DISTRICT.
7. ALL LOTS ARE TO BE SINGLE FAMILY HOUSING.
8. RESIDENTIAL FLOOR ELEVATIONS SHALL BE MIN. 1'-0" ABOVE THE 100 YEAR FLOOD ELEVATION.
9. WATER & SEWER BE SUPPLIED BY CENTRAL ARKANSAS WATER AND NORTH LITTLE ROCK WASTEWATER.
10. NO PORTIONS OF THIS PROPERTY LYING IN THE SPECIAL FLOOD HAZARD AREA.
11. ALL UTILITIES AND GRADE SHALL BE BUILT TO CITY STANDARDS AND APPROVED BY ENGINEER.
12. SEE DEVELOPMENT PLAN FOR ROAD CROSS SECTIONS.
13. LOTS 1 THRU 25 SHALL NOTHAVE VEHICULAR ACCESS TO RIVER ROAD.

LEGEND	
●	FOUND IRON PIN
⊙	SET 1/2" REBAR & CAP

 **Tyler Group**
surveying.mapping.engineering

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
PH: 501.329.1400 / Fax: 501.327.3972 / www.Tylergroup.net / [email: info@tylergroup.net](mailto:info@tylergroup.net)

DATE:	2-20-2024
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO.:	1210755 PLAT
DRAWN BY:	GW
REVIEWED BY:	MW/RPG
STATE CODE:	500-02N-12W-0-28-203-60-1243
SHEET NO.	1 OF 1

[illegible]

PROJECT TITLE: _____

RIVER ROCK ESTATES

PRELIMINARY PLAT