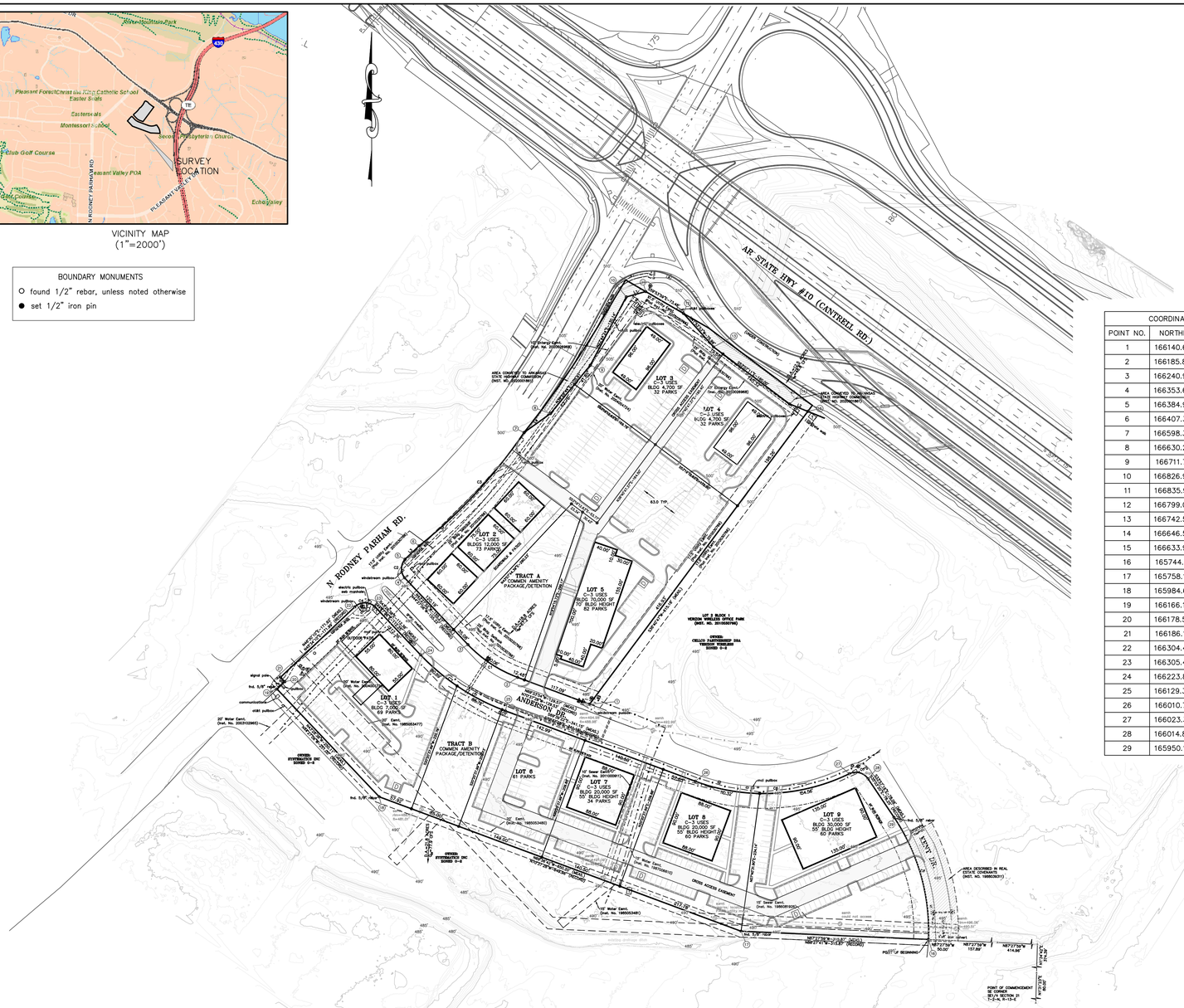
VICINITY MAP
(1"=2000')

BOUNDARY MONUMENTS
- O found 1/2" rebar, unless noted otherwise
- ● set 1/2" iron pin



COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	166140.6100	1193105.5340
2	166185.8790	1192984.1270
3	166240.9340	1192900.5800
4	166353.6290	1192793.7690
5	166384.9277	1192794.5853
6	166407.3959	1192818.3026
7	166598.3934	1192995.0137
8	166630.2240	1193039.5370
9	166711.7401	1193106.6831
10	166826.9230	1193167.2580
11	166835.9210	1193199.9250
12	166799.0690	1193263.4970
13	166742.5270	1193314.2260
14	166646.5037	1193442.2085
15	166633.9780	1193473.0090
16	165744.1601	1193676.1522
17	165758.1240	1193360.5910
18	165984.6410	1192751.1230
19	166166.1360	1192579.0280
20	166178.5632	1192592.0497
21	166186.1180	1192585.0122
22	166304.4549	1192709.7254
23	166305.4670	1192743.3160
24	166223.8900	1192820.5780
25	166129.3620	1192963.6190
26	166010.7610	1193283.4860
27	166023.3710	1193542.8140
28	166014.8760	1193574.5350
29	165950.1300	1193618.1320

L1 N74°36'00"E–33.88' (MEAS.)
L2 S67°52'11"E–33.25' (MEAS.)
L3 N46°32'57"E–32.67' (MEAS.) N45°34'10"E–32.65' (RECORD)
L4 N54°26'18"E–54.73' (MEAS.)
L5 N46°20'18"E–18.00' (MEAS.) N46°38'51"E–18.00' (RECORD)
L6 N42°58'10"W–10.32' (MEAS.) N43°26'57"W–10.02' (RECORD)

C1
CHORD=N56°36'59"W–100.06' (MEAS.)
CHORD=N57°32'17"W–100.18' (RECORD)
RADIUS=221.24'
ARC LENGTH=100.93'

C2
CHORD=N01°29'39"E–31.31' (MEAS.)
CHORD=N00°33'30"E–31.37' (RECORD)
RADIUS=25.00'
ARC LENGTH=33.83'

C3
CHORD=N42°46'30"E–260.21' (MEAS.)
RADIUS=859.99'
ARC LENGTH=261.21'

C4
CHORD=N88°16'27"E–33.61' (MEAS.)
CHORD=N87°08'28"E–33.44' (RECORD)
RADIUS=25.00'
ARC LENGTH=36.85'

C5
CHORD=S56°32'29"E–171.45' (MEAS.)
CHORD=S57°32'17"E–171.52' (RECORD)
RADIUS=378.77'
ARC LENGTH=172.95'

C6
CHORD=N87°12'58"E–259.63' (MEAS.)
CHORD=N86°12'30"E–259.63' (RECORD)
RADIUS=330.00'
ARC LENGTH=266.85'

C7
CHORD=S75°00'28"E–32.84' (MEAS.)
CHORD=S76°00'25"E–32.77' (RECORD)
RADIUS=25.00'
ARC LENGTH=35.83'

C8
CHORD=S15°43'56"E–213.99' (MEAS.)
CHORD=S16°44'18"E–213.97' (RECORD)
RADIUS=340.95'
ARC LENGTH=217.66'

GENERAL NOTES:

1. ALL CORNERS WILL BE SET WITH 1/2" IRON PINS (UNLESS OTHERWISE NOTED)
2. EASEMENTS INDICATED HEREON SHALL BE USED FOR DRAINAGE AND/OR UTILITIES
3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
4. ERROR OF CLOSURE: EXCEEDS 1:20,000
5. THIS PLAT HAS BEEN SURVEYED AND DULY FILED FOR RECORD IN THE OFFICES OF THE STATE SURVEYOR AND THE COUNTY CIRCUIT CLERK AND RECORDER.

FLOOD INFORMATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05119C0317G, JULY 6, 2015)

SCALE IN FEET
100' 50' 0' 100' 200' 300'

LEGAL DESCRIPTION:

PARCEL I:
LOT 1, BLOCK 1, PLEASANT VALLEY OFFICE PARK, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING FORMERLY KNOWN AS VERIZON WIRELESS OFFICE PARK, AS SHOWN ON PLAT OF RECORD AS INSTRUMENT NUMBER 2010030766, IN THE RECORDS OF PULASKI COUNTY, ARKANSAS. LESS AND EXCEPT PART CONVEYED TO ARKANSAS STATE HIGHWAY COMMISSION IN TRUSTEE WARRANTY DEED FULLY CONTROLLED ACCESS DATED DECEMBER 13, 2019, EXECUTED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS, A PUBLIC INSTITUTION OF HIGHER EDUCATION, FILED FOR RECORD JANUARY 9, 2020 AS INSTRUMENT NUMBER 2020001861, IN THE RECORDS OF PULASKI COUNTY, ARKANSAS.

PARCEL II:
PART OF THE SE1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, KNOWN AS PLEASANT VALLEY OFFICE PARK (UNRECORDED) LOTS 2, 3 AND 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT
THE SE CORNER OF SAID SE1/4; THENCE NORTH 00 DEGREES 31 MINUTES 41 SECONDS EAST 80.0 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST 374.39 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 41 SECONDS WEST 414.96 FEET TO A 1/2" REBAR WCAP KITTER PLS 658; THENCE NORTH 88 DEGREES 27 MINUTES 41 SECONDS WEST 157.89 FEET TO A 5/8" REBAR W/CAP RODNEY YOUNG AR PLS 1510; THENCE ALONG THE SOUTH RIGHT OF WAY OF KENT ROAD NORTH 88 DEGREES 27 MINUTES 41 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 27 MINUTES 41 SECONDS WEST 315.87 FEET
ALONG THE NORTHERLY LINE OF SYSTEMATICS INC. TO A 1/2" REBAR; THENCE NORTH 70 DEGREES 37 MINUTES 28 SECONDS WEST 649.96 FEET; TO A 5/8" REBAR W/CAP RODNEY YOUNG AR PLS 1510; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY PROPERTY LINE OF THE SYSTEMATICS, INC. AND THE SOUTHWESTERLY PROPERTY LINE ALLTEL LLC. NORTH 44 DEGREES 27 MINUTES 06 SECONDS WEST 251.00 FEET TO A 5/8" REBAR W/CAP RODNEY YOUNG AR PLS 1510; THENCE NORTH 46 DEGREES 38 MINUTES 51 SECONDS EAST 18.00 FEET; TO A 5/8" REBAR W/CAP RODNEY YOUNG AR PLS 1510; THENCE NORTH 43 DEGREES 26 MINUTES 57 SECONDS WEST 10.02 FEET; TO A 5/8" REBAR W/CAP RODNEY YOUNG AR PLS 1510; THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF N. RODNEY PARHAM ROAD, THENCE NORTH 45 DEGREES 34 MINUTES 10 SECONDS EAST 171.99 FEET; THENCE 36.63 FEET ALONG THE ARC OF A 25.00 FEET RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD BEARING OF NORTH 87 DEGREES 08 MINUTES 28 SECONDS EAST 33.44 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF ANDERSON DRIVE SOUTH 44 DEGREES 27 MINUTES 06 SECONDS EAST 112.25 FEET; THENCE 173.02 FEET ALONG THE ARC OF A 378.77 FEET RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD BEARING OF SOUTH 57 DEGREES 32 MINUTES 17 SECONDS EAST 171.52 FEET; THENCE CONTINUING ALONG ANDERSON DRIVE SOUTH 70 DEGREES 37 MINUTES 28 SECONDS EAST 341.18 FEET; THENCE 266.84 FEET ALONG THE ARC OF A 330.00 FEET RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD BEARING OF NORTH 86 DEGREES 12 MINUTES 30 SECONDS EAST 259.63 FEET; THENCE 35.74 FEET ALONG THE ARC OF A 25.00 FEET RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD BEARING OF SOUTH 76 DEGREES 00 MINUTES 25 SECONDS EAST 32.77 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF KENT ROAD SOUTH 35 DEGREES 03 MINUTES 20 SECONDS EAST 78.25 FEET; THENCE 217.65 FEET ALONG THE ARC OF A 340.95 FEET RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD BEARING OF SOUTH 16 DEGREES 44 MINUTES 18 SECONDS EAST 213.97 FEET; TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. OWNER:
   BOARD OF TRUSTEES OF UNIVERSITY OF ARKANSAS
   ANDERSON DRIVE
   LITTLE ROCK, ARKANSAS 72212
2. DEVELOPER:
   COLLIERS
   ONE ALLIED DRIVE, SUITE 1500
   LITTLE ROCK, ARKANSAS 72202
3. APPLICABLE EXISTING COVENANTS: YES
4. SOURCE OF WATER SUPPLY: CAW
5. SOURCE OF WASTERWATER DISPOSAL: LRWRA
6. VARIANCE:
   1. ADVANCE GRADING WITH INFRASTRUCTURE IN PHASE I
7. MUNICIPAL BOUNDARIES: CITY OF LITTLE ROCK
8. CURRENT ZONING OF PROPERTY: O–2
9. AVERAGE SIZE OF LOTS: 1.1 ACRES +/–
10. NUMBER OF LOTS: 9 LOTS, 2 TRACTS

PUBLIC WORKS NOTES:

1. NPDES AND GRADING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
2. STORMWATER DETENTION ORDINANCE APPLIES TO THIS PROPERTY.
3. PLANS OF ALL WORK IN RIGHT–OF–WAY SHALL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
4. PROVIDE STRIPING AND SIGNAGE PLANS AS PER ORDINANCE FOR TRAFFIC ENGINEERING APPROVAL.
5. PRIOR TO CONSTRUCTION OBTAIN BARRICADE PERMIT FOR WORK DONE WITHIN RIGHT–OF–WAY.
6. EASEMENTS ARE FOR UTILITIES AND DRAINAGE WHERE NEEDED
7. A GRADING PERMIT PER SECS. 29–186(C) AND (D) WILL BE REQUIRED WITH A BUILDING PERMIT.

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.

BOARD OF TRUSTEES OF UNIVERSITY OF ARKANSAS
2404 N UNIVERSITY AVE
LITTLE ROCK, AR 72207–3608 — DATE OF EXECUTION

INSTRUMENT NO. 2020–001861
2011–000912

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT ID HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

THIS CERTIFICATE SHALL EXPIRE: _____

LITTLE ROCK PLANNING COMMISSION — DATE OF EXECUTION

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

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

JOE D. WHITE, JR
REGISTERED PROFESSIONAL ENGINEER
NO. 7094, ARKANSAS — DATE OF EXECUTION

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, BENSON JOHN LEBOEUF, 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.

BENSON JOHN LEBOEUF
REGISTERED LAND SURVEYOR
NO. 1900, ARKANSAS — DATE OF EXECUTION

LONG FORM PCD
PRELIMINARY PLAT

THE MIDDLE

LOTS 1-9
TRACTS A & B

AN ADDITION TO THE CITY OF LITTLE ROCK
BEING PART LOT 1, BLOCK 1 - PLEASANT VALLEY OFFICE PARK AND PART OF SECTION 21, T-2-N, R-13-W
PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION — JOE WHITE & ASSOCIATES, INC. — #3871 — ARKANSAS - ENGINEER

DATE	DESCRIPTION	BY
	REVISION	

DATE: OCTOBER 15, 2022
SCALE: 1" = 100'
PROJECT NUMBER: 22–060D

G:\DWG\2022\22–060D – Verizon Wireless Office Park\SITE PLAN\PCD_PRE PLAT 10–17–22.dwg