

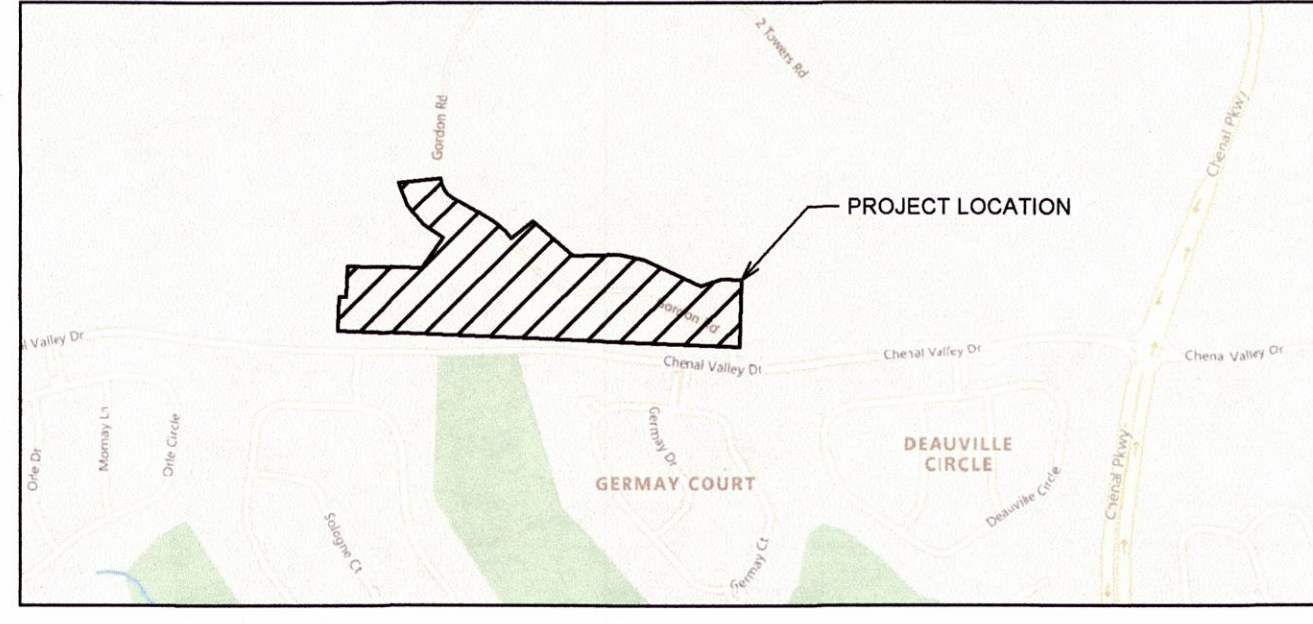
280' AP&L R/W
BOOK 1276 PAGE 329

2022005877
PRESENTED 01-25-2022 08:39:24 AM RECORDED 01-25-2022 08:50:19 AM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO. AR FEE \$15.00



Request
1-25-2022
BAS # 2022005876

VICINITY MAP
SCALE 1" = 100'



DELTC REAL ESTATE LLC
53L0230000900
2018 009550

BEAR DEN DEVELOPMENT COMPANY LLC
57.14 ACRES
ZONING R-2
SINGLE FAMILY



LINE #	LENGTH	BEARING
L1	35.31	S52° 07' 15.93"E
L2	33.24	S83° 03' 02.42"W
L3	29.53	S83° 03' 02.42"W
L4	51.41	N59° 09' 46.07"W
L5	59.32	S61° 33' 41.85"W
L6	32.32	S61° 33' 28.65"E
L7	33.28	S87° 16' 23.85"W
L8	49.52	N87° 43' 48.57"E
L9	34.85	S87° 43' 48.57"E
L10	15.76	N87° 16' 23.85"E
L11	20.66	N87° 16' 23.85"E
L12	6.87	S59° 59' 04.86"E
L13	91.70	S60° 19' 28.23"E
L14	94.35	N59° 59' 04.86"W
L15	62.86	S14° 15' 20.07"W
L16	39.33	S7° 39' 09.31"W
L17	4.26	N86° 33' 14.37"E
L18	34.62	N23° 26' 07.47"E
L19	58.58	N45° 26' 51.89"E
L20	30.56	S7° 39' 09.31"W
L21	20.64	N53° 33' 39.81"W
L22	20.64	S60° 27' 08.51"E
L23	54.52	N86° 33' 15.65"E
L24	27.32	N23° 26' 07.47"E

LINE #	LENGTH	BEARING
L25	103.01	S83° 03' 02.42"W
L26	51.41	N59° 09' 46.07"W
L27	117.93	N38° 36' 52.09"W
L28	124.60	N61° 33' 28.65"W
L29	60.77	N61° 33' 41.85"W
L30	58.70	N23° 26' 07.47"E
L31	142.31	N86° 33' 15.07"E
L32	58.88	S7° 39' 09.31"W
L33	34.87	N87° 16' 23.85"E
L34	417.99	S87° 43' 48.57"E
L35	118.41	S60° 19' 28.23"E
L36	123.80	N59° 59' 04.86"W

PROPERTY SPECIFICATIONS
 OWNER: BEAR DEN DEVELOPMENT COMPANY LLC
 MEMBER: BRADFORD GAINES
 1 ALLIED DRIVE, STE 1500
 LITTLE ROCK, AR 72202
 DEVELOPER/SUBDIVIDER: BEAR DEN DEVELOPMENT COMPANY LLC
 MEMBER: BRADFORD GAINES
 1 ALLIED DRIVE, STE 1500
 LITTLE ROCK, AR 72202
 ENGINEERS: PHILLIP LEWIS ENGINEERING, INC.
 23620 INTERSTATE-30
 BRYANT, ARKANSAS 72022
 NAME OF SUBDIVISION: BEAR DEN ESTATES
 ZONING CLASSIFICATION: R-2 SINGLE FAMILY
 SOURCE OF TITLE: PULASKI COUNTY
 INST: 2022005876
 DATE: 12/11/2020

FINAL PLAT

BLOCK 1, LOTS 1-44 & TRACTS A-H



GENERAL NOTES

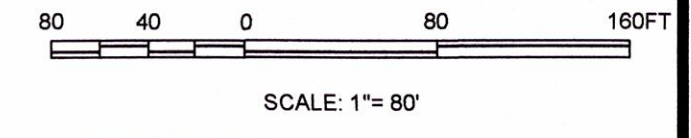
- IRON PINS TO BE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN ARE TO BE USED FOR DRAINAGE, ACCESS, AND/OR UTILITIES.
- TRACTS A THROUGH H ARE PROTECTED GREENBELT AREAS
- NO MOTORIZED VEHICULAR TRAFFIC OF ANY KIND IS ALLOWED ON GREEN SPACES EXCEPT FOR SPACES WHICH ALSO ARE UTILITY EASEMENTS, AND THAT TRAFFIC IS STRICTLY LIMITED TO UTILITY SERVICE VEHICLES WHICH ARE MAINTAINING OR SERVICING UTILITY LINES AND FACILITIES
- ERROR OF CLOSURE DOES NOT EXCEED 1:20,000

BLOCK 1 LEGAL DESCRIPTION

BEING A PART OF THE SE1/4, SECTION 22, T-2N, R-14W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SE1/4; THENCE S 87°41'34" E 534.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 02°18'26" E 174.73 FEET; THENCE S 87°43'49" E 67.65 FEET; THENCE N 02°38'12" E 162.51 FEET; THENCE S 88°40'59" E 359.38 FEET; THENCE N 35°26'04" E 190.47 FEET; THENCE N 57°10'14" W 122.08 FEET; THENCE N 40°37'03" W 132.38 FEET; THENCE N 20°59'30" W 127.76 FEET; THENCE N 83°46'28" E 171.10 FEET; THENCE N 83°46'28" E 50.07 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 128.63 FEET, WITH A RADIUS OF 125.00 FEET, WITH A CHORD BEARING OF S 32°04'55" E, WITH A CHORD LENGTH OF 123.03 FEET; THENCE S 61°39'42" E 80.77 FEET; THENCE S 61°33'27" E 124.88 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 187.29 FEET, WITH A RADIUS OF 475.00 FEET, WITH A CHORD BEARING OF S 49°54'36" E, WITH A CHORD LENGTH OF 186.07 FEET; THENCE N 51°49'30" E 142.22 FEET; THENCE S 49°39'41" E 278.29 FEET; THENCE N 88°13'19" E 237.97 FEET; THENCE S 79°19'02" E 137.36 FEET; THENCE S 64°58'21" E 325.95 FEET; THENCE N 70°11'55" E 114.64 FEET; THENCE S 87°41'34" E 106.73 FEET; THENCE S 01°36'50" W 349.80 FEET; THENCE N 87°41'34" W 2106.29 FEET; TO THE POINT OF BEGINNING, HAVING AN AREA OF 22.44 ACRES, MORE OR LESS.

STATE PLANE COORDINATES

Point	Northing	Easting
1	166311.74	1165997.27
2	166436.37	1166002.29
3	166815.52	1166071.98
4	166603.7	1166376.69
5	166608.7	1166454.81
6	167082.23	1166345.39
7	166833.93	1167014.45
8	166875.49	1167484.76
9	166598.43	1167791.56
10	166466.5	1167974.59
11	166804.25	1168348.86
12	166226.95	1168101.85
13	166253.58	1167440.86



CERTIFICATE OF ENGINEERING ACCURACY

I, Phillip Lewis, hereby certify that this Final Plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Little Rock Subdivision Rules and Regulations have been fully complied with.

Phillip Lewis
 Date of Execution
 Registered Professional Engineer
 No. 9540
 Arkansas

CERTIFICATE OF SURVEYING ACCURACY

I, Jared Pavatt, hereby certify that this Final Plat correctly represents a survey completed by me, or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Jared Pavatt
 Date of Execution
 Registered Professional Land Surveyor
 No. 1526
 Arkansas

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.

Phillip Lewis
 Date of Execution
 Bradford Gaines
 Bear Den Development Company LLC

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the City of Little Rock Subdivision Rules and Regulations relative to the preparation and submittal of a Final Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

This Certificate shall expire 1/24/22
 Date of Execution
 Little Rock Planning Commission

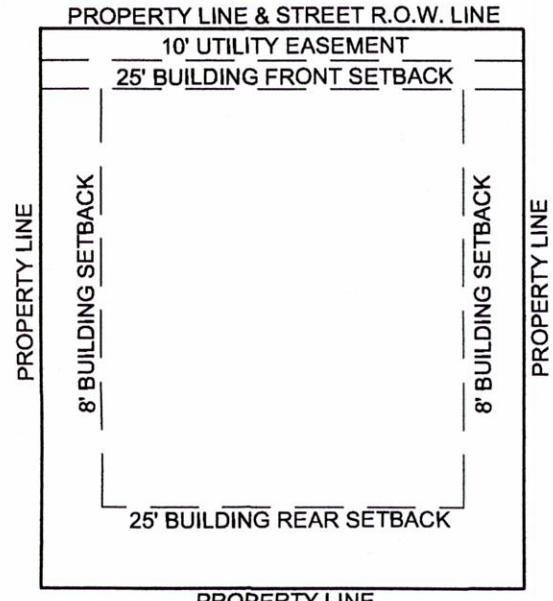
CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, Page _____, in Plat Book _____.

Name (Clerk)
 Signature (Clerk)

FLOODPLAIN CERTIFICATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF LITTLE ROCK, PANEL NUMBER 051190311H, DATED JUNE 7, 2019 THIS PROPERTY LIES WITHIN ZONE "X", NOT IN THE 100 YEAR FLOOD PLAIN.



TYPICAL LOT EASEMENTS/SETBACKS
NOT TO SCALE

PARCEL CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.26	275.00	N56° 20' 06"W	31.24
C2	63.90	3015.36	N60° 11' 53"W	63.90
C3	100.00	3015.36	N61° 45' 19"W	100.00
C4	100.00	3015.36	N63° 39' 20"W	100.00
C5	100.00	3015.36	N65° 33' 20"W	100.00
C6	77.09	3015.36	N67° 14' 17"W	77.09
C7	22.91	375.00	N69° 43' 13"W	22.90
C8	100.00	375.00	N79° 06' 34"W	99.70
C9	66.76	375.00	S88° 09' 03"W	66.67
C10	113.27	215.00	N81° 51' 24"W	641.84
C11	28.52	215.00	N62° 57' 48"W	632.64
C12	63.39	475.00	N55° 20' 23"W	635.17
C13	31.99	475.00	N40° 32' 37"W	31.98
C14	78.24	175.00	S16° 07' 10"E	75.84
C15	79.99	175.00	N41° 41' 45"W	79.30
C16	20.68	175.00	S58° 10' 35"E	20.67
C17	88.80	425.00	S55° 11' 58"E	89.74
C18	139.24	1450.64	S50° 21' 58"W	139.89
C19	112.06	488.16	S36° 54' 23"W	111.80
C20	49.51	488.16	N27° 01' 10"E	673.82

PARCEL CURVE TABLE

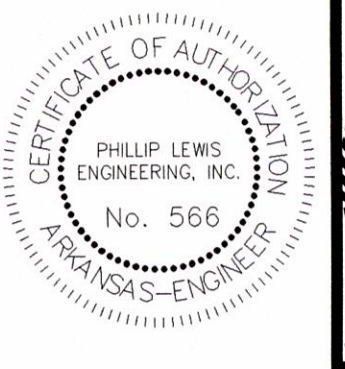
CURVE #	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	90.17	159.59	N40° 10' 33"E	90.07
C22	79.50	159.59	S70° 38' 00"W	79.92
C23	75.91	209.59	N74° 49' 48"E	76.79
C24	64.60	209.59	N55° 37' 25"E	617.36
C25	54.24	58.02	N88° 34' 17"E	616.22
C26	40.81	58.02	S41° 38' 27"W	39.97
C27	62.92	58.02	N9° 34' 28"W	59.88
C28	19.93	58.02	S50° 28' 59"E	614.32
C29	117.31	418.16	N36° 31' 47"E	117.76
C30	25.32	209.59	N30° 47' 45"E	25.31
C31	38.74	13.02	S24° 55' 14"W	25.95
C32	16.43	418.16	N45° 49' 46"E	23.15
C33	16.58	1400.64	N47° 25' 53"E	21.70
C34	138.62	1400.64	N50° 36' 13"E	138.47
C35	27.96	425.00	S40° 29' 56"E	27.95
C36	33.52	525.00	N40° 26' 36"W	33.51
C37	90.07	525.00	S47° 11' 14"E	89.96
C38	57.13	525.00	N55° 13' 10"W	57.10
C39	7.57	525.00	S58° 45' 00"E	7.57
C40	41.37	265.00	S63° 38' 05"E	41.32

PARCEL CURVE TABLE

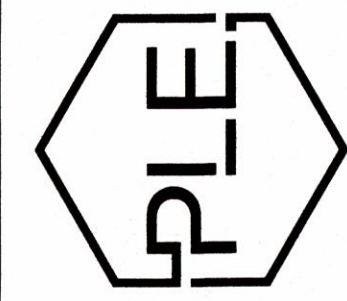
CURVE #	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	31.17	72.29	S7° 33' 29"E	30.93
C42	36.77	72.29	S34° 29' 04"E	36.38
C43	10.01	72.29	S53° 01' 28"E	10.00
C44	31.54	72.29	S69° 29' 20"E	31.29
C45	36.38	627.15	S87° 12' 42"E	36.37
C46	40.91	627.15	N89° 15' 28"E	40.90
C47	55.02	98.00	N70° 38' 37"E	54.30
C48	53.24	98.00	N38° 59' 52"E	52.58
C49	21.49	325.00	S69° 51' 54"E	21.49
C50	90.33	2965.36	S67° 05' 52"E	90.33
C51	90.05	2965.36	N65° 21' 19"W	90.05
C52	91.25	2965.36	S63° 36' 13"E	91.25
C53	115.03	2965.36	N61° 36' 39"W	115.02
C54	47.02	2965.36	N60° 02' 43"W	47.02
C55	78.89	225.00	N49° 32' 46"W	78.49
C56	69.67	582.15	S89° 08' 48"E	69.62
C57	39.38	27.29	S38° 20' 54"E	36.05
C58	87.74	265.00	N87° 27' 49"W	87.34
C59	97.26	325.00	N88° 22' 35"W	96.90

ROAD CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C61	109.21	250.00	N47° 04' 34"W	108.35
C62	437.34	2990.36	N63° 46' 51"W	436.95
C63	46.06	350.00	N71° 44' 28"W	46.03
C64	130.96	350.00	N86° 13' 48"W	130.20
C65	101.54	240.00	N84° 49' 42"W	100.79
C66	56.74	240.00	N65° 56' 06"W	56.60
C67	179.32	500.00	N48° 53' 19"W	178.96
C68	52.08	450.00	N41° 55' 47"W	52.05
C69	125.27	450.00	N53° 13' 13"W	124.87
C70	152.77	150.00	N32° 23' 03"W	146.25
C71	80.64	73.00	N55° 04' 52"E	76.60
C72	73.15	602.15	S89° 06' 40"E	73.10
C73	70.36	47.29	S38° 30' 28"E	64.04
C74	179.90	1425.64	N50° 42' 26"E	179.78
C75	167.37	443.16	N36° 16' 21"E	166.38
C76	56.16	184.59	N32° 42' 19"E	55.94
C77	140.63	184.59	N63° 14' 45"E	137.25
C78	103.46	34.02	S26° 48' 04"W	67.95



PHILLIP LEWIS ENGINEERING, INC.
 Structural + Civil Consultants
 23620 Interstate 30 | Bryant, Arkansas
 PH: 501-350-9840



REVISION:

BEAR DEN ESTATES
 BLOCK 1, LOTS 1-44
 Little Rock, Arkansas

PROJECT NUMBER:
 SHEET ISSUE DATE:
 01-21-2022
 PAGE TITLE:
 FINAL PLAT
 SHEET NUMBER:
 C1.1