



2601 T.P. White Drive
Jacksonville, AR 72076

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www.bondce.com

August 20, 2026

Mr. Shawn Spencer
Planning Director
Planning Department
700 W. 29th Street
North Little Rock, AR 72114

RE: Replat – DE Wooten Subdivision – North Little Rock, Pulaski County AR

Dear Mr. Spencer:

Enclosed are the 8 copies of the replat and review fee for the above referenced project. This project consists of replatting two (2) lots into one (1) lot.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron K. Robinson", with a stylized flourish at the end.

Aaron K. Robinson, PE PS

cc: Mr. Justin Adams
BCE # 11287

Submittal of Preliminary Plat or Replat - 8 hard copy sets + a copy on a CD

01/02/2019

(this checklist is to be **completely filled out by applicant** before submittal)

Each set to contain all of the following:

- | | |
|--|--|
| ☒ 1 (8) Drawings, folded to 10x12 or smaller | ☒ 23 Zoning within and around plat |
| ☒ 2 (8) Letter of requests, stating any waivers
(one checklist <u>paper clipped</u> to each set) | ☒ 24 FEMA Panel Number with 100 year elevation |
| ☒ 3 (8) Preliminary Plat checklists
(one checklist <u>paper clipped</u> to each set)
(omission of any required items may
cause postponement or refusal) | ☒ 25 Flood Plain / wetlands contours |
| ☒ 4 (1) CD - Letter, checklist & drawings should be
combined into one .pdf file (not all separate files) | ☒ 26 Area in acres on each lot |
| | ☒ 27 Total acreage of subdivision |
| | ☒ 28 Contour Intervals |

Title Block to include:

- | | |
|--|---|
| ☒ 5 Title "Preliminary Plat" or "Replat" | ☐ 29 Preliminary Engineers Certificate |
| ☒ 6 Name of subdivision | ☐ 30 Preliminary Surveyors Certificate |
| ☒ 7 Lot and block numbers | ☐ 31 Preliminary Plat Approval Certificate |
| ☒ 8 Date of drawing | |

Required Items on all Preliminary Plats

- ☒ 9 Graphic scale
- ☒ 10 North arrow
- ☒ 11 Legal description
- ☒ 12 Vicinity map
- ☒ 13 Engineers / Surveyors name and address
- ☒ 14 Developers name and address
- ☒ 15 Owners name and address
- ☒ 16 Names of abutting subdivisions/owners
- ☒ 17 Street names
- ☒ 18 Street centerlines with right-of-way widths
- ☒ 19 Boundary lines with dimensions
- ☒ 20 Utility easements
- ☒ 21 Building setbacks
- ☒ 22 Section corners or other monuments

Required Items if applicable:

- ☐ 32 Municipal, County or Section lines
- ☐ 33 Phase map, if staging is planned
- ☐ 34 Storm water detention easement
- ☐ 35 Other easements _____
- ☐ 36 Natural features
- ☐ 37 Cultural features
- ☐ 38 Linear feet of new streets

Preliminary Plat Fees = \$250

Replat Fees = \$250

CLIFTON WAREHOUSE LEASING LLC
ZONED: I-2

LEGEND:

BOUNDARY LINE

BUILDING LINE

EASEMENT

STREET CENTERLINE

MONUMENT FOUND
(AS DESCRIBED)

SET 1/2" REBAR

CERTIFICATE OF OWNERS:

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 THE WITHIN PLAT.

DATE OF EXECUTION

PENNWAY ASSOCIATES I LC

SOURCE OF TITLE INSTRUMENT NO.:

1995 19174 & 2022 075016

CERTIFICATE OF RECORDING:

FLOOD STATEMENT:

FIRM FLOOD INSURANCE RATE MAP PANEL 050182 0364 G
(EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT A PORTION OF
THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.



BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530 E-mail: tbond@bondce.com
E-mail: arobinson@bondce.com

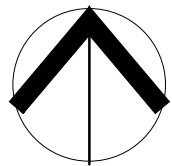
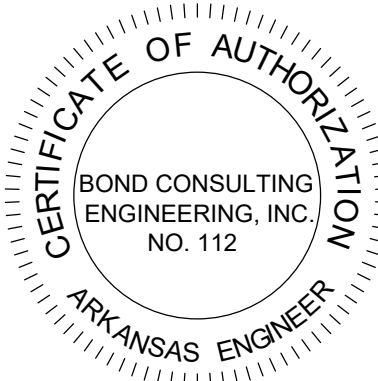
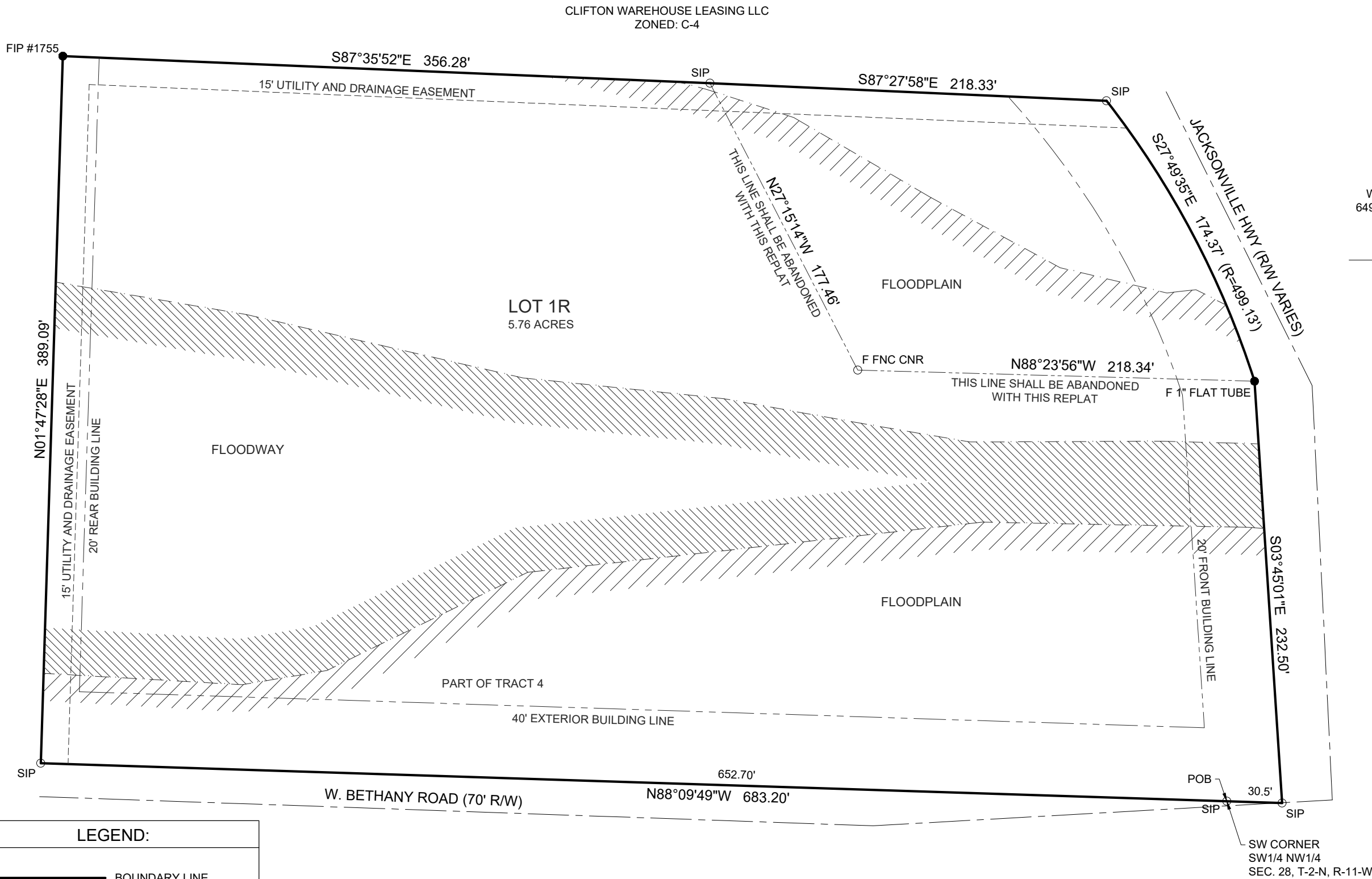
Prepared For:
Pennway Associates I LC
5427 W. Bethany Road
North Little Rock, AR 72114

LOT 1R A REPLAT OF PART OF TRACT 4
DE WOOTEN SUBDIVISION
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

SCALE: 1" = 60'

DATE: AUGUST 20, 2026

SHEET OF 11



NORTH



Scale 1" = 60 ft

WESTMINSTER LANES LLC
6491 WESTMINSTER BLVD LLC
ZONED: C-4

CLIFTON FAMILY LLLP
ZONED: C-4

CITY OF NORTH LITTLE ROCK
ZONED: C-4

FAMILY DOLLAR STORES OF ARKANSAS INC
ZONED: C-4

JWJ INVESTMENTS LLC
ZONED: I-2

GENERAL NOTES:

- IRON PINS TO BE SET AT ALL LOT CORNERS.
- BUILDING LINES SHALL BE 40 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY, 0 FEET FROM THE SIDE, 40 FEET FROM THE EXTERIOR YARD SETBACK AND 20 FEET FROM THE REAR PROPERTY LINES.
- EASEMENTS SHALL BE AS SHOWN IN WIDTH UNLESS NOTED OTHERWISE. THERE SHALL BE A 15' WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES.
- WATER SUPPLIED BY CENTRAL ARKANSAS WATER AND SEWER SERVICE SUPPLIED BY CITY OF NORTH LITTLE ROCK.
- THIS PROPERTY IS ZONED "C-4".
- CURVE DIMENSION MEASURED ALONG CHORD.
- BASIS OF BEARINGS: AR STATE PLANE COORDINATES, NORTH ZONE
- NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF NORTH LITTLE ROCK PLANNING COMMISSION.

IRON PINS SET = 1/2" REBAR

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION AND DEVELOPMENT CODE, THIS DOCUMENT WAS GIVEN APPROVAL BY THE NORTH LITTLE ROCK PLANNING BOARD. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTE

DATE OF EXECUTION

SHAWN SPENCER
NORTH LITTLE ROCK PLANNING DIRECTOR

DEED DESCRIPTION:

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 28, AND PART OF THE SE1/4 OF THE NE1/4 OF SECTION 29, T-2-N, R-11-W, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 28 AND 29; THENCE N87°38'W, 320.50 FEET; THENCE N87°36'W, 331.00 FEET; THENCE N02°02'E, 389.09 FEET; THENCE S87°01'E, 358.70 FEET; THENCE S26°51'E, 177.46 FEET; THENCE S87°57'E, 218.40 FEET; THENCE S03°07'E, 232.50 FEET TO A POINT ON THE SOUTH LINE O THE NORTH HALF OF SECTION 28; THENCE N87°38'W, 31.70 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 28 (CENTERLINE OF BETHANY ROAD) TO THE POINT OF BEGINNING. (BEING A PART OF TRACT 4 OF THE SUBDIVISION OF PART OF S1/2 N1/2 OF SECTION 29 EAST OF AND ADJOINING THE TOWN OF FAIRMON AND 70/100 ACRES IN THE SOUTHWEST CORNER OF THE NW1/4 OF SECTION 28, T-2-N, R-11-W, AS SHOWN IN PLAT BOOK 2 AT PAGE 72 AND COMMONLY CALLED WOOTEN'S SUBDIVISION)

PART OF THE SW1/4 NW1/4 OF SECTION 28 AND PART OF THE SE1/4 NE1/4 OF SECTION 29, T-2-N, R-11-W, IN PULASKI COUNTY, ARKANSAS, BEING A PART OF TRACT 4 OF THE SUBDIVISION SHOWN IN PLAT BOOK 2, AT PAGE 72, COMMONLY CALLED WOOTEN' S SUBDIVISION, AND BEING ALL LANDS LYING SOUTH AND WEST OF THAT CERTAIN TRACT OF LAND ACQUIRED BY WILLIAM L. KOENIG AND NORMA D. KOENIG, BY WARRANTY DEED DATED AND FILED AUGUST 20TH, 1959 AND NOW APPEARING OF RECORD IN DEED RECORD BOOK 706 AT PAGE 13, OF THE RECORDS OF PULASKI COUNTY, ARKANSAS, AND NORTH AND EAST OF LINES "A" AND "B" WHICH SAID LINES ARE IDENTIFIED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SW1/4 NW1/4 OF SECTION 28, T-2-N, R-11-W; THENCE S87°38'E, 31.7 FEET ALONG THE EAST-WEST CENTERLINE OF SECTION 28 TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 161; THENCE NORTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT OF WHICH LINE THE CHORD IS N03°07'W, 232.5 FEET TO A POINT; THENCE N87°57'W, 218.4 FEET TO A POINT (THIS LINE TO BE KNOWN AS LINE "A"); THENCE N26°15'W, 177.46 FEET TO A POINT (THIS LINE TO NE KNOWN AS LINE "B").

SURVEY DESCRIPTION:

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 28, AND PART OF THE SE1/4 OF THE NE1/4 OF SECTION 29, T-2-N, R-11-W, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4 NW1/4, SECTION 28; THENCE N88°09'49"W, 652.70 FEET; THENCE N01°47'28"E, 389.09 FEET; THENCE S87°35'52"E, 356.28 FEET; THENCE S87°27'58"E, 218.33 FEET TO THE WESTERLY RIGHT OF WAY LINE OF JACKSONVILLE HIGHWAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: THENCE ALONG A CURVE TO THE RIGHT A CHORD BEARING AND DISTANCE OF S27°49'35"E, 174.37 FEET (R=499.13'); THENCE S03°45'01"E, 232.50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF W. BETHANY ROAD; THENCE LEAVING SAID JACKSONVILLE HIGHWAY RIGHT OF WAY N88°09'49"W, 30.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5.76 ACRES, MORE OR LESS.

CERTIFICATE OF ENGINEERING ACCURACY:

I, AARON K. ROBINSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATION HAVE BEEN COMPLIED WITH.

DATE

AARON K. ROBINSON
REGISTERED PROFESSIONAL ENGINEER
NO. 11298 ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA. IMPROVEMENTS ARE AS SHOWN.

AARON K. ROBINSON
REGISTERED LAND SURVEYOR
ARKANSAS LICENSE NO. 1619