

# 1

**Shinn, Talor**

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**From:** Whitbey, Diane  
**Sent:** Tuesday, May 13, 2025 2:05 PM  
**To:** CityClerkOffice  
**Subject:** FW: Indian Hills Plat  
**Attachments:** 1581.pdf

Talor,

Please print and file this as a communication as well.

TY

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**From:** Fowler, Scott <SFowler@nlr.ar.gov>  
**Sent:** Tuesday, May 13, 2025 2:02 PM  
**To:** Whitbey, Diane <DWhitbey@nlr.ar.gov>  
**Subject:** FW: Indian Hills Plat

Original plat from IH development. Can you please add/share this for the 5/27 council meeting? I realize it is a large file and may present issues but several council members had questions regarding property lines and easements. Thank you, Scott

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**From:** Cook, David <DCook@nlr.ar.gov>  
**Sent:** Tuesday, May 13, 2025 12:49 PM  
**To:** Fowler, Scott <SFowler@nlr.ar.gov>  
**Subject:** Indian Hills Plat



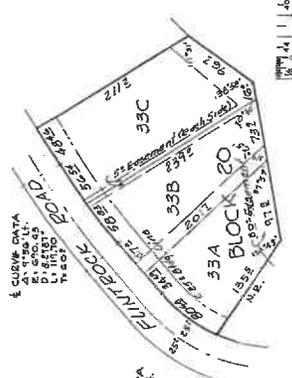
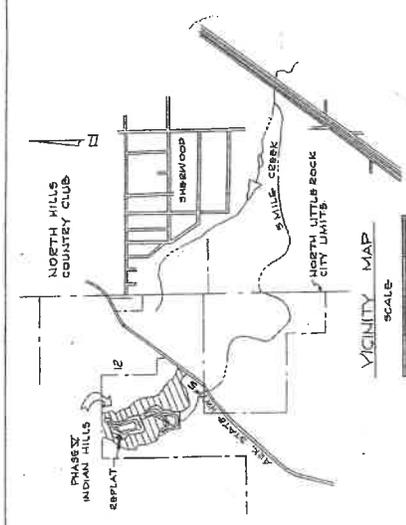
David Cook, P.E.  
Chief City Engineer  
700 West 29<sup>th</sup> Street  
North Little Rock, AR 72114  
Office: 501-371-8339  
Cell: 501-351-8936  
[DCook@nlr.ar.gov](mailto:DCook@nlr.ar.gov)

FILED \_\_\_\_\_ A.M. 2:10 P.M.  
BY email Scott Fowler  
DATE 5/13/25  
Diane Whitbey, City Clerk and Collector  
North Little Rock, Arkansas  
RECEIVED by [Signature]









REPLAT  
 LOTS 33A, 33B & 33C, BLK 20  
 INDIAN HILLS  
 NORTH LITTLE ROCK, ARKANSAS

OWNER  
 WINROCK ENTERPRISES INC.  
 207 W. 2<sup>ND</sup>  
 LITTLE ROCK, ARK.



ENGINEER  
 ALLAN CURRY  
 REG. PROF. ENGR. #781 ARK.

NOTES:  
 1. All easements are for drainage and utilities  
 2. All building lines are 25'  
 3. Iron pins are at lot corners

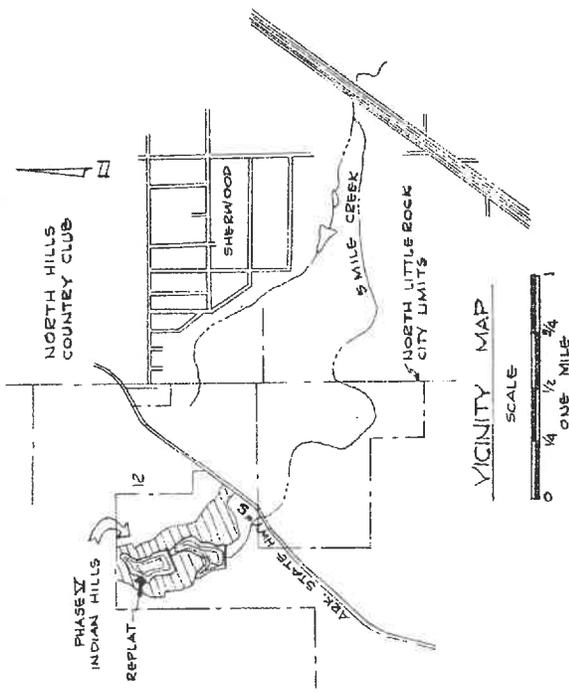
CERTIFICATE OF FINAL PLAT APPROVAL  
 PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION  
 RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN  
 TO THE NORTH LITTLE ROCK PLANNING AND ZONING  
 COMMISSION AT THE MEETING HELD  
 ON MARCH 1, 1965, AT 4:08 O'CLOCK P. M., AND  
 IS HEREBY APPROVED AS COMPLYING WITH THE  
 AUTHORITY OF SAID RULES AND REGULATIONS.  
 DATE OF EXECUTION: 1 March 65  
 PLANNING DIRECTOR  
 NORTH LITTLE ROCK PLANNING  
 COMMISSION

CERTIFICATE OF RECORDING  
 THIS DOCUMENT, NUMBER 73076 FILED FOR RECORD  
 MAR. 1, 1965, AT 4:08 O'CLOCK P. M., RECORDED  
 MAR. 2, 1965, IN PLAT BOOK 16, PAGE 71.  
 REGISTERED PROFESSIONAL  
 CLERK  
 FOR BILL OF ASSURANCE SEE DEED RECORD BOOK 908  
 PAGE 325

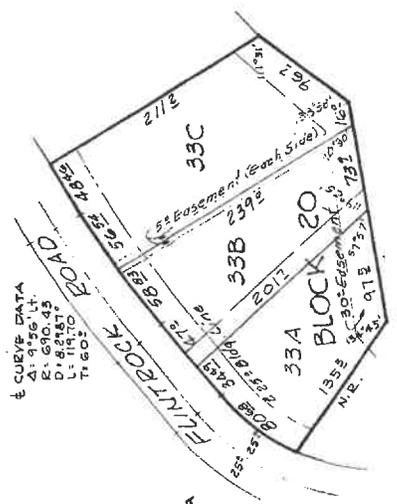
CERTIFICATE OF OWNER  
 WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE  
 SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY  
 THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED  
 AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID  
 REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.  
 DATE OF EXECUTION: 3-1-65  
 WINROCK ENTERPRISES, INC.  
 Thomas C. Dickey  
 NAME AND POSITION

CERTIFICATE OF ENGINEERING ACCURACY  
 I, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A  
 SURVEY AND A PLANING ACTUALLY MADE, AND THAT THE  
 LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY  
 SHOWN AND THAT ALL ENGINEERING REQUIREMENTS OF  
 THE NORTH LITTLE ROCK PLANNING AND ZONING  
 REGULATIONS HAVE BEEN FULLY COMPLIED WITH.  
 3-1-65  
 Allan Curry  
 REGISTERED PROFESSIONAL  
 ENGINEER, NO. 781 ARKANSAS.

#73076. FILED FOR RECORD MARCH 1, 1965, AT 4:08 O'CLOCK P. M., AND  
 RECORDED MARCH 2, 1965.  
 FOR BILL OF ASSURANCE SEE DEED RECORD BOOK 908, AT PAGE 329.



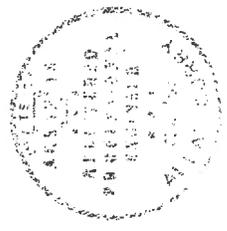
E CURVE DATA  
 Δ: 97.56 Lt.  
 R: 610.43  
 L: 115.70  
 T: 8.03



E CURVE DATA  
 Δ: 49.40 Lt.  
 R: 250.00  
 L: 113.81  
 T: 41.59

VICINITY MAP  
 SCALE  
 0 1/4 1/2 3/4 1  
 ONE MILE

**REPLAT**  
 LOTS 33A, 33B & 33C, BLK 20  
 INDIAN HILLS  
 NORTH LITTLE ROCK, ARKANSAS  
 OWNER  
**WINROCK ENTERPRISES INC.**  
 207 W. 2<sup>ND</sup>  
 LITTLE ROCK, ARK.



ENGINEER  
**ALLAN CURRY**  
 REG. PROF. ENGR. #781 ARK.

**NOTES:**  
 1. All easements are for drainage and utilities  
 2. All building lines are 25'  
 3. Iron pins are at lot corners

CERTIFICATE OF FINAL PLAT APPROVAL  
 PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION  
 RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN  
 FINAL APPROVAL BY THE NORTH LITTLE ROCK PLANNING  
 COMMISSION ON THE MATTERS OF APPROVAL BEING  
 REFERRED TO IT. THE CONDITIONS OF APPROVAL BEING  
 REFERRED TO ARE: THIS DOCUMENT IS HEREBY AC-  
 CREDITED TO THIS CERTIFICATE NUMBER UNDER THE  
 AUTHORITY OF SAID RULES AND REGULATIONS.  
 1 March 65  
 PLANNING DIRECTOR  
 NORTH LITTLE ROCK PLANNING  
 COMMISSION

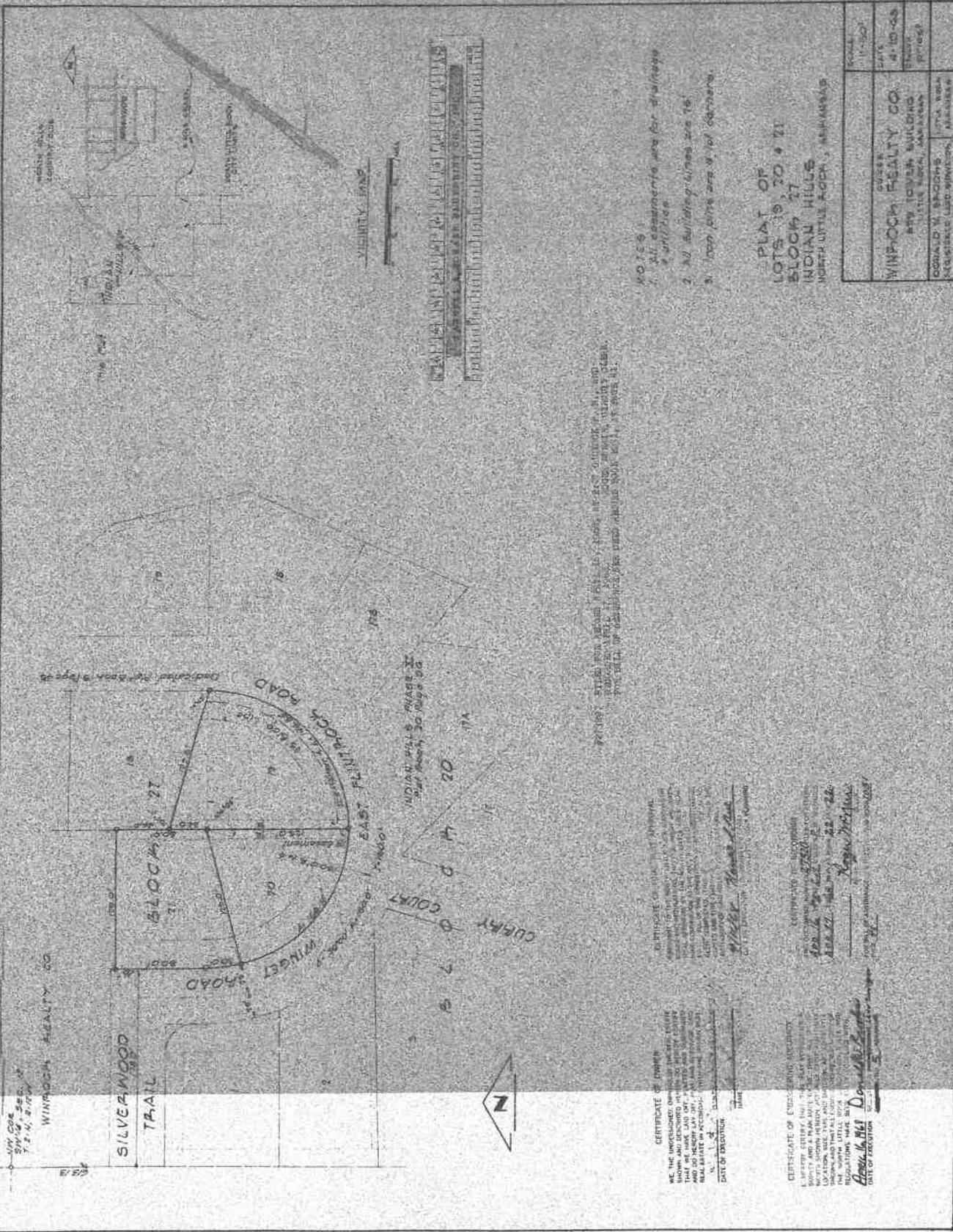
CERTIFICATE OF RECORDING  
 THIS DOCUMENT NUMBER 3-1-185 FILED FOR RECORD  
 AT 9 O'CLOCK A.M. RECORDED  
 IN PLAT BOOK 76 PAGE 71.  
 19 65

NAME ALLAN CURRY CLERK  
 FOR BEL OF ASSURANCE SEE DEED RECORD BOOK 908  
 PAGE 529

CERTIFICATE OF OWNER  
 WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE  
 SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY  
 THAT WE HAVE LAY OFF, PLATTED AND SUBDIVIDED  
 AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID  
 REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.  
 3-1-65  
**Winrock Enterprises, Inc.**  
 DATE OF EXECUTION

NAME \_\_\_\_\_

CERTIFICATE OF ENGINEERING ACCURACY  
 I, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A  
 SURVEY AND A PLAN MADE BY ME; THAT ALL NORTH  
 POINTS SHOWN HEREON ACTUALLY EXIST AND THEIR  
 LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY  
 SHOWN; THAT ALL ENGINEERING REQUIREMENTS OF  
 THE NORTH LITTLE ROCK SUBDIVISION RULES AND  
 REGULATIONS HAVE BEEN FULLY COMPLIED WITH.  
 3-1-65  
**Allan Curry**  
 REGISTERED PROFESSIONAL  
 ENGINEER, NO. **181** ARKANSAS



**CERTIFICATE OF OWNER**  
 WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LOTS, BLOCKS, BUILdings AND OTHER INTERESTS SHOWN AND DESCRIBED ON THIS PLAT, MAP OR SURVEY ARE THE SAME AS SHOWN AND DESCRIBED ON THE ORIGINAL PLAT, MAP OR SURVEY AND THAT WE HAVE NOT MADE ANY CHANGES OR ALTERATIONS THEREIN SINCE THE DATE OF RECORDATION OF SAID PLAT, MAP OR SURVEY.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT THE CITY OF INDIANAPOLIS, IN THE STATE OF INDIANA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

**CERTIFICATE OF SURVEY**  
 I HEREBY CERTIFY THAT THE LOTS, BLOCKS, BUILdings AND OTHER INTERESTS SHOWN AND DESCRIBED ON THIS PLAT, MAP OR SURVEY ARE THE SAME AS SHOWN AND DESCRIBED ON THE ORIGINAL PLAT, MAP OR SURVEY AND THAT I HAVE NOT MADE ANY CHANGES OR ALTERATIONS THEREIN SINCE THE DATE OF RECORDATION OF SAID PLAT, MAP OR SURVEY.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT THE CITY OF INDIANAPOLIS, IN THE STATE OF INDIANA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

**CERTIFICATE OF ENDORSED AGENCY**  
 I HEREBY CERTIFY THAT THE LOTS, BLOCKS, BUILdings AND OTHER INTERESTS SHOWN AND DESCRIBED ON THIS PLAT, MAP OR SURVEY ARE THE SAME AS SHOWN AND DESCRIBED ON THE ORIGINAL PLAT, MAP OR SURVEY AND THAT I HAVE NOT MADE ANY CHANGES OR ALTERATIONS THEREIN SINCE THE DATE OF RECORDATION OF SAID PLAT, MAP OR SURVEY.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT THE CITY OF INDIANAPOLIS, IN THE STATE OF INDIANA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

**CERTIFICATE OF RECORDATION**  
 I HEREBY CERTIFY THAT THE LOTS, BLOCKS, BUILdings AND OTHER INTERESTS SHOWN AND DESCRIBED ON THIS PLAT, MAP OR SURVEY ARE THE SAME AS SHOWN AND DESCRIBED ON THE ORIGINAL PLAT, MAP OR SURVEY AND THAT I HAVE NOT MADE ANY CHANGES OR ALTERATIONS THEREIN SINCE THE DATE OF RECORDATION OF SAID PLAT, MAP OR SURVEY.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT THE CITY OF INDIANAPOLIS, IN THE STATE OF INDIANA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

- NOTES**
1. All dimensions are for distances & widths.
  2. All buildings are 100' x 100'.
  3. 100' lines are 10' of distance.

**PLAT OF**  
**LOTS 19, 20, & 21**  
**BLOCK 17**  
**INDIAN HILLS**  
**NORTH LITTLE ROCK, ARKANSAS**

OWNER	WINDY HILLS REALTY CO.
DATE	4-10-05
BOOK	PLAT BOOK
PAGE	22
RECORDATION	PLAT BOOK
DATE	4-10-05
OWNER	WINDY HILLS REALTY CO.
DATE	4-10-05
BOOK	PLAT BOOK
PAGE	22
RECORDATION	PLAT BOOK
DATE	4-10-05



E COVENANT GOVE 50' R/W

NOTICE  
ANY OWNER, CONTRACTOR, SUB-CONTRACTOR, OTHER PERSON(S) OR ENTITY WHO SHALL  
HAVE OCCASION TO USE THIS (THESE) DRAWING(S) FOR ANY REASON SHALL BE  
RESPONSIBLE FOR THE VERIFICATION OF ANY AND ALL DIMENSIONS, ELEVATIONS &/OR  
ANGLES SHOWN ON SAID DRAWING(S) AND SHALL REPORT ANY DISCREPANCIES NOTED TO  
THE PROFESSIONAL ENGINEER &/OR LAND SURVEYOR NAMED HERE ON.

This is to certify that we have surveyed LOT 3  
Block ---, Phase ---, COVENANT  
Addition. All property corners were set or found  
as shown and were established in accordance with  
existing monuments and apparent property lines of the  
area. The proposed improvements are as shown. The  
use of the survey and plot is limited to the parties  
named herein.

DATE: 4-24-00

SCALE: 1" = 30'

FOR: HABITAT FOR HUMANITY



*Robert C. Lowe*  
Robert C. Lowe  
Registered Land Surveyor  
Certificate #12, Arkansas



**PROPOSED IMPROVEMENT**  
**LOT 3**  
**COVENANT SUBDIVISION**  
**LITTLE ROCK, ARKANSAS**  
**McGETTRICK & McGETTRICK**

**ENGINEERS - PLANNERS - ARCHITECTS**  
311 E. MARSHAM STE 202  
LITTLE ROCK, AR 72201  
501-223-9900

APRIL 24, 2000