



- GENERAL NOTES:**
- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
 - ALL EASEMENTS SHOWN ===== MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
 - SEWER EASEMENTS MAY BE USED FOR SANITARY SEWER.
 - LOTS WITH ROUNDED CORNERS ARE MEASURED TO A POINT OF INTERSECTION OF LOT LINES AND NOT POINTS ON A CURVE.
 - DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
 - ERROR OF CLOSURE: EXCEEDS 1:20,000
 - RADI AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.0', UNLESS NOTED OTHERWISE.
 - ALL FRONT AND REAR BUILDING SETBACK LINES ARE 25 FEET, (25' BLDG. LINE). SIDEYARD BUILDING SETBACK LINES ARE 8 FEET ON LOTS 21, 22, 23, 46 AND 49, BLOCK 113. SIDEYARD BUILDING SETBACK LINES FOR ALL OTHER LOTS ARE 10 FEET.
 - ALL TRACTS MAY BE USED FOR LANDSCAPING AND PEDESTRIAN PATHS WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
 - ALL LOTS HAVE AT LEAST A 15 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO THE STREET RIGHT-OF-WAY.
 - TRACT E, G, H AND I MAY BE USED FOR DRAINAGE, STORM DRAINS AND STORM DRAINAGE OVERFLOW.
 - TRACT F MAY BE USED FOR SECONDARY EMERGENCY ACCESS.
 - STORM DRAINAGE DITCHES IN TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - ALL DRAINAGE EASEMENTS ARE TO REMAIN UNOBSTRUCTED.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS (FIRM COMMUNITY PANEL # 05119C 0315 G, DATED JULY 6, 2015)

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	198.34'	90°54'44"	127.00'	125.00'

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 166145.23	E 1164165.54
2	N 165987.02	E 1164218.26
3	N 165939.13	E 1164232.64
4	N 165943.37	E 1164249.90
5	N 165797.64	E 1164275.83
6	N 165503.94	E 1164199.25
7	N 165259.95	E 1164257.26
8	N 165182.77	E 1164221.11
9	N 165029.02	E 1164250.29
10	N 165020.38	E 1164204.76
11	N 164828.65	E 1164241.14
12	N 164865.83	E 1164415.69
13	N 165148.91	E 1164778.66
14	N 165177.80	E 1164845.09
15	N 165054.51	E 1164791.98
16	N 165037.09	E 1164748.45
17	N 164929.96	E 1164634.73
18	N 164862.32	E 1164501.74
19	N 164842.32	E 1164434.74
20	N 164834.81	E 1164341.74
21	N 164797.01	E 1164126.72
22	N 164830.51	E 1164013.54
23	N 164841.79	E 1164008.81
24	N 165006.21	E 1163901.13
25	N 165401.05	E 1163832.70
26	N 165462.56	E 1163818.72
27	N 165522.32	E 1163792.60
28	N 165579.58	E 1163752.15
29	N 165637.79	E 1163689.06
30	N 165842.22	E 1163295.76
31	N 165924.04	E 1163364.55
32	N 166084.60	E 1163643.52
33	N 166174.78	E 1164160.39

LEGAL DESCRIPTION
 BEING A PORTION OF SECTION 27, T-2-N, R-14-W, PULASKI COUNTY ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 54, BLOCK 113 OF CHENAL VALLEY (ORLE'), AS RECORDED IN INSTRUMENT NO. 2005097403, RECORDS OF PULASKI COUNTY ARKANSAS; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG THE WEST LINE OF SAID LOT 54, BLOCK 113 A BEARING AND DISTANCE OF S18°25'42"E, 166.76 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY LINE OF ORLE' CIRCLE; THENCE S16°42'41"E, 50.00 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT OF WAY LINE OF ORLE' CIRCLE; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY LINE AN ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N76°12'02"E, 17.78 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 116 OF CHENAL VALLEY (ORLE'); THENCE LEAVING SAID RIGHT OF WAY AND BEING THE WESTERN LINE OF BLOCK 116, A BEARING AND DISTANCE OF; S10°05'16"E, 148.01 FEET; THENCE CONTINUING ALONG THE WESTERN LINE OF SAID BLOCK 116, THE FOLLOWING COURSES: (1) S14°36'52"W, 303.52 FEET; (2) S13°22'31"E, 250.79 FEET; (3) S25°05'56"W, 85.22 FEET; (4) S10°44'43"E, 156.50 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF ORLE' CIRCLE; ALSO BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK 116, CHENAL VALLEY (ORLE'); THENCE CONTINUING WESTERLY ALONG SAID RIGHT OF WAY LINE, S79°15'17"W, 46.34 FEET; THENCE LEAVING SAID RIGHT OF WAY AND BEING THE WESTERN LINE OF CHENAL VALLEY GOLF COURSE; THENCE ALONG THE WESTERN LINE OF CHENAL VALLEY GOLF COURSE A BEARING AND DISTANCE OF S23°18'24"W, 134.25 FEET; THENCE LEAVING SAID WESTERN LINE OF CHENAL VALLEY GOLF COURSE A BEARING AND DISTANCE OF S68°11'16"W, 46.89 FEET; THENCE S46°42'34"W, 156.23 FEET; THENCE S63°02'24"W, 149.20 FEET; THENCE S73°22'37"W, 69.92 FEET; THENCE S85°23'03"W, 93.31 FEET; THENCE S80°01'44"W, 218.31 FEET; THENCE N73°30'43"W, 118.03 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 109 CHENAL VALLEY (MIRAMAR PLACE), AS RECORDED IN INSTRUMENT NO. 2012079564, 2014000156 AND 2014069184, RECORDS OF PULASKI COUNTY ARKANSAS; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 109, THE FOLLOWING COURSES: (1) N22°45'04"W, 12.24 FEET; (2) N33°13'23"W, 196.54 FEET; (3) N09°49'57"W, 400.73 FEET; (4) N12°48'06"W, 63.07 FEET; (5) N23°36'46"W, 65.22 FEET; (6) N35°14'07"W, 70.11 FEET; (7) N47°18'20"W, 85.84 FEET; (8) N62°32'04"W, 443.25 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF CHENAL VALLEY DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N40°03'13"E, 106.89 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N60°04'41"E, 321.88 FEET; THENCE N80°06'10"E, 524.67 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S09°53'50"E, 30.00 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 16.38 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYING ACCURACY
 I, MARION SCOTT FOSTER, 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.
 DATE OF EXECUTION: 1/24/2022
 REGISTERED LAND SURVEYOR NO. 1467, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY
 I, TIMOTHY E. DATERS, 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.
 DATE OF EXECUTION: 1/24/2022
 REGISTERED PROFESSIONAL ENGINEER NO. 5033, 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.
 DATE OF EXECUTION: 1/24/22
 PotlatchDeltic Real Estate, LLC
 # 7 Chenal Club Blvd.
 Little Rock, Arkansas

CERTIFICATE OF FINAL APPROVAL
 PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 1/24/22
 LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING
 THIS DOCUMENT, NUMBER 202206477, IN PLAT BOOK _____, PAGE 20.

INSTRUMENT NO. 88-61004

202206477
 PRESENTED: 01-26-2022 03:33:40 PM RECORDED: 01-26-2022 03:33:40 PM
 In Official Records of the Little Rock Planning Commission
 PULASKI CO. AR FEE \$15.00

PLAT OF
 LOTS 19-23
 LOTS 42-53
 LOTS 9-17
 TRACT E, F & I
 TRACT G & H

BLOCK 113
 BLOCK 113
 BLOCK 116
 BLOCK 113
 BLOCK 116

CHENAL VALLEY

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as "ORLE"

Being Part of Section 27
 T-2-N, R-14-W
 Pulaski County, Arkansas

JANUARY 24, 2022

WHITE-DATERS & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

POTLATCHDELTA REAL ESTATE, LLC