

ARKANSAS STATE PLANE
COORDINATES (NORTH ZONE)

1	N = 163196.29	E = 1167073.87
2	N = 163063.00	E = 1167030.40
3	N = 163065.05	E = 1167023.80
4	N = 163021.93	E = 1167010.94
5	N = 162890.62	E = 1166963.46
6	N = 162809.83	E = 1166960.09
7	N = 162868.76	E = 1166852.25
8	N = 162836.47	E = 1166696.10
9	N = 162710.87	E = 1166574.23
10	N = 162888.44	E = 1166391.22
11	N = 162949.14	E = 1166335.65
12	N = 163052.20	E = 1166351.72
13	N = 163252.96	E = 1166455.82
14	N = 163237.39	E = 1166827.79
15	N = 163221.81	E = 1166901.72
16	N = 163210.20	E = 1167035.50

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.
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:50,000
- RADI AT INTERSECTION OF STREET PROPERTY LINE ARE 25.0', UNLESS NOTED OTHERWISE.
- ALL TRACTS MAY BE USED AS EASEMENTS FOR UTILITIES, PEDESTRIAN PATHS AND LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- TRACT H MAY BE USED FOR DRAINAGE, SANITARY SEWER, WATER MAINS, PEDESTRIAN PATH, CART PATH, SECONDARY EMERGENCY ACCESS AND LANDSCAPING.
- ALL LOTS HAVE AT LEAST A 10 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO HALLEN COURT. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
- ALL FRONT AND REAR BUILDING SET-BACK LINES ARE 25.00 FT. ALL SIDE SET-BACK LINES ARE 6.00 FT.

CENTERLINE CURVE DATA				
CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	50.84'	11°39'06"	25.51'	250.00'

CHENAL VALLEY - PHASE 22C

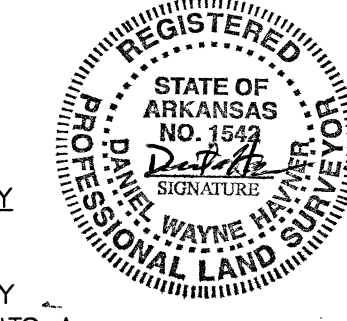
PART OF THE SE1/4 OF SECTION 27, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 96, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE ALONG THE WEST LINE OF SAID LOT 9, S18°03'45"W, A DISTANCE OF 140.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HALLEN COURT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N72°39'49"W, A DISTANCE OF 6.91 FEET; THENCE S19°36'37"W, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HALLEN COURT; THENCE S19°52'42"W, A DISTANCE OF 139.63 FEET TO THE SOUTHWEST CORNER OF LOT 78, BLOCK 96, CHENAL VALLEY; THENCE S02°23'17"W, A DISTANCE OF 80.86 FEET TO THE NORTHEAST CORNER OF LOT 28, BLOCK 101, CHENAL VALLEY; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 101, CHENAL VALLEY, THE FOLLOWING COURSES: (1) N61°20'41"W, A DISTANCE OF 122.89 FEET; (2) S78°19'04"W, A DISTANCE OF 159.46 FEET; (3) S44°08'09"W, A DISTANCE OF 175.01 FEET; (4) N45°51'51"W, A DISTANCE OF 255.00 FEET; THENCE N42°28'39"W, A DISTANCE OF 82.29 FEET TO THE EASTERMOST CORNER OF LOT 25, BLOCK 98, CHENAL VALLEY; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 98, CHENAL VALLEY, THE FOLLOWING COURSES: (1) N08°51'51"E, A DISTANCE OF 104.31 FEET; (2) N27°24'28"E, A DISTANCE OF 226.15 FEET; THENCE S87°36'12"E, A DISTANCE OF 372.30 FEET; THENCE S78°05'53"E, A DISTANCE OF 75.55 FEET; THENCE S85°02'26"E, A DISTANCE OF 134.28 FEET; THENCE S70°04'31"E, A DISTANCE OF 40.81 FEET TO THE POINT OF BEGINNING, CONTAINING 6.10 ACRES MORE OR LESS.

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)

CERTIFICATE OF SURVEYING ACCURACY

I, DANIEL W. HAVNER, 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.

6/14/19
DATE OF EXECUTION
DANIEL W. HAVNER
REGISTERED LAND SURVEYOR
NO. 1542, 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.

6/14/19
DATE OF EXECUTION
TIMOTHY E. DATERS
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.

6/14/19
DATE OF EXECUTION
PotlatchDeltic Real Estate, LLC
7 Chenal Club Blvd.
Little Rock, Arkansas

D.R. _____ PAGE _____
INSTRUMENT NO. 88-61004

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.

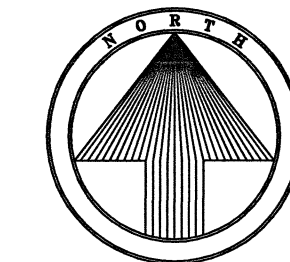
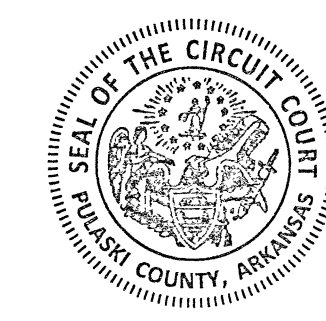
6/21/2019
DATE OF EXECUTION
Dana Carney
LITTLE ROCK PLANNING
COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD _____, 20 _____, IN PLAT BOOK _____, PAGE _____.



2019038267
PRESENTED: 06-21-2019 09:37:54 AM
RECORDED: 06-21-2019 09:45:07 AM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO. AR FEE \$15.00



Scale 1" = 50 ft

PLAT OF
LOTS 1-8, BLOCK 96
LOTS 79-84, BLOCK 96
TRACT H, BLOCK 96

CHENAL VALLEY

AN ADDITION TO THE CITY OF
LITTLE ROCK, ARKANSAS

To be known as "HALLEN COURT"

BEING PART OF SECTION 27
T-2-N, R-14-W
PULASKI COUNTY, ARKANSAS

JUNE, 2019

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