

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 159541.25	E 1167171.62
2	N 159753.14	E 1166830.77
3	N 159783.25	E 1166781.93
4	N 159161.06	E 1166757.12
5	N 159226.08	E 1166517.80
6	N 159284.00	E 1166529.67
7	N 159356.73	E 1166552.39
8	N 159368.38	E 1166479.52
9	N 159386.13	E 1166413.30
10	N 159417.08	E 1166352.13
11	N 159459.92	E 1166298.61
12	N 159477.90	E 1166235.32
13	N 159725.78	E 1166058.71
14	N 160090.91	E 1166282.72

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	63.24'	29°20'29"	32.33'	123.50'
C2	91.44'	19°52'54"	46.18'	263.50'
C3	173.50'	19°52'54"	87.33'	500.00'
C4	150.57'	17°15'14"	75.86'	500.00'
C5	37.85'	04°20'13"	18.93'	500.00'
C6	170.81'	48°56'04"	91.01'	200.00'
C7	35.76'	20°29'17"	18.07'	100.00'

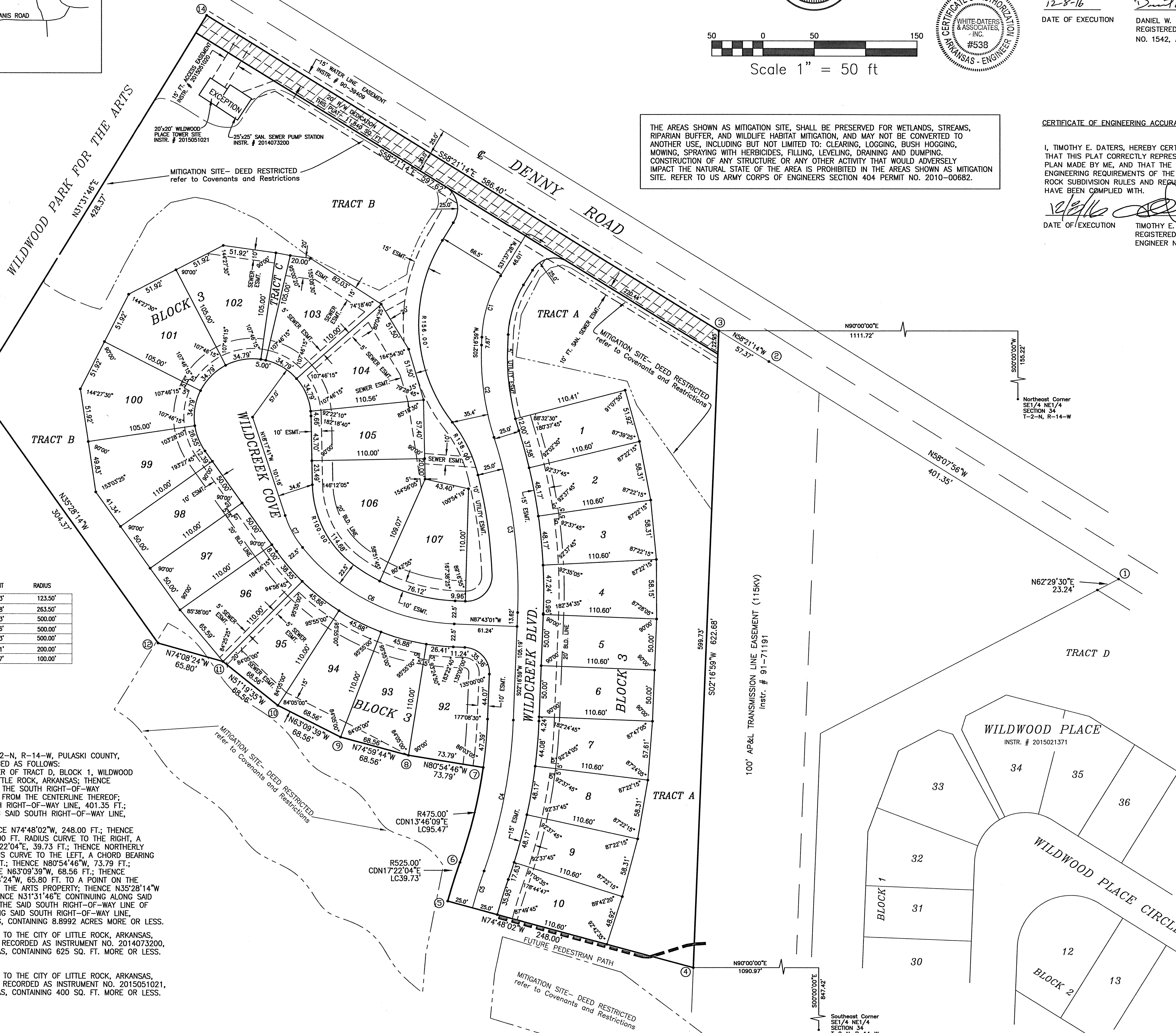
LEGAL DESCRIPTION

PART OF THE E1/2 OF SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF TRACT D, BLOCK 1, WILDWOOD PLACE, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE N62°29'30"E, 23.24 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DENNY ROAD, BEING 25.00 FT. FROM THE CENTERLINE THEREOF; THENCE N58°07'56"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 401.35 FT.; THENCE N58°21'14"W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 57.37 FT. TO THE POINT OF BEGINNING; THENCE N74°48'02"W, 248.00 FT.; THENCE NORTHERLY ALONG THE ARC OF A 525.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N17°22'04"E, 39.73 FT.; THENCE NORTHERLY ALONG THE ARC OF A 475.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N13°46'09"E, 95.47 FT.; THENCE N80°54'46"W, 73.79 FT.; THENCE N74°59'44"W, 68.56 FT.; THENCE N63°09'39"W, 68.56 FT.; THENCE N51°19'35"W, 68.56 FT.; THENCE N74°08'24"W, 65.80 FT. TO A POINT ON THE EAST LINE OF THE WILDWOOD PARK FOR THE ARTS PROPERTY; THENCE N35°28'14"W ALONG SAID EAST LINE, 304.37 FT.; THENCE N31°31'46"E CONTINUING ALONG SAID EAST LINE, 428.37 FT. TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF DENNY ROAD; THENCE S58°21'14"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 586.40 FT. TO THE POINT OF BEGINNING, CONTAINING 8.8992 ACRES MORE OR LESS.

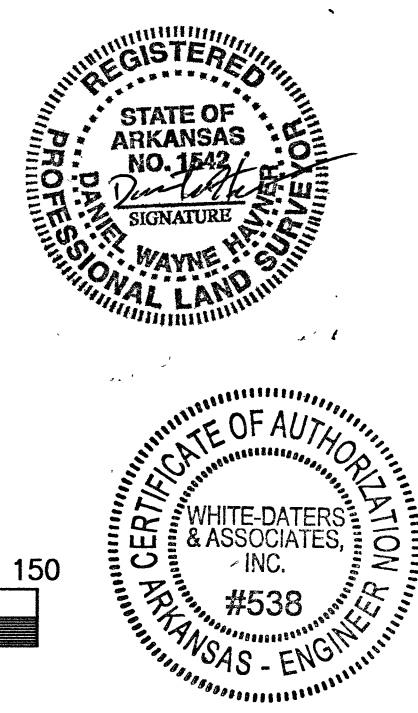
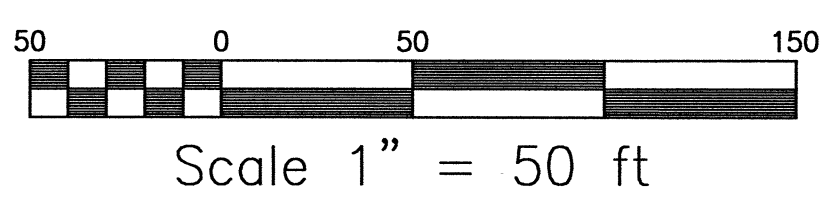
LESS AND EXCEPT PROPERTY CONVEYED TO THE CITY OF LITTLE ROCK, ARKANSAS, FOR A SANITARY SEWER PUMP STATION, RECORDED AS INSTRUMENT NO. 2014073200, RECORDS OF PULASKI COUNTY, ARKANSAS, CONTAINING 625 SQ. FT. MORE OR LESS.

AND

LESS AND EXCEPT PROPERTY CONVEYED TO THE CITY OF LITTLE ROCK, ARKANSAS, FOR THE WILDWOOD PLACE TOWER SITE, RECORDED AS INSTRUMENT NO. 2015051021, RECORDS OF PULASKI COUNTY, ARKANSAS, CONTAINING 400 SQ. FT. MORE OR LESS.



THE AREAS SHOWN AS MITIGATION SITE, SHALL BE PRESERVED FOR WETLANDS, STREAMS, RIPARIAN BUFFER, AND WILDLIFE HABITAT MITIGATION, AND MAY NOT BE CONVERTED TO ANOTHER USE, INCLUDING BUT NOT LIMITED TO: CLEARING, LOGGING, BUSH HOGGING, MOWING, SPRAYING WITH HERBICIDES, FILLING, LEVELING, DRAINING AND DUMPING. CONSTRUCTION OF ANY STRUCTURE OR ANY OTHER ACTIVITY THAT WOULD ADVERSELY IMPACT THE NATURAL STATE OF THE AREA IS PROHIBITED IN THE AREAS SHOWN AS MITIGATION SITE. REFER TO US ARMY CORPS OF ENGINEERS SECTION 404 PERMIT NO. 2010-00682.



CERTIFICATE OF SURVEYING ACCURACY

I, DANIEL W. HAWNER, 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 12-8-16
 DANIEL W. HAWNER
 REGISTERED LAND SURVEYOR
 NO. 1542, 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 12/8/16
 DELTIC TIMBER CORPORATION
 # 7 Chenal Club Blvd.
 Little Rock, 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 12/8/16
 TIMOTHY E. DATERS
 REGISTERED PROFESSIONAL ENGINEER NO. 5033, 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 EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION 12/9/16
 LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN MAY BE USED FOR DRAINAGE AND/OR UTILITIES UNLESS OTHERWISE NOTED.
- SEWER EASEMENTS MAY BE USED FOR SANITARY SEWER.
- DRAINAGE EASEMENTS MAY BE USED FOR STORM DRAINAGE AND STORM DRAINAGE OVERFLOW.
- 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
- RADIi AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.0', UNLESS NOTED OTHERWISE.
- TRACT A MAY BE USED FOR STORM WATER DETENTION.
- TRACT C MAY BE USED AS A DRAINAGE EASEMENT.
- TRACTS A & B MAY BE USED AS A DRAINAGE EASEMENT. THOSE AREAS IN TRACTS A & B SHOWN AS MITIGATION SITE SHALL ONLY BE USED IN A MANNER CONSISTENT WITH DEED RESTRICTION AS OUTLINED IN THE COVENANTS AND RESTRICTIONS.
- ALL LOTS HAVE AT LEAST A 10 FT. WIDE UTILITY EASEMENT ADJACENT TO THE STREET RIGHT-OF-WAY. LOTS 1-10, BLOCK 3, HAVE A 15 FT. EASEMENT ADJACENT TO THE STREET.
- ALL FRONT AND REAR BUILDING SETBACK LINES ARE 20 FT. ALL SIDEYARD BUILDING SETBACK LINES ARE 5.0 FT.
- ALL TRACTS MAY BE USED FOR LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO COVENANTS AND RESTRICTIONS FOR RESTRICTIONS ON USE.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON FIRM PANEL NO. 05119C 0315 G, DATED JULY 6, 2015.

FINAL PLAT
 LOTS 1-10 BLOCK 3
 LOTS 92-107 BLOCK 3
 TRACTS A, B & C BLOCK 3
WILDWOOD PLACE

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS
 BEING PART OF THE E1/2 OF SECTION 34
 T-2-N, R-14-W
 PULASKI COUNTY, ARKANSAS
 DECEMBER, 2016

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