

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 158907.07	E 1166767.18
2	N 158562.05	E 1167003.33
3	N 158418.02	E 1166792.90
4	N 158427.99	E 1166786.08
5	N 158450.21	E 1166771.86
6	N 158167.16	E 1166591.33
7	N 158165.40	E 1166594.09
8	N 158026.29	E 1166505.36
9	N 158222.56	E 1166197.63
10	N 158323.73	E 1166262.16
11	N 158317.43	E 1166272.04
12	N 158355.37	E 1166296.24
13	N 158389.89	E 1166288.51
14	N 158423.61	E 1166310.12
15	N 158364.46	E 1166402.86
16	N 158672.20	E 1166599.13
17	N 158709.90	E 1166623.70
18	N 158714.82	E 1166615.98
19	N 158807.57	E 1166675.14

LEGAL DESCRIPTION

PART OF THE E1/2 OF SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERMOST CORNER OF TRACT E, BLOCK 3, WILDWOOD PLACE, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S34°23'22"E, A DISTANCE OF 418.10 FEET; THENCE S55°36'38"W, A DISTANCE OF 255.00 FEET; THENCE N34°23'22"W, A DISTANCE OF 12.08 FEET; THENCE ALONG THE ARC OF A 422.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N32°36'02"W, 26.38 FEET; THENCE S32°31'46"W, A DISTANCE OF 335.72 FEET; THENCE S57°28'14"E, A DISTANCE OF 3.28 FEET; THENCE S32°31'46"W, A DISTANCE OF 165.00 FEET; THENCE N57°28'14"W, A DISTANCE OF 365.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 64, BLOCK 3, WILDWOOD PLACE; THENCE N32°31'46"E, ALONG THE EAST LINE OF SAID LOT 64, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WILDCREEK CIRCLE; THENCE S57°28'14"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.73 FEET; THENCE N32°31'46"E, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILDCREEK CIRCLE; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N12°28'14"W, 35.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WILDCREEK BOULEVARD; THENCE N32°31'46"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2, BLOCK 6, WILDWOOD PLACE; THENCE S57°28'14"E, ALONG SAID SOUTHERLY LINE OF LOT 2, A DISTANCE OF 110.00 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 6, WILDWOOD PLACE; THENCE N32°31'46"E, ALONG SAID EASTERLY LINE OF BLOCK 6, A DISTANCE OF 365.00 FEET TO A POINT ON THE SOUTHERLY LINE OF WILDCREEK CIRCLE; THENCE N33°05'18"E, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY LINE OF WILDCREEK CIRCLE; THENCE N57°28'14"W, ALONG SAID NORTHERLY LINE OF WILDCREEK CIRCLE, A DISTANCE OF 9.15 FEET TO THE SOUTHEASTERLY CORNER OF LOT 16, BLOCK 3, WILDWOOD PLACE; THENCE N32°31'46"E, ALONG THE EASTERLY LINE OF SAID LOT 16, A DISTANCE OF 110.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 16; THENCE N42°46'06"E, A DISTANCE OF 135.55 FEET TO THE POINT OF BEGINNING, CONTAINING 6.1495 ACRES, MORE OR LESS.

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.

11-7-17  
DATE OF EXECUTION  
DANIEL W. HAVNER  
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.

11/7/17  
DATE OF EXECUTION  
DELTAIC TIMBER CORPORATION  
# 7 Chenal Club Blvd.  
Little Rock, Arkansas

CERTIFICATE OF ENGINEERING ACCURACY

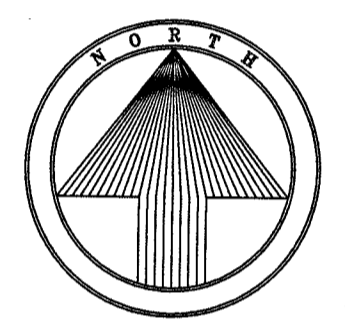
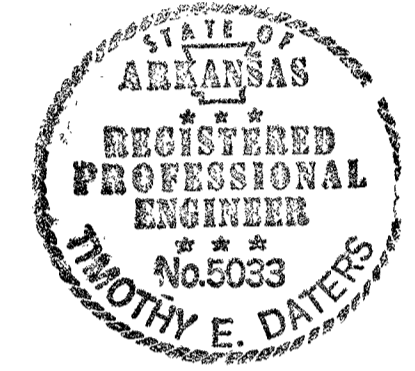
I, TIMOTHY E. DATERS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

11/7/17  
DATE OF EXECUTION  
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 CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

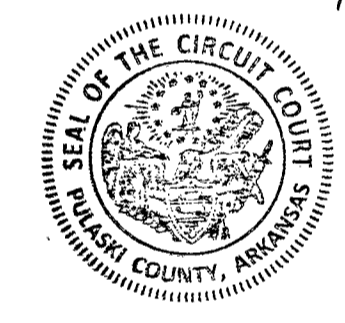
11/7/17  
DATE OF EXECUTION  
LITTLE ROCK PLANNING COMMISSION



2017071806  
PRESENTED: 11-09-2017 01:21:30 PM  
RECORDED: 11-09-2017 01:27:32 PM  
In Official Records of Larry Crane Circuit/County Clerk  
PULASKI CO, AR FEE \$15.00



Scale 1" = 50 ft



GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN WITH DASHED LINES MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS 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
- RADI AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.0', UNLESS NOTED OTHERWISE.
- TRACT L MAY BE USED AS A DRAINAGE EASEMENT. THOSE AREAS IN TRACT L SHOWN AS MITIGATION SITE SHALL ONLY BE USED IN A MANNER CONSISTENT WITH DEED RESTRICTION AS OUTLINED IN THE COVENANTS AND RESTRICTIONS. DRAINAGE SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 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.
- TRACTS K, L AND M MAY BE USED AS A DRAINAGE EASEMENT AND STORM DRAINAGE OVERFLOW. DRAINAGE SWALES AND OVERFLOW SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- TRACTS L AND M MAY BE USED AS PEDESTRIAN PATHS.
- NO ENCROACHMENTS OR OBSTRUCTIONS ALLOWED WITHIN THE DRAINAGE EASEMENTS.
- STORM DRAINAGE PIPE AND APPURTENANCES INSTALLED IN THE "DRAINAGE PIPE EASEMENT" SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. REFER TO COVENANTS AND RESTRICTIONS.

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 17-23 BLOCK 3  
LOTS 57-63 BLOCK 3  
LOT 1 BLOCK 6  
LOTS 9-16 BLOCK 6  
LOTS 27-32 BLOCK 7  
TRACTS K & L BLOCK 3  
TRACTS M & N BLOCK 7

# 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

NOVEMBER, 2017

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

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	52.83'	7°34'02"	26.45'	400.00'
C2	213.97'	30°38'54"	109.51'	400.00'