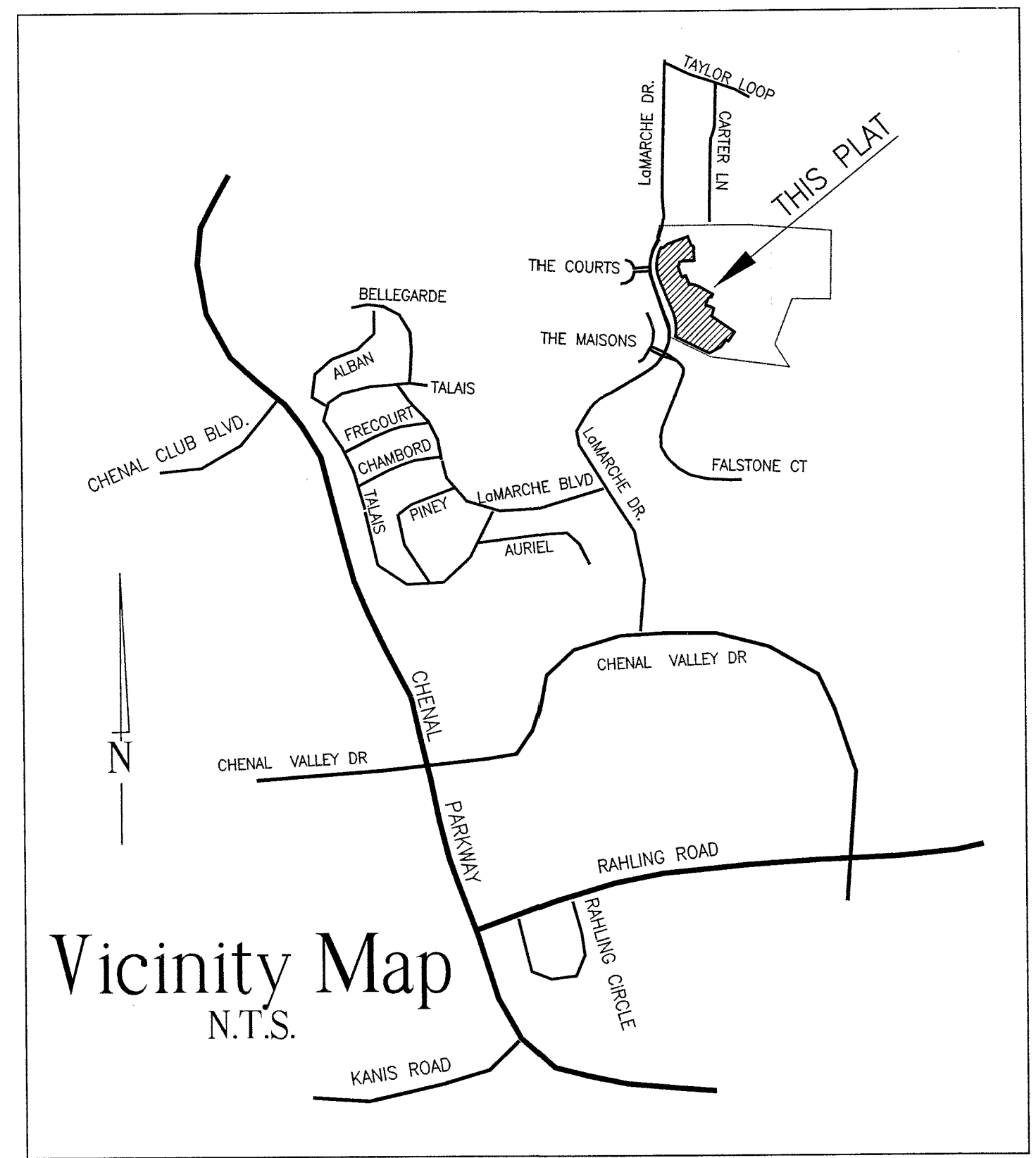


Scale 1" = 60 ft

GENERAL NOTES:

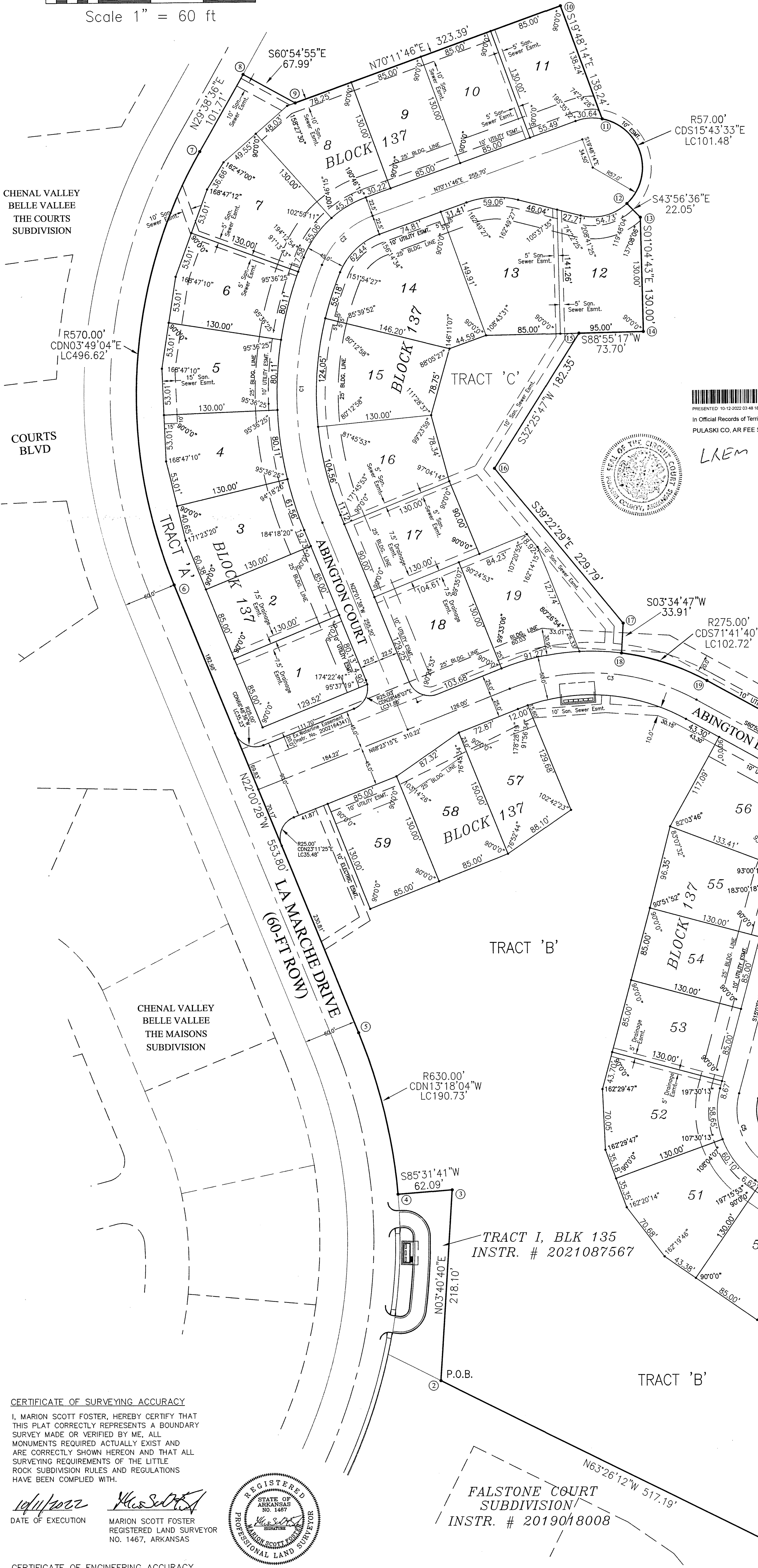
- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS.
- ALL EASEMENTS SHOWN MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:50,000
- LOTS WITH ROUNDED CORNERS ARE MEASURED TO A POINT OF INTERSECTION OF LOT LINES AND NOT POINTS ON A CURVE.
- RADI AT INTERSECTION OF STREET PROPERTY LINE ARE 25.0', UNLESS NOTED OTHERWISE.
- ALL LOTS HAVE AT LEAST A 10 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO THE RIGHT OF WAY OF ABINGTON DRIVE, ABINGTON COURT AND ABINGTON CIRCLE. THIS EASEMENT MAY BE USED BY ALL UTILITIES, INCLUDING SANITARY SEWER.
- ALL FRONT AND REAR BUILDING SET-BACK LINES ARE 25.00 FT. (25' BLDG. LINE). ALL SIDE SET-BACK LINES ARE 8.00 FT.
- TRACT A MAY BE USED AS EASEMENTS FOR STORM DRAINAGE AND SANITARY SEWER MAINS.
- TRACT B MAY BE USED AS EASEMENTS FOR DRAINAGE, SANITARY SEWER MAINS, LANDSCAPING, ELECTRIC AND MAIL KIOSK WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- TRACT C MAY BE USED AS EASEMENTS FOR DRAINAGE, SANITARY SEWER MAINS, SANITARY SEWER SERVICES, STORM WATER DETENTION AND LANDSCAPING. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- FENCES MAY BE CONSTRUCTED IN EASEMENTS NOT MARKED "FOR OVERLAND FLOW". REFER TO BILL OF ASSURANCE FOR ADDITIONAL CONDITIONS AND RESTRICTIONS.
- MAINTENANCE OF TRACTS IS THE RESPONSIBILITY OF THE POA. REFER TO BILL OF ASSURANCE FOR DETAILS.



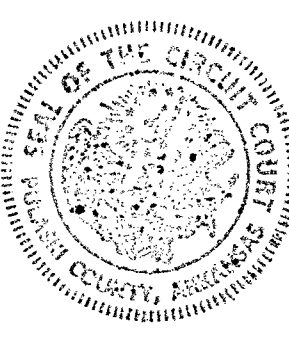
CHENAL VALLEY BELLE VALLEE THE COURTS SUBDIVISION

COURTS BLVD

Scale 1" = 60 ft



2022070181
 PREPARED BY: 10-12-2022 09:48:11 AM RECORDED: 10-12-2022 03:54:37 PM
 In Official Records of Terrell Holdingsworth Circuit/Clerk
 PULASKI CO, AR FEE \$15.00



LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 24, AND A PART OF THE NORTHEAST 1/4 OF SECTION 25, ALL IN T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT I, BLOCK 136, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS (PER PLAT RECORDED AS INSTRUMENT NUMBER 2021087567); THENCE ALONG THE EAST LINE OF SAID TRACT I, N03°40'40"E A DISTANCE OF 218.10 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT I, S85°31'41"W A DISTANCE OF 62.09 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAMARCHE DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF LAMARCHE DRIVE, THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N13°18'04"W, 190.73 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, N22°00'28"W A DISTANCE OF 553.80 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF A 570.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N03°49'04"E, 496.62 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, N29°38'36"E A DISTANCE OF 101.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S60°54'55"E A DISTANCE OF 67.99 FEET; THENCE N70°11'46"E A DISTANCE OF 323.39 FEET; THENCE S19°48'14"E A DISTANCE OF 138.24 FEET; THENCE ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S15°43'33"E A DISTANCE OF 101.48 FEET; THENCE S43°56'36"E A DISTANCE OF 22.05 FEET; THENCE S01°04'43"E A DISTANCE OF 130.00 FEET; THENCE S88°55'17"W A DISTANCE OF 73.70 FEET; THENCE S32°25'47"W A DISTANCE OF 182.35 FEET; THENCE S39°22'29"E A DISTANCE OF 229.79 FEET; THENCE S03°34'47"W A DISTANCE OF 33.91 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S71°41'40"E, 102.72 FEET; THENCE S60°55'50"E A DISTANCE OF 246.30 FEET; THENCE S29°04'10"W A DISTANCE OF 50.00 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S77°18'33"W, 37.54 FEET; THENCE S29°04'10"W A DISTANCE OF 42.94 FEET; THENCE ALONG THE ARC OF A 177.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S22°07'20"W, 42.94 FEET; THENCE S15°07'20"W A DISTANCE OF 42.07 FEET; THENCE S15°07'20"W A DISTANCE OF 123.38 FEET; THENCE S55°13'06"E A DISTANCE OF 430.00 FEET; THENCE S34°46'54"W A DISTANCE OF 175.00 FEET; THENCE N55°13'06"W A DISTANCE OF 41.62 FEET; THENCE S34°46'54"W A DISTANCE OF 130.00 FEET; THENCE S62°04'04"W A DISTANCE OF 211.59 FEET; THENCE N63°26'12"W A DISTANCE OF 517.19 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 979,553.73 SQUARE FEET OR 22.4875 ACRES MORE OR LESS.

AREAS WITHIN TRACTS B AND C CONTAIN WETLANDS AND WATERS OF THE UNITED STATES. THESE AREAS ARE SUBJECT TO THE RESTRICTIONS SET FORTH BY THE CORPS OF ENGINEERS IN 404 PERMIT NO. SWL-2017-00276-3. REFER TO THE BILL OF ASSURANCE FOR ADDITIONAL CONDITIONS OR RESTRICTIONS.

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

1	N = 165300.95	E = 1176664.74
2	N = 165532.23	E = 1176202.14
3	N = 165749.89	E = 1176216.13
4	N = 165745.05	E = 1176154.23
5	N = 165930.66	E = 1176110.35
6	N = 166444.11	E = 1175902.83
7	N = 166939.63	E = 1175935.89
8	N = 167028.02	E = 1175986.20
9	N = 166994.97	E = 1176045.61
10	N = 167104.54	E = 1176349.87
11	N = 166974.47	E = 1176396.71
12	N = 166876.79	E = 1176424.21
13	N = 166860.92	E = 1176439.51
14	N = 166730.94	E = 1176441.98
15	N = 166729.55	E = 1176368.27
16	N = 166575.64	E = 1176270.49
17	N = 166398.01	E = 1176416.26
18	N = 166364.18	E = 1176414.15
19	N = 166331.91	E = 1176511.67
20	N = 166212.24	E = 1176725.69
21	N = 166168.54	E = 1176702.65
22	N = 166160.30	E = 1176666.03
23	N = 166122.77	E = 1176645.16
24	N = 166082.83	E = 1176628.95
25	N = 166040.90	E = 1176617.62
26	N = 166017.10	E = 1176705.68
27	N = 165991.24	E = 1176738.86
28	N = 165872.13	E = 1176706.67
29	N = 165626.84	E = 1177059.85
30	N = 165483.10	E = 1176960.02
31	N = 165506.84	E = 1176925.84
32	N = 165400.07	E = 1176851.68

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: 10/11/22
 MARION SCOTT FOSTER
 REGISTERED LAND SURVEYOR
 NO. 1467, ARKANSAS



CERTIFICATE OF ENGINEERING ACCURACY

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

DATE OF EXECUTION: 10/11/22
 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 ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 10/11/22
 LITTLE ROCK PLANNING COMMISSION

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: 10/11/22
 PottatchDeltic Real Estate, LLC
 # 7 Chenal Club Blvd.
 Little Rock, Arkansas

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD _____, 2022, IN PLAT BOOK _____, PAGE _____

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	302.38'	44°42'36"	159.36'	387.50'
C2	82.93'	47°30'55"	44.02'	100.00'
C3	221.14'	50°40'54"	118.39'	250.00'
C4	48.69'	13°56'55"	24.47'	200.00'
C5	93.28'	71°15'38"	53.76'	75.00'

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 0312 C, DATED JULY 6, 2015)

PLAT OF
 LOTS 1-19 BLOCK 137
 LOTS 46-59 BLOCK 137
 LOTS 12-18 BLOCK 138
 TRACT A-C BLOCK 137

CHENAL VALLEY
 AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS
 To be known as "ABINGTON COURT"
 Being Part of the SE1/4 SW1/4 & SW1/4 SE1/4 of Section 24
 And Part of the NW1/4 NE1/4 of Section 25
 T-2-N, R-14-W
 Pulaski County, Arkansas
 October 05, 2022

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