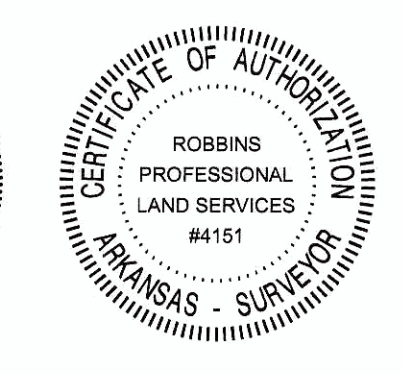


CERTIFICATE OF SURVEYING ACCURACY

I, ZANE ROBBINS, 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 10/24/23
ZANE ROBBINS
REGISTERED LAND SURVEYOR
NO. 1853, 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 10/24/23
PotlatchDeltic Real Estate, LLC
7 Chenal Club Blvd.
Little Rock, 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 10/24/23
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 10/24/23
LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD _____, 2023, IN PLAT BOOK _____, PAGE _____.

LEGAL DESCRIPTION:
A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 15, AND PART OF THE SOUTHEAST 1/4 OF SECTION 16, ALL IN T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 17, BLOCK 61, CHALLAIN PLACE SUBDIVISION, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AS RECORDED AS INSTRUMENT NO. 2003049204, RECORDS OF PULASKI COUNTY ARKANSAS; THENCE N01°53'59"W, 108.72 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF CHALAMONT DRIVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE ARC OF A 507.47 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N67°31'39"E, 356.65 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S17°42'24"E, 495.29 FEET; THENCE N72°17'36"E, 211.00 FEET; THENCE S17°42'24"E, 16.80 FEET; THENCE ALONG THE ARC OF A 322.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S16°28'06"E, 13.94 FEET; THENCE N74°46'12"E, 135.04 FEET; THENCE S86°11'47"E, 65.53 FEET; THENCE S04°01'23"W, 304.24 FEET TO A POINT ON THE WESTERN BOUNDARY OF DUQUESNE COMMUNITY SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERN BOUNDARY THE FOLLOWING COURSES: (1) S12°38'44"W, 159.88 FEET; (2) S30°24'40"E, 160.02 FEET; THENCE LEAVING SAID BOUNDARY, S71°18'37"W, 497.76 FEET; THENCE S88°50'50"W, 298.82 FEET; THENCE N01°09'10"W, 139.37 FEET; THENCE N12°14'01"E, 120.00 FEET; THENCE N77°45'59"W, 44.37 FEET; THENCE N12°14'01"E, 45.00 FEET; THENCE S77°45'59"E, 12.52 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N57°14'01"E, 35.36 FEET; THENCE N12°14'01"E, 130.07 FEET; THENCE N67°27'16"W, 232.13 FEET; THENCE N10°04'09"W, 133.14 FEET TO A POINT ON THE EASTERN BOUNDARY OF CHALLAIN PLACE SUBDIVISION, CHENAL VALLEY AS PREVIOUSLY SAID; THENCE NORTHERLY ALONG SAID BOUNDARY THE FOLLOWING COURSES; (1) N33°14'34"E, 139.31 FEET; (2) N14°09'53"W, 137.90 FEET TO THE POINT OF BEGINNING, CONTAINING 15.3898 ACRES MORE OR LESS.

- 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 LOTS HAVE AT LEAST A 10 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO THE RIGHT OF WAY OF CALION DRIVE AND CALION COURT. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
 - ALL FRONT BUILDING SET-BACK LINES ARE 20.00 FT. (20' B.L.). ALL REAR BUILDING SET-BACK LINES ARE 25.00 FT. ALL SIDE BUILDING SET-BACK LINES ARE 6.00 FT.
 - TRACT A MAY BE USED AS EASEMENTS FOR DRAINAGE, STORM DRAINAGE, STORM WATER DETENTION, SANITARY SEWER, ELECTRIC, MAIL KIOSK AND LANDSCAPING WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
 - TRACT B MAY BE USED AS EASEMENTS FOR DRAINAGE, STORM DRAINAGE, SANITARY SEWER AND LANDSCAPING WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
 - TRACT C MAY BE USED AS EASEMENTS FOR DRAINAGE, STORM DRAINAGE, STORM WATER DETENTION, SANITARY SEWER, ELECTRIC, COMMUNICATIONS AND LANDSCAPING WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.

CENTERLINE CURVE DATA			
CURVE	LENGTH	DELTA	TANGENT
C1	143.62'	27°25'46"	73.21'
C2	319.43'	91°30'36"	205.34'
C3	148.87'	28°25'55"	76.00'

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 0311 H, DATED JULY 6, 2015)

2023056591
PRESENTED: 10/24/2023 10:41 AM RECORDED: 10/24/2023 12:54:28 PM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO, AR FEE \$15.00



BAS 2023056590
Robbison 10/24/2023
PLAT OF
Lots 1-19, 36-48 & 71-75
Tracts A-C
All In Block 59

CHENAL VALLEY

An Addition to the City of Little Rock

To be known as "CALION COURT"

BEING PART OF THE SW 1/4 OF SECTION 15 AND
PART OF THE SE 1/4 OF SECTION 16, T-2-N, R-14-W
PULASKI COUNTY, ARKANSAS

October 12, 2023

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