

ARKANSAS STATE PLANE  
COORDINATES (NORTH ZONE)

1	N 174749.37	E 1156571.18
2	N 174746.27	E 1156696.14
3	N 174738.05	E 1156695.93
4	N 174736.81	E 1156745.92
5	N 174715.31	E 1156821.75
6	N 174703.37	E 1157031.57
7	N 174426.01	E 1156989.25
8	N 174431.25	E 1156987.30
9	N 174382.62	E 1156955.70
10	N 174352.50	E 1156974.21
11	N 174286.35	E 1156958.43
12	N 174317.88	E 1156827.12
13	E 174182.17	E 1156790.01
14	N 174077.01	E 1156786.84
15	N 173980.56	E 1156841.11
16	N 173888.73	E 1156935.89
17	N 173856.21	E 1157072.20
18	N 173837.65	E 1157141.55
19	N 173872.40	E 1157555.74
20	N 173855.20	E 1157846.30
21	N 173890.84	E 1157754.65
22	N 173863.73	E 1157800.23
23	N 173813.98	E 1157648.58
24	N 173833.82	E 1157544.50
25	N 173799.63	E 1157128.92
26	N 173817.43	E 1157062.39
27	N 173851.77	E 1156918.43
28	N 173934.86	E 1156809.07
29	N 174088.87	E 1156745.29
30	N 174170.01	E 1156756.10
31	N 174275.26	E 1156806.72
32	N 174410.47	E 1156838.97
33	N 174432.08	E 1156748.39
34	N 174417.73	E 1156719.66
35	N 174437.66	E 1156673.81
36	N 174512.43	E 1156890.33
37	N 174515.54	E 1156585.37

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	86.96'	22°04'22"	43.86'	225.00'

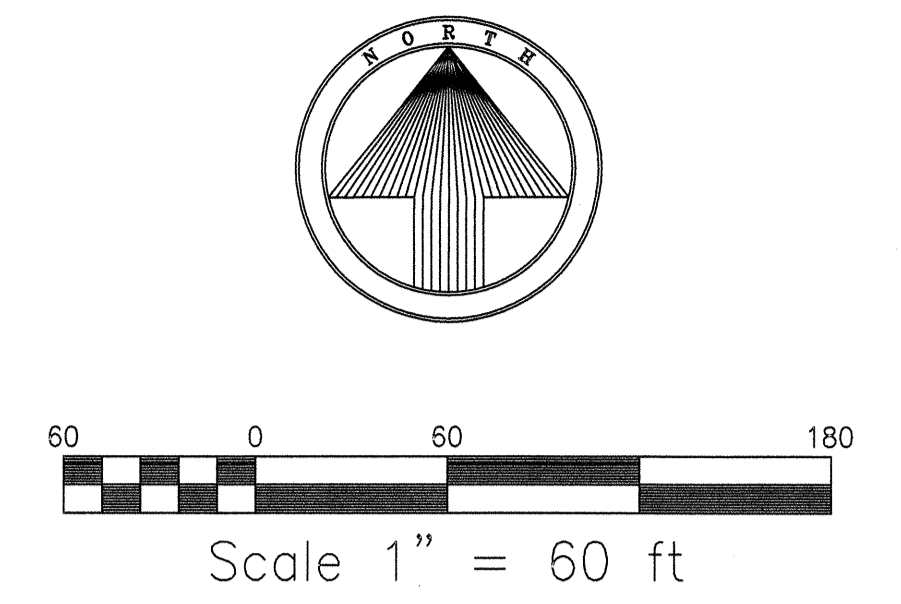
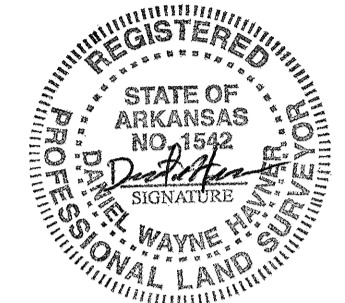
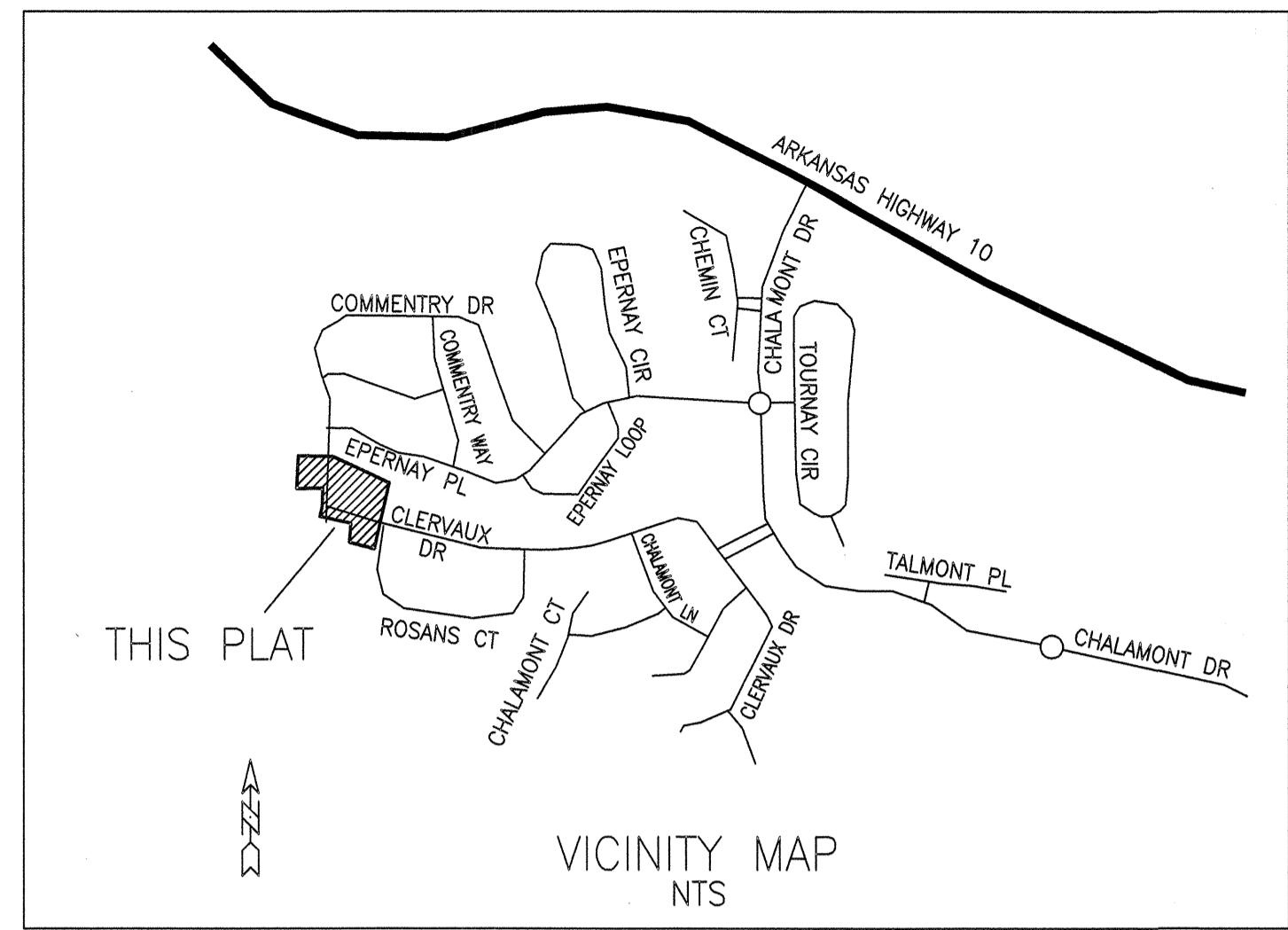
LEGAL DESCRIPTION

A PART OF THE SW1/4 OF SECTION 16, AND PART OF THE E1/2 OF SECTION 17, ALL IN T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 69, BLOCK 72, CHENAL VALLEY ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE S88°34'38"E, ALONG THE SOUTH LINE OF SAID LOT 69, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COMMENTRY DRIVE; THENCE S01°25'22"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 8.22 FEET; THENCE S88°34'38"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COMMENTRY DRIVE; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 33, BLOCK 71, CHENAL VALLEY ADDITION; THENCE S74°10'09"E, ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 78.82 FEET; THENCE S81°55'16"E, ALONG THE SOUTH LINE OF LOTS 34, 35, 36 AND 37, BLOCK 71, CHENAL VALLEY ADDITION, A DISTANCE OF 237.81 FEET TO THE NORTHWEST CORNER OF TRACT E, BLOCK 71, CHENAL VALLEY ADDITION; THENCE S13°25'10"W, ALONG THE WEST LINE OF SAID TRACT E AND ALONG THE WEST LINE OF LOT 27, BLOCK 71, CHENAL VALLEY ADDITION, A DISTANCE OF 182.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CLERVAUX DRIVE; THENCE N76°34'50"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 22.57 FEET; THENCE S13°25'10"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CLERVAUX DRIVE; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S31°34'50"E, 35.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROSANS COURT; THENCE S13°25'10"W, ALONG THE WEST RIGHT OF WAY LINE OF ROSANS COURT, A DISTANCE OF 58.00 FEET TO THE NORTHEAST CORNER OF LOT 112, BLOCK 72, CHENAL VALLEY ADDITION; THENCE N76°34'50"W, ALONG THE NORTH LINE OF SAID LOT 112, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 112; THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF LOTS 112, 113, TRACT G, AND LOTS 114 THRU 126, BLOCK 72, CHENAL VALLEY ADDITION, THE FOLLOWING COURSES: (1) S13°25'10"W, 156.88 FEET; (2) S02°16'01"W, 85.22 FEET; (3) S25°04'07"E, A DISTANCE OF 128.56 FEET; (4) S52°50'30"E, 118.92 FEET; (5) S76°34'50"E, 140.13 FEET; (6) S75°01'22"E, 71.79 FEET; (7) S68°14'55"E, 445.95 FEET; (8) S79°15'05"E, 92.17 FEET; (9) N71°47'37"E, 114.05 FEET TO THE SOUTHWEST CORNER OF TRACT C, BLOCK 72, CHENAL VALLEY ADDITION; THENCE S59°15'23"E, ALONG THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 53.04 FEET; THENCE S71°47'37"W, A DISTANCE OF 159.22 FEET; THENCE N79°15'05"W, A DISTANCE OF 106.35 FEET; THENCE N68°14'55"W, A DISTANCE OF 447.43 FEET; THENCE N75°01'22"W, A DISTANCE OF 68.88 FEET; THENCE N76°34'50"W, A DISTANCE OF 148.00 FEET; THENCE N52°50'30"W, A DISTANCE OF 137.22 FEET; THENCE N25°04'07"W, A DISTANCE OF 148.17 FEET; THENCE N05°32'23"E, A DISTANCE OF 101.61 FEET; THENCE N25°41'03"E, A DISTANCE OF 116.79 FEET; THENCE N12°25'10"E, A DISTANCE OF 139.00 FEET; THENCE N76°34'50"W, A DISTANCE OF 83.12 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S63°27'28"W, 32.11 FEET; THENCE N66°30'15"W, A DISTANCE OF 50.00 FEET; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N12°27'33"E, 76.57 FEET; THENCE N88°34'38"W, A DISTANCE OF 125.00 FEET; THENCE N01°25'22"E, A DISTANCE OF 233.91 FEET TO THE POINT OF BEGINNING, CONTAINING 4.24 ACRES, MORE OR LESS.

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN ===== AND LABELED "Easmt." ARE FOR UTILITIES.
- 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 H & I, MAY BE USED FOR DRAINAGE AND LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- STORM DRAINAGE PIPE AND APPURTENANCES INSTALLED IN THE "DRAINAGE PIPE EASEMENT" AND TRACT H, SHALL BE MAINTAINED BY THE EPERNAY PROPERTY OWNERS ASSOCIATION.
- ALL FRONT AND REAR BUILDING SETBACK LINES ARE 25 FT., SIDEYARD BUILDING SETBACK LINES ARE 7 FT.

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 0295 G, DATED JULY 6, 2015)



CERTIFICATE OF SURVEYING ACCURACY

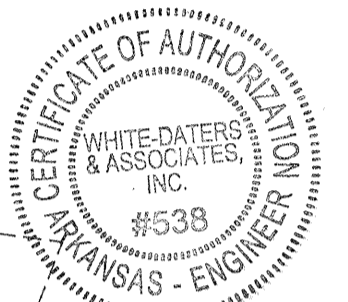
I, DANIEL W. HAVNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, ALL MONUMENTS REQUIRED ACTUALLY EXIST AND ARE CORRECTLY SHOWN HEREON AND THAT ALL SURVEYING REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

12/21/18  
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.

12/21/18  
DATE OF EXECUTION  
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 PLAN MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

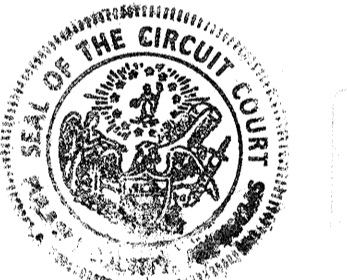
12/21/18  
DATE OF EXECUTION  
TIMOTHY E. DATERS  
REGISTERED PROFESSIONAL  
ENGINEER NO. 5033, ARKANSAS

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12/21/18  
DATE OF EXECUTION  
LITTLE ROCK PLANNING  
COMMISSION

CERTIFICATE OF RECORDING



2018078879  
PRESENTED: 12/21/2018 02:49:18 PM  
RECORDED: 12/21/2018 03:01:07 PM  
In Official Records of Lary Crane Circuit/County Clerk  
PULASKI CO, AR FEE \$15.00

BAS 2018078878  
Rw/atom 12/21/18

PLAT OF  
LOTS 28-31 BLOCK 71  
LOTS 70-72 & 111 BLOCK 72  
TRACT H BLOCK 71  
TRACT I BLOCK 72

**CHENAL VALLEY**  
AN ADDITION TO THE CITY OF  
LITTLE ROCK, ARKANSAS

To be known as "EPERNAY PLACE"  
BEING PART OF THE SW1/4 OF SECTION 16 AND E1/2 OF SECTION 17  
T-2-N, R-14-W  
PULASKI COUNTY, ARKANSAS

DECEMBER, 2018

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