



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.
 DATE OF EXECUTION: 6/14/19
 DANIEL W. HAVNER
 REGISTERED LAND SURVEYOR
 NO. 1942, 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: 6/14/19
 TIMOTHY E. DATERS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 5033, 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: 6/14/19
 POSTAL/Delta Real Estate, LLC
 # 77 Chenal Club Blvd
 Little Rock, Arkansas

CERTIFICATE OF FINAL APPROVAL
 PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HEREON, THIS DOCUMENT IS HEREBY ACCEPTED, THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 6/21/19
 LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING
 THIS DOCUMENT, NUMBER _____, FILED FOR RECORD _____, IN PLAT BOOK _____, PAGE _____.

2019038265
 RECORDED 06-21-2019 09:48 AM
 PLAT BOOK CO. AR FEE \$15.00
 REC. # 2019038265

- 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.
 - SEWER EASEMENTS MAY BE USED FOR SANITARY SEWER.
 - ALL FRONT AND REAR BUILDING SETBACK LINES 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.
 - ALL FRONT AND REAR BUILDING SETBACK LINES ARE 25 FT. SIDEYARD BUILDING SETBACK LINES ARE 8 FT.
 - ALL TRACTS MAY BE USED FOR LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
 - ALL LOTS HAVE AT LEAST A 15 FT. WIDE UTILITY EASEMENT ADJACENT TO THE STREET RIGHT-OF-WAY.
 - TRACTS D & E MAY BE USED FOR DRAINAGE, STORM DRAINS AND STORM DRAINAGE OVERFLOW.
 - STORM DRAINAGE DITCHES IN TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - ALL DRAINAGE EASEMENTS ARE TO REMAIN UNOBTSTRUCTED.

LEGAL DESCRIPTION
 PART OF THE E1/2 OF SECTION 25, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 135, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE N01°19'00" W, A DISTANCE OF 100.00 FEET; THENCE N89°00'00" E, A DISTANCE OF 198.84 FEET; THENCE S45°43'28" E, A DISTANCE OF 121.46 FEET; THENCE N02°00'13" W, A DISTANCE OF 97.89 FEET; THENCE N85°04'54" W, A DISTANCE OF 244.87 FEET; THENCE N03°29'30" W, A DISTANCE OF 685.87 FEET; THENCE N01°29'30" W, A DISTANCE OF 498.16 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FALSTONE DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N88°44'30"E, 2.24 FEET; THENCE N01°01'30" W, A DISTANCE OF 245.11 FEET TO THE POINT OF BEGINNING, CONTAINING 29.38 ACRES, MORE OR LESS.

CUI	LENGTH	CHORD CURVE DATA		RADIUS
		DELTA	CHORD	
C1	257.19'	40°18'00"	125.19'	300.00'
C2	399.04'	62°02'51"	183.27'	300.00'
C3	141.15'	27°04'40"	74.42'	400.00'

- ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)**
- ① N 194415.80 E 1177467.67
 - ② N 164175.80 E 1177466.18
 - ③ N 164175.80 E 1177665.02
 - ④ N 163867.81 E 1178034.72
 - ⑤ N 163772.10 E 1178262.42
 - ⑥ N 163335.51 E 1178185.18
 - ⑦ N 163140.13 E 1178179.58
 - ⑧ N 163073.32 E 1178184.20
 - ⑨ N 163069.84 E 1178134.32
 - ⑩ N 163065.86 E 1178018.26
 - ⑪ N 163077.12 E 1177945.45
 - ⑫ N 163060.48 E 1177748.48
 - ⑬ N 163190.08 E 1177524.79
 - ⑭ N 163074.68 E 1177483.03
 - ⑮ N 164370.68 E 1177421.11
 - ⑯ N 164370.72 E 1177423.25

PLAT OF
 LOTS 23-39
 LOTS 24-45
 TRACT D
 TRACT E

**BLOCK 135
 BLOCK 136
 BLOCK 135
 BLOCK 136**

CHENAL VALLEY
 AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS
 To be known as "FALSTONE COURT"
 Being Part of Section 25
 T-2-N, R-14-W
 Pulaski County, Arkansas
 June, 2019

WHITE-DATERS & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
 24 RAHLING CIRCLE, LITTLE ROCK, ARKANSAS 72203