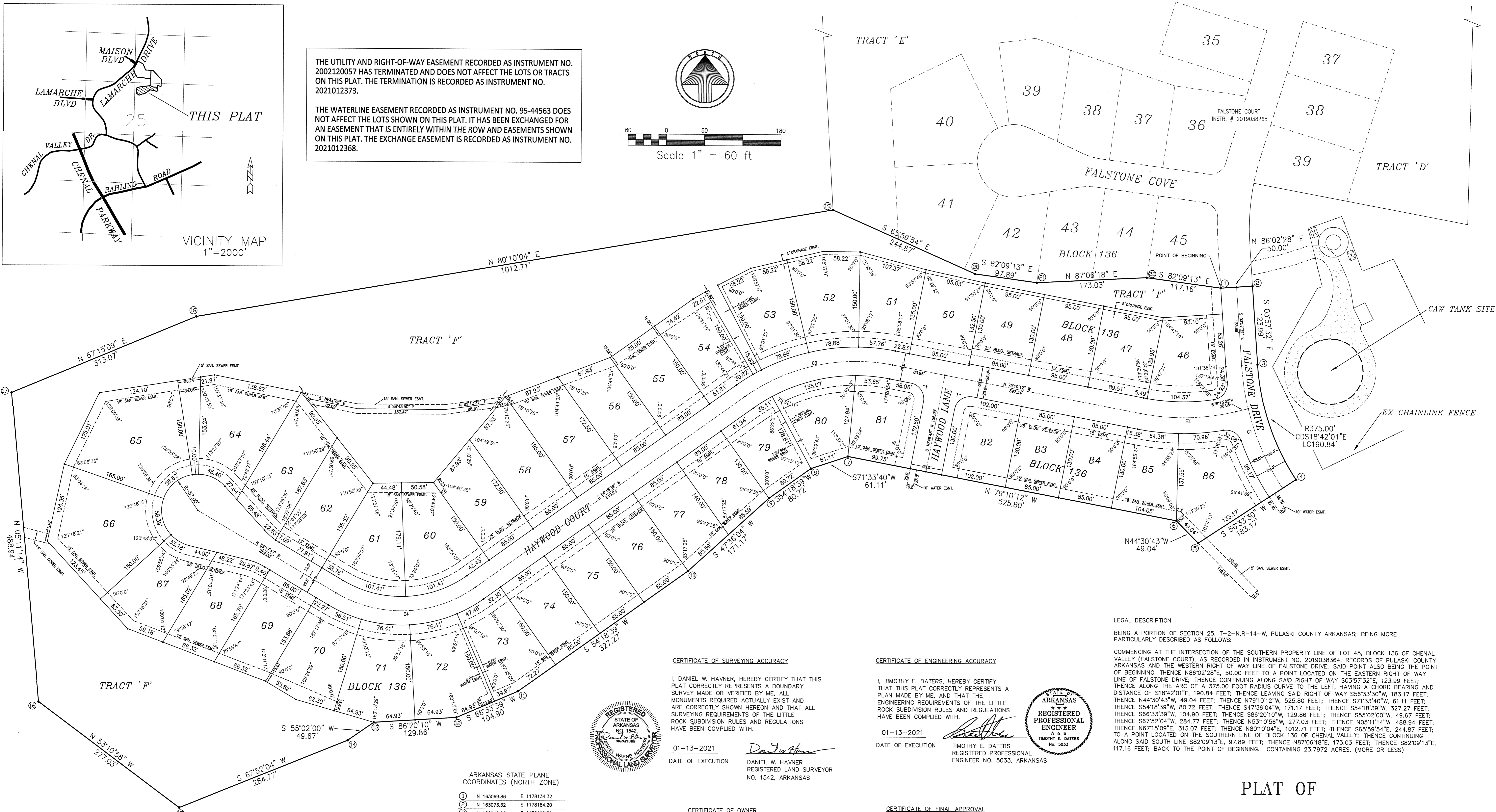
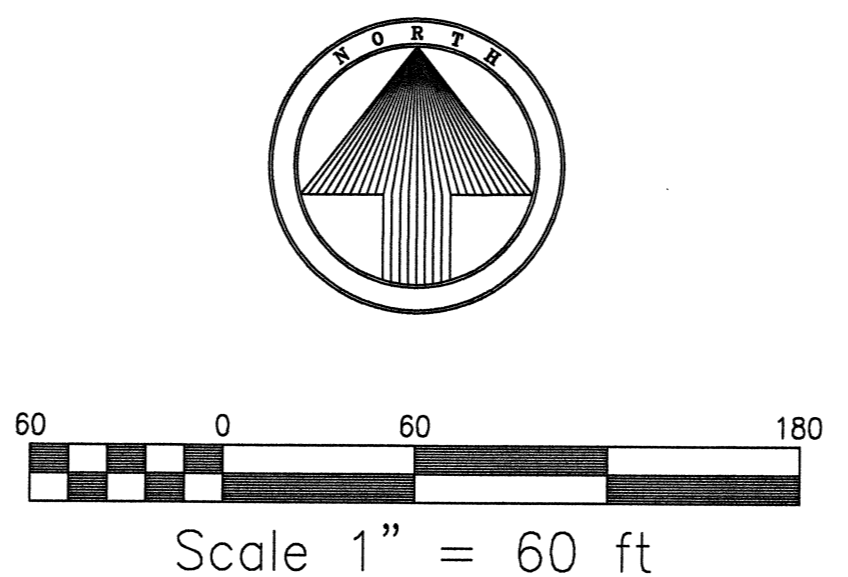


THE UTILITY AND RIGHT-OF-WAY EASEMENT RECORDED AS INSTRUMENT NO. 2002120057 HAS TERMINATED AND DOES NOT AFFECT THE LOTS OR TRACTS ON THIS PLAT. THE TERMINATION IS RECORDED AS INSTRUMENT NO. 2021012373.

THE WATERLINE EASEMENT RECORDED AS INSTRUMENT NO. 95-44563 DOES NOT AFFECT THE LOTS SHOWN ON THIS PLAT. IT HAS BEEN EXCHANGED FOR AN EASEMENT THAT IS ENTIRELY WITHIN THE ROW AND EASEMENTS SHOWN ON THIS PLAT. THE EXCHANGE EASEMENT IS RECORDED AS INSTRUMENT NO. 2021012368.



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

PICKERING-ALLWINE, LLC

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 163069.86	E 1178134.32
2	N 163073.32	E 1178184.20
3	N 162949.62	E 1178192.76
4	N 162768.85	E 1178253.95
5	N 162667.91	E 117801.11
6	N 162702.89	E 1178066.72
7	N 162801.08	E 1177550.29
8	N 162782.35	E 1177492.31
9	N 162735.28	E 1177428.75
10	N 162619.84	E 1177300.35
11	N 162428.92	E 1177034.54
12	N 162387.19	E 1176938.29
13	N 162378.89	E 1176808.70
14	N 162350.42	E 1176767.99
15	N 162243.14	E 1176504.21
16	N 162409.16	E 1176282.43
17	N 162896.09	E 1176238.23
18	N 163017.15	E 1176526.95
19	N 163190.08	E 1177524.79
20	N 163090.48	E 1177748.48
21	N 163077.12	E 1177845.45
22	N 163085.86	E 1178018.26

CENTRILINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	205.83'	29°28'59"	105.26'	400.00'
C2	150.35'	24°38'45"	76.35'	350.00'
C3	243.57'	49°31'06"	128.95'	300.00'
C4	231.75'	68°23'29"	130.66'	200.00'

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.

01-13-2021
DATE OF EXECUTION

Daniel W. Havner
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.

3/1/2021
DATE OF EXECUTION

Daniel W. Havner
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.

01-13-2021
DATE OF EXECUTION

Timothy E. Daters
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.

3/4/21
DATE OF EXECUTION

Timothy E. Daters
LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

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

2021013803
RECORDED 03-04-2021 10:59:33 AM
In Official Records of Terri Hollingsworth Circuit/Clerk
PULASKI CO. AR FEE \$15.00

Bas 2021013802
R. Watson 3/14/2021

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP (FORM COMMUNITY PANEL # 051190 0312 G, DATED JULY 6, 2015)

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 25, T-2-N, R-14-W, PULASKI COUNTY ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN PROPERTY LINE OF LOT 45, BLOCK 136 OF CHENAL VALLEY (FALSTONE COURT), AS RECORDED IN INSTRUMENT NO. 2019038364, RECORDS OF PULASKI COUNTY ARKANSAS AND THE WESTERN RIGHT OF WAY LINE OF FALSTONE DRIVE; SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N86°02'28"E, 50.00 FEET TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY LINE OF FALSTONE DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY S03°57'32"E, 123.99 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S18°42'01"E, 190.84 FEET; THENCE LEAVING SAID RIGHT OF WAY S56°33'30"W, 183.17 FEET; THENCE N44°30'43"W, 49.04 FEET; THENCE N79°10'12"W, 525.80 FEET; THENCE S71°33'40"W, 61.11 FEET; THENCE S54°18'39"W, 80.72 FEET; THENCE S47°38'04"W, 171.17 FEET; THENCE S54°18'39"W, 327.27 FEET; THENCE S66°33'39"W, 104.90 FEET; THENCE S86°20'10"W, 129.86 FEET; THENCE S55°02'00"W, 49.67 FEET; THENCE S67°52'04"W, 284.77 FEET; THENCE N53°10'56"W, 277.03 FEET; THENCE N05°11'14"W, 488.94 FEET; THENCE N67°15'09"E, 313.07 FEET; THENCE N80°10'04"E, 1012.71 FEET; THENCE S65°59'54"E, 244.87 FEET; TO A POINT LOCATED ON THE SOUTHERN LINE OF BLOCK 136 OF CHENAL VALLEY; THENCE CONTINUING ALONG SAID SOUTH LINE S82°09'13"E, 97.89 FEET; THENCE N87°08'18"E, 173.03 FEET; THENCE S82°09'13"E, 117.16 FEET; BACK TO THE POINT OF BEGINNING. CONTAINING 23.7972 ACRES, (MORE OR LESS)

PLAT OF

LOTS 46-86
TRACT F

BLOCK 136
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

DECEMBER 2020

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