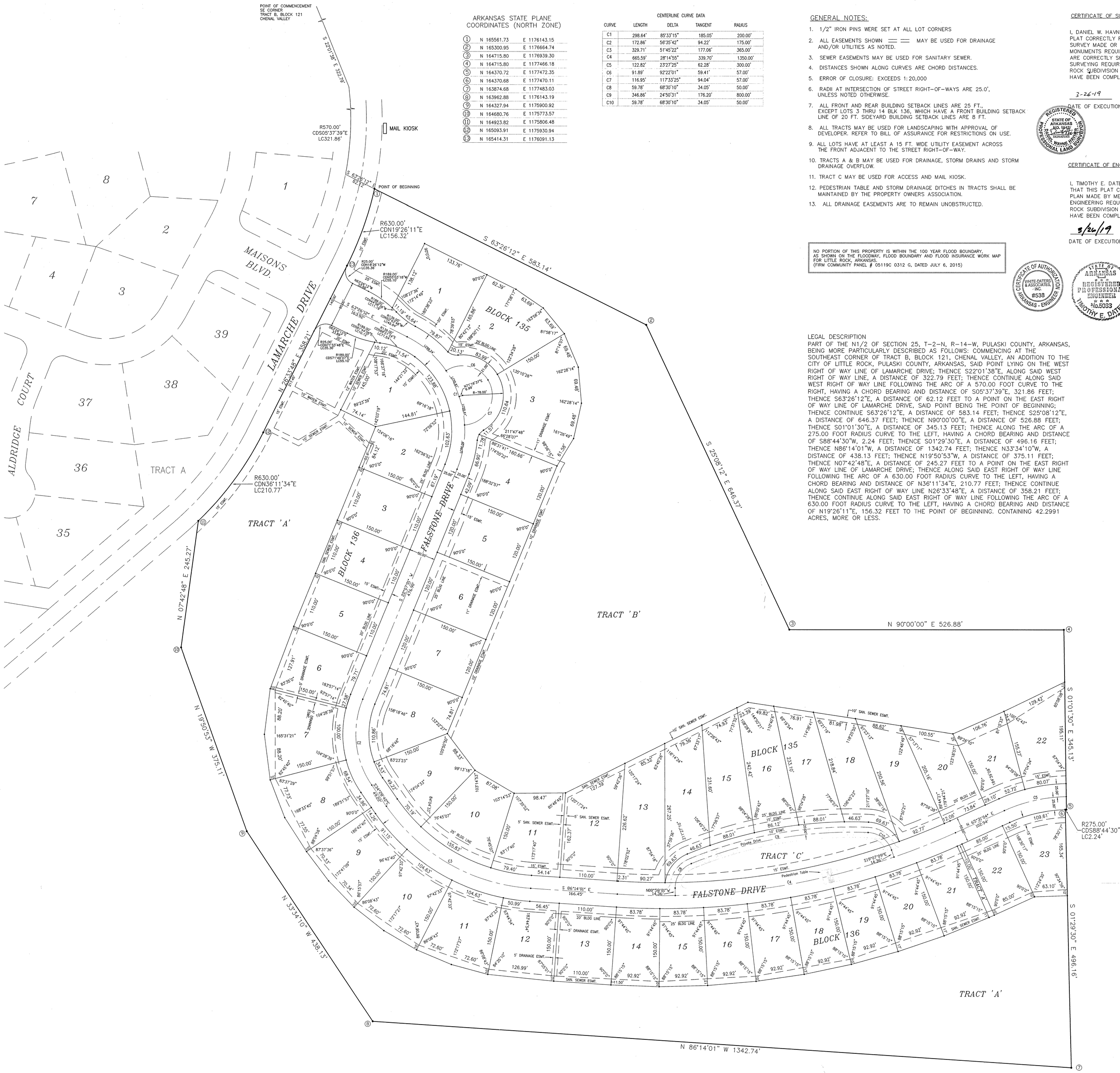


ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 165561.73	E 1176143.15
2	N 165300.95	E 1176664.74
3	N 164715.80	E 1176939.30
4	N 164715.80	E 1177466.18
5	N 164370.72	E 1177472.35
6	N 164370.68	E 1177470.11
7	N 163874.68	E 1177483.03
8	N 163962.88	E 1176143.19
9	N 164327.94	E 1175900.92
10	N 164680.76	E 1175773.57
11	N 164923.82	E 1175806.48
12	N 165093.91	E 1175930.94
13	N 165414.31	E 1176091.13

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	298.64'	85°33'15"	185.05'	200.00'
C2	172.86'	56°35'42"	94.22'	175.00'
C3	329.71'	51°45'22"	177.06'	365.00'
C4	665.59'	28°14'55"	339.70'	1350.00'
C5	122.82'	23°27'25"	62.28'	300.00'
C6	91.89'	92°22'01"	59.41'	57.00'
C7	116.95'	117°33'25"	94.04'	57.00'
C8	59.78'	68°30'10"	34.05'	50.00'
C9	346.86'	24°50'31"	176.20'	800.00'
C10	59.78'	68°30'10"	34.05'	50.00'

GENERAL NOTES:

1. 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
2. ALL EASEMENTS SHOWN ═══ MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
3. SEWER EASEMENTS MAY BE USED FOR SANITARY SEWER.
4. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
5. ERROR OF CLOSURE: EXCEEDS 1:20,000
6. RADII AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.0', UNLESS NOTED OTHERWISE.
7. ALL FRONT AND REAR BUILDING SETBACK LINES ARE 25 FT., EXCEPT LOTS 3 THRU 14 BLK 136, WHICH HAVE A FRONT BUILDING SETBACK LINE OF 20 FT. SIDEYARD BUILDING SETBACK LINES ARE 8 FT.
8. ALL TRACTS MAY BE USED FOR LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
9. ALL LOTS HAVE AT LEAST A 15 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO THE STREET RIGHT-OF-WAY.
10. TRACTS A & B MAY BE USED FOR DRAINAGE, STORM DRAINS AND STORM DRAINAGE OVERFLOW.
11. TRACT C MAY BE USED FOR ACCESS AND MAIL KIOSK.
12. PEDESTRIAN TABLE AND STORM DRAINAGE DITCHES IN TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
13. ALL DRAINAGE EASEMENTS ARE TO REMAIN UNOBSTRUCTED.

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 G, DATED JULY 6, 2015)

LEGAL DESCRIPTION

PART OF THE N1/2 OF SECTION 25, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF TRACT B, BLOCK 121, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF LAMARCHE DRIVE; THENCE S22°01'38"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 322.79 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE FOLLOWING THE ARC OF A 570.00 FOOT CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S05°37'39"E, 321.86 FEET; THENCE S63°26'12"E, A DISTANCE OF 62.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAMARCHE DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S63°26'12"E, A DISTANCE OF 583.14 FEET; THENCE S25°08'12"E, A DISTANCE OF 646.37 FEET; THENCE N90°00'00"E, A DISTANCE OF 526.88 FEET; THENCE S01°01'30"E, A DISTANCE OF 345.13 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S88°44'30"W, 2.24 FEET; THENCE S01°29'30"E, A DISTANCE OF 496.16 FEET; THENCE N86°14'01"W, A DISTANCE OF 1342.74 FEET; THENCE N33°34'10"W, A DISTANCE OF 438.13 FEET; THENCE N19°50'53"W, A DISTANCE OF 375.11 FEET; THENCE N07°42'48"E, A DISTANCE OF 245.27 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAMARCHE DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE FOLLOWING THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N36°11'34"E, 210.77 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE N26°33'48"E, A DISTANCE OF 358.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE FOLLOWING THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N19°26'11"E, 156.32 FEET TO THE POINT OF BEGINNING. CONTAINING 42.2991 ACRES, MORE OR LESS.

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.

3-26-19
DATE OF EXECUTION

DANIEL W. HAVNER
REGISTERED LAND SURVEYOR
NO. 1542, ARKANSAS

STATE OF ARKANSAS NO. 1542 REGISTERED PROFESSIONAL LAND SURVEYOR DANIEL WAYNE HAVNER

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.

3/26/19
DATE OF EXECUTION

TIMOTHY E. DATERS
REGISTERED PROFESSIONAL
ENGINEER NO. 5033, ARKANSAS

CERTIFICATE OF AUTHORIZATION WHITE-DATERS & ASSOCIATES, INC. #538 ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.5033 TIMOTHY E. DATERS

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.

3/26/19
DATE OF EXECUTION

PotlatchDeltic Real Estate, LLC
7 Chenal Club Blvd.
Little Rock, Arkansas

D.R. _____ PAGE _____

INSTRUMENT NO. 88-61004

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.

3/26/2019
DATE OF EXECUTION

LITTLE ROCK PLANNING COMMISSION

BOA # 2019018007
MB 3/26/19

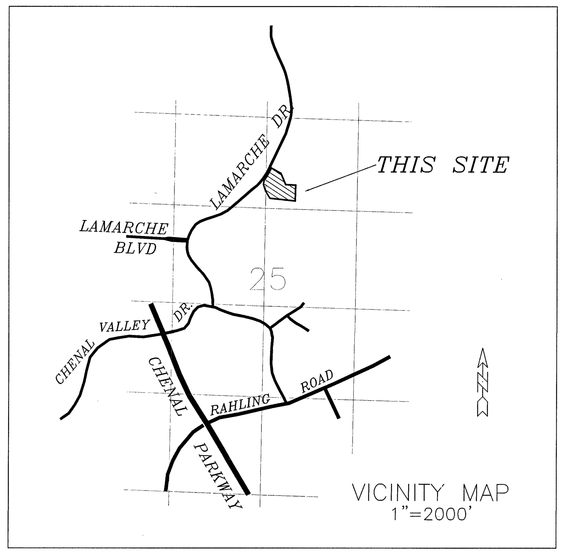
SEAL OF THE CIRCUIT COURT PULASKI COUNTY, ARKANSAS

CERTIFICATE OF RECORDING

2019018008
PRESENTED: 03-26-2019 03:12:28 PM RECORDED: 03-26-2019 03:18:00 PM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO, AR FEE $15.00

N W E S

60 0 60 180
Scale 1" = 60 ft



PLAT OF

LOTS 1-22	BLOCK 135
LOTS 1-23	BLOCK 136
TRACT A	BLOCK 136
TRACT B	BLOCK 135
TRACT C	BLOCK 135

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

March, 2019

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