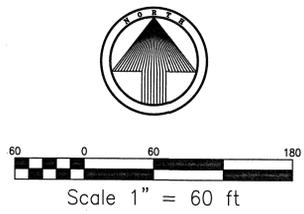
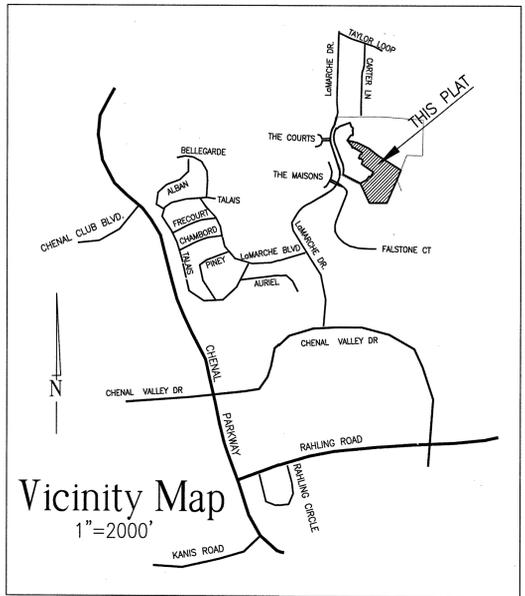


AREAS WITHIN TRACT D CONTAIN WETLANDS AND WATERS OF THE UNITED STATES. THESE AREAS ARE SUBJECT TO THE RESTRICTIONS SET FORTH BY THE CORPS OF ENGINEERS IN 404 PERMIT NO. SWL-2017-00276-3. REFER TO THE BILL OF ASSURANCE FOR ADDITIONAL CONDITIONS OR RESTRICTIONS.

**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
- LOTS WITH ROUNDED CORNERS ARE MEASURED TO A POINT OF INTERSECTION OF LOT LINES AND NOT POINTS ON A CURVE.
- 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 ABINGTON DRIVE AND ABINGTON CIRCLE. THIS EASEMENT MAY BE USED BY ALL UTILITIES, INCLUDING SANITARY SEWER.
- ALL FRONT AND REAR BUILDING SET-BACK LINES ARE 25.00 FT. (25' BLDG. LINE). ALL SIDE SET-BACK LINES ARE 8.00 FT.
- TRACT D MAY BE USED AS EASEMENTS FOR DRAINAGE, STORM DRAINAGE, STORM WATER DETENTION, SECONDARY EMERGENCY ACCESS, PEDESTRIAN PATH, WATER AND LANDSCAPING WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- TRACT E MAY BE USED AS EASEMENTS FOR DRAINAGE, STORM DRAINAGE, ELECTRIC AND LANDSCAPING WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- FENCES MAY BE CONSTRUCTED IN EASEMENTS NOT MARKED "FOR OVERLAND FLOW". REFER TO BILL OF ASSURANCE FOR ADDITIONAL CONDITIONS AND RESTRICTIONS.
- MAINTENANCE OF TRACTS IS THE RESPONSIBILITY OF THE POA. REFER TO BILL OF ASSURANCE FOR DETAILS.



| CURVE | LENGTH  | DELTA    | TANGENT | RADIUS  |
|-------|---------|----------|---------|---------|
| C1    | 47.98'  | 909'46"  | 24.04'  | 300.00' |
| C2    | 46.08'  | 8'48'05" | 23.09'  | 300.00' |
| C3    | 79.22'  | 1507'45" | 39.84'  | 300.00' |
| C4    | 182.43' | 9304'05" | 105.50' | 100.00' |

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.

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

|    |               |                |
|----|---------------|----------------|
| 1  | N = 166364.18 | E = 1176414.15 |
| 2  | N = 166398.01 | E = 1176416.26 |
| 3  | N = 166526.26 | E = 1176485.84 |
| 4  | N = 166508.03 | E = 1176565.33 |
| 5  | N = 166338.34 | E = 1176920.14 |
| 6  | N = 166121.28 | E = 1177197.54 |
| 7  | N = 165694.08 | E = 1177888.88 |
| 8  | N = 165415.91 | E = 1177778.63 |
| 9  | N = 165080.01 | E = 1177628.72 |
| 10 | N = 165158.32 | E = 1177501.99 |
| 11 | N = 164957.63 | E = 1177132.54 |
| 12 | N = 165300.95 | E = 1176864.74 |
| 13 | N = 165400.07 | E = 1176851.68 |
| 14 | N = 165506.84 | E = 1176925.84 |
| 15 | N = 165483.10 | E = 1176960.02 |
| 16 | N = 165626.84 | E = 1177059.85 |
| 17 | N = 165872.13 | E = 1176706.67 |
| 18 | N = 165991.24 | E = 1176738.86 |
| 19 | N = 166017.10 | E = 1176705.68 |
| 20 | N = 166040.90 | E = 1176617.62 |
| 21 | N = 166082.83 | E = 1176628.95 |
| 22 | N = 166122.77 | E = 1176645.16 |
| 23 | N = 166160.30 | E = 1176666.03 |
| 24 | N = 166170.00 | E = 1176700.02 |
| 25 | N = 166168.54 | E = 1176702.65 |
| 26 | N = 166212.24 | E = 1176726.94 |
| 27 | N = 166331.91 | E = 1176511.67 |

**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.

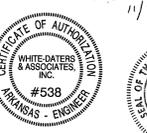
DATE OF EXECUTION: 11/16/23  
 ZANE ROBBINS  
 REGISTERED LAND SURVEYOR  
 NO. 1853, ARKANSAS



**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: 11/16/23  
 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: 11/16/23  
 PottatchDeltic Real Estate, LLC  
 #7 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 HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 11/21/23  
 LITTLE ROCK PLANNING COMMISSION

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 24, AND A PART OF THE NORTHEAST 1/4 OF SECTION 25, ALL IN T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT C, BLOCK 137, CHENAL VALLEY, KNOWN AS ABINGTON COURT, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS (PER PLAT RECORDED AS INSTRUMENT NUMBER 2022070181), SAID POINT ALSO BEING A POINT ON THE NORTHERN RIGHT-OF-WAY OF ABINGTON DRIVE OF SAID ADDITION; THENCE NORTHERLY ALONG SAID TRACT, N03°34'47"E, 33.91 FEET; THENCE LEAVING SAID TRACT N28°28'53"E, 145.90 FEET; THENCE S77°05'00"E, 81.55 FEET; THENCE S64°26'27"E, 393.30 FEET; THENCE S51°57'31"E, 352.24 FEET; THENCE S58°17'11"E, 812.68 FEET TO A POINT ON THE WESTERN BOUNDARY LINE OF TRACT 209, (UNRECORDED), CHENAL VALLEY; THENCE CONTINUING SOUTHWESTERLY ALONG SAID BOUNDARY LINE, S21°37'17"W, 299.22 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 209; THENCE LEAVING SAID BOUNDARY, S24°03'02"W, 367.84 FEET; THENCE N58°17'11"W, 148.98 FEET; THENCE S61°29'22"W, 420.44 FEET; THENCE N53°43'30"W, 580.26 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT B, BLOCK 137 OF SAID ABINGTON COURT ADDITION AND THE NORTHEAST CORNER OF TRACT B, FALSTONE COURT SUBDIVISION, THENCE CONTINUING ALONG THE BOUNDARY OF SAID ABINGTON COURT ADDITION THE FOLLOWING COURSES: 1) N62°04'04"E, 211.59 FEET; 2) N34°46'54"E, 130.00 FEET; 3) S55°13'06"E, 41.62 FEET; 4) 34°46'54"E, 175.00 FEET; 5) N51°3'06"W, 430.00 FEET; 6) N15°07'20"E, 123.38 FEET; 7) N52°03'45"W, 42.07 FEET; 8) N74°52'40"W, 91.22 FEET; 9) N15°07'20"E, 43.43 FEET; 10) ALONG THE ARC OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N22°05'45"E, 43.10 FEET; 11) N29°04'10"E, 42.94 FEET; 12) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N74°04'10"E, 35.36 FEET; 13) S60°55'50"E, 3.00 FEET; 14) N29°04'10"E, 50.00 FEET; 15) N60°55'50"W, 246.30 FEET; 16) ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N71°41'40"W, 102.72 FEET TO THE POINT OF BEGINNING, CONTAINING 30.1170 ACRES MORE OR LESS.

**PLAT OF**  
 LOTS 20-45 BLOCK 137  
 LOTS 1-11 BLOCK 138  
 TRACT D BLOCK 137  
 TRACT E BLOCK 138

**CHENAL VALLEY**

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as "ABINGTON COURT"

Being Part of the SW1/4 SE1/4 & SE1/4 SE1/4 of Section 24  
 And Part of the NW1/4 NE1/4 & NE 1/4 NE 1/4 of Section 25  
 T-2-N, R-14-W  
 Pulaski County, Arkansas

October 11, 2023

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