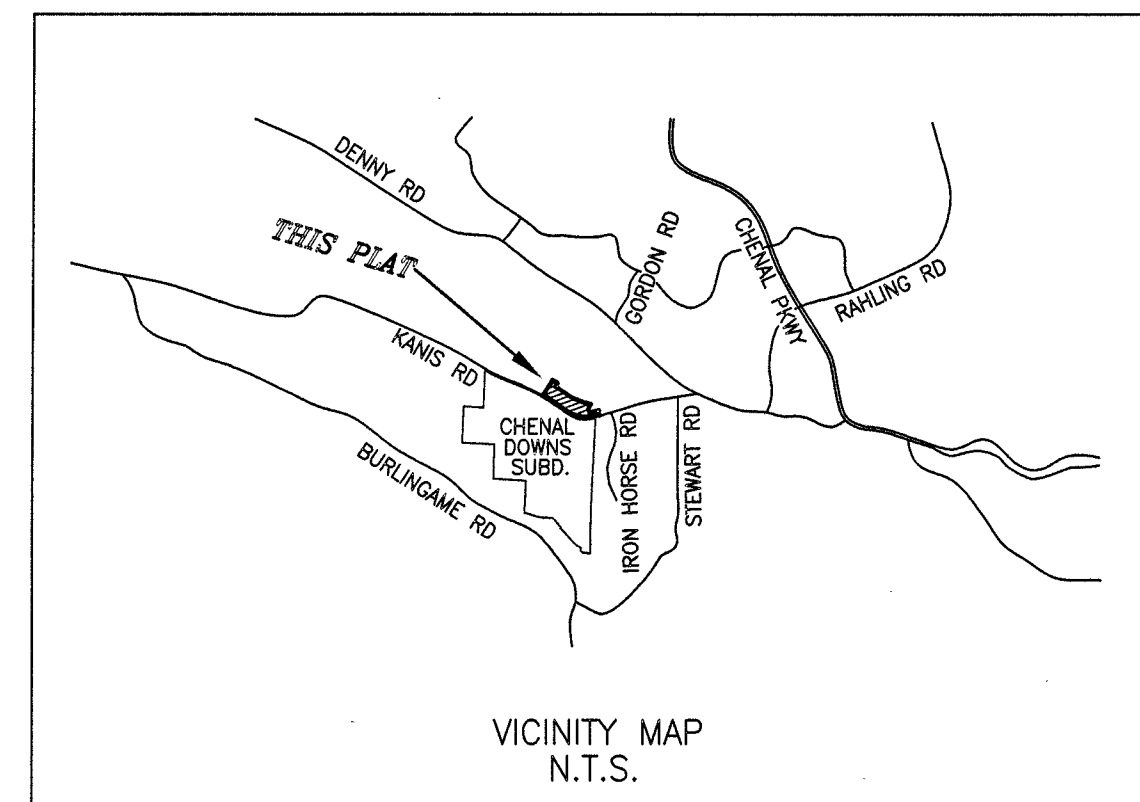


SW1/4 SE1/4
POTLATCH DELTIC CORP.



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 0315 G, DATED JULY 6, 2015)

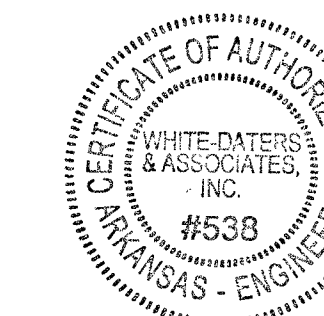
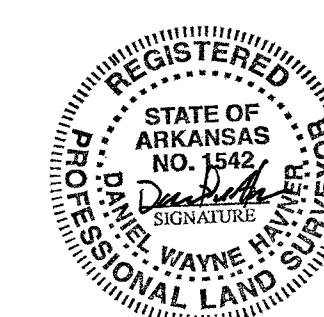
LEGAL DESCRIPTION:

PART OF SECTION 3, T-1-N-R-14-W & SECTION 34, T-2-N-R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S03°03'46"W ALONG THE EAST LINE OF SECTION 3, A DISTANCE OF 124.50 FEET TO A POINT ON THE CENTERLINE OF KANIS ROAD, AS DESCRIBED ON PLAT OF CHENAL DOWNS (INSTRUMENT NO. 98-034755, RECORDS OF PULASKI COUNTY, ARKANSAS). THENCE ALONG SAID CENTERLINE, S74°33'15"W, 385.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING COURSES: (1) S74°33'15"W, 134.83 FEET; (2) ALONG THE ARC OF A 918.63 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N79°50'39"W AND CHORD DISTANCE OF 793.90 FEET; (3) N54°14'33"W, 771.07 FEET; THENCE LEAVING SAID CENTERLINE N35°45'08"E, 45.00 FEET; THENCE N21°49'31"E, 453.90 FEET; THENCE S64°27'19"E, 198.76 FEET; THENCE S37°23'57"E, 80.00 FEET; THENCE ALONG THE ARC LENGTH OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF S39°04'22"W AND CHORD DISTANCE OF 23.39 FEET; THENCE S25°32'41"W, 51.96 FEET; THENCE S54°14'52"E, 453.41 FEET; THENCE S59°13'19"E, 47.40 FEET; THENCE S66°43'13"E, 378.68 FEET; THENCE S77°34'02"E, 150.45 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S11°10'26"W AND CHORD DISTANCE OF 25.01 FEET; THENCE S73°05'16"E, 50.00 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S32°33'08"W AND CHORD DISTANCE OF 94.36 FEET; THENCE S41°48'28"E, 110.00 FEET; THENCE S14°23'22"E, 60.44 FEET; THENCE ALONG THE ARC OF A 773.63 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF N75°01'37"E AND CHORD DISTANCE OF 12.76 FEET; THENCE N74°33'15"E, 180.39 FEET TO A POINT ON THE WESTERN LINE OF PROPERTY BEING THE EASTERN 370.23' OF THE NE1/4 NE1/4, SAID SECTION 3, LYING NORTH OF KANIS ROAD; THENCE S01°59'51"W ALONG SAID WESTERN LINE, A DISTANCE OF 151.99 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 15.6350 ACRES, MORE OR LESS.

LESS AND EXCEPT RIGHT OF WAY OF KANIS ROAD

SE1/4 SE1/4
POTLATCH DELTIC CORP.

FLETCHER RIDGE CIRCLE
FLETCHER RIDGE DRIVE



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.

11-16-2020
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.

11/16/20
DATE OF EXECUTION
PotlatchDeltic Real Estate, LLC
7 Chenal Club Blvd.
Little Rock, Arkansas

D.R. _____ PAGE _____
INSTRUMENT NO. 88-51004

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.

11-16-2020
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.

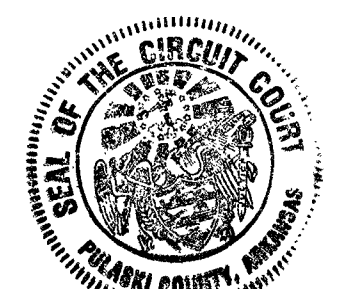
11/19/20
DATE OF EXECUTION
LITTLE ROCK PLANNING
COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR
RECORD _____, 20 _____, IN PLAT BOOK _____.
PAGE _____.

2020077707
RECORDED: 11-19-2020 12:18:34 PM
In Official Records of Terri Hollingsworth Circuit/Clerk
PULASKI CO. AR FEE \$15.00

BAS # 202077706
11-19-2020



Northeast Corner
Section 3
point of commencement

15' Wide Water Esmt.
Doc. # 99027391

point of beginning

PLAT OF

LOTS 1-22, BLOCK 1
LOTS 1-19, BLOCK 2
TRACTS A,B,C,D & E, BLOCK 1
TRACT F, BLOCK 2

FLETCHER VALLEY

AN ADDITION TO THE CITY OF
LITTLE ROCK, ARKANSAS

To be known as "FLETCHER RIDGE"

BEING PART OF SECTION 3, T-1-N, R-14-W &
SECTION 34, T-2-N, R-14-W
PULASKI COUNTY, ARKANSAS

NOVEMBER, 2020

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

11

10

NW1/4 NE1/4

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

1	N = 155458.11	E = 1167628.18
2	N = 155422.20	E = 1167496.22
3	N = 155562.19	E = 1166714.76
4	N = 156012.77	E = 1166089.04
5	N = 156049.29	E = 1166115.33
6	N = 156479.94	E = 1166287.80
7	N = 156393.80	E = 1166458.02
8	N = 156354.08	E = 1166498.39
9	N = 156335.92	E = 1166493.65
10	N = 156289.04	E = 1166461.24
11	N = 156024.12	E = 1166829.20
12	N = 155999.87	E = 1166859.93
13	N = 155850.20	E = 1167217.78
14	N = 155817.81	E = 1167364.70
15	N = 155793.28	E = 1167358.85
16	N = 155778.74	E = 1167407.69
17	N = 155699.20	E = 1167356.92
18	N = 155617.21	E = 1167430.25
19	N = 155558.67	E = 1167445.27
20	N = 155551.97	E = 1167457.60
21	N = 155510.01	E = 1167631.48

CENTERLINE CURVE DATA			
CURVE	LENGTH	DELTA	TANGENT
C1	252.29'	96°22'04"	157.67'
C2	65.31'	12°28'24"	32.79'
C3	104.45'	79°47'38"	62.70'
C4	35.42'	27°03'32"	18.05'
C5	98.60'	11°17'55"	49.45'

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
- 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 FLETCHER RIDGE CIRCLE. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
- ALL FRONT AND REAR BUILDING SET-BACK LINES ARE 20.00 FT. (20' B.L.). ALL SIDE SET-BACK LINES ARE 5.00 FT.
- TRACT A AND D ARE WOODED BUFFERS. THE 25' LANDSCAPE EASEMENT MAY BE USED FOR LANDSCAPING AS DESCRIBED IN THE BILL OF ASSURANCE. THE AREA IN TRACT A MARKED AS 15' EASEMENT MAY BE USED FOR UNDERGROUND UTILITIES.
- TRACT B AND C MAY BE USED FOR LANDSCAPING, AND UTILITIES WITHIN THE DESIGNATED EASEMENT AREAS.
- TRACT E IS A BUFFER AREA AND MAY BE USED FOR STORM DRAINAGE, AND PEDESTRIAN PATHS.
- TRACT F MAY BE USED AS EASEMENTS FOR DRAINAGE, SANITARY SEWER MAINS, SANITARY SEWER SERVICES, LANDSCAPING AND MAIL KIOSK WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.