

CHENAL VALLEY - PHASE 22D
 PART OF SECTION 27, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT LOCATED AT THE SOUTH WEST CORNER OF LOT 66, BLOCK 96 OF CHENAL VALLEY (HALLEN COURT) AN ADDITION TO LITTLE ROCK, ARKANSAS; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE S58°23'55"E-185.00' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY LINE OF HALLEN LANE; THENCE N1°36'05"E ALONG SAID RIGHT OF WAY 13.40' TO THE SW CORNER OF LOT 51R, BLOCK 96 OF CHENAL VALLEY (HALLEN COURT); THENCE S53°23'55"E ALONG THE SOUTHERN LINE OF SAID LOT 51R A DISTANCE OF 127.55' TO THE SE CORNER OF SAID LOT 51R; THENCE N17°40'25"E-10.57' TO THE SW CORNER OF TRACT A, CHENAL VALLEY (HALLEN COURT); THENCE S53°23'55"E ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 54.15' TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF HALLEN BLVD.; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: (1) S04°08'51"W-142.35' (2) ALONG THE ARC OF A 445.00' RADIUS CURVE TO THE LEFT HAVING AN ARC LENGTH OF 113.17' AND CHORD OF S33°23'45"E-112.87'; (3) ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 34.10' AND A CHORD OF S28°20'54"W-31.52' TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CHENAL VALLEY DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: (1) S67°26'57"W-182.38'; (2) ALONG THE ARC OF A 245.00' RADIUS CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 105.45' AND CHORD OF S79°46'53"W-104.64'; (3) N87°53'18"W-446.37' TO THE SE CORNER OF TRACT B, BLOCK 101 CHENAL VALLEY (ENSUBURY PLACE); THENCE ALONG THE EASTERN LINE OF BLOCK 101, CHENAL VALLEY (ENSUBURY PLACE) THE FOLLOWING COURSES: (1) N02°06'42"E-87.13' (2) N00°36'52"E-56.21' (3) N07°08'03"W-56.21' (4) N13°40'34"W-89.98' (5) N12°19'15"W-54.74' (6) N71°21'19"E-108.58' (7) N68°08'41"E-180.15' (8) N13°42'51"E-197.92' (9) N43°22'48"W-100.31' (10) N53°45'49"W-118.51' (11) N44°19'04"W-75.35' (12) N38°35'04"W-89.18' (13) N40°49'45"W-11.80' (14) N44°26'48"W-95.80' (15) N50°53'19"W-95.80' (16) N57°19'50"W-95.80' (17) N60°56'53"W-11.80'; THENCE N02°23'17"E-80.86' TO A POINT ON THE SE CORNER OF LOT 78, BLOCK 96 CHENAL VALLEY (HALLEN COURT); THENCE ALONG THE WESTERN LINE OF BLOCK 96 OF CHENAL VALLEY (HALLEN COURT) THE FOLLOWING COURSES: (1) S70°07'18"E-75.00' (2) S60°20'45"E-57.28' (3) S49°13'33"E-10.00' (4) S47°23'42"E-147.10' (5) S39°03'53"E-89.42' (6) S70°07'18"E-150.00' (7) S37°41'34"E-10.00' (8) S42°04'22"E-92.17' (9) S49°54'18"E-89.01' (10) S53°23'55"E-150.00' (11) S16°22'59"E-65.56' BACK TO THE POINT OF BEGINNING, CONTAINING 8.8738 ACRES, MORE OR LESS.

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 0313 H, DATED JUNE 7, 2019)

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

1	N = 162271.75	E = 1167609.54
2	N = 162174.80	E = 1167767.11
3	N = 162186.22	E = 1167774.13
4	N = 162110.16	E = 1167876.53
5	N = 162120.24	E = 1167879.74
6	N = 162087.95	E = 1167923.21
7	N = 161945.96	E = 1167913.00
8	N = 161833.30	E = 1167919.78
9	N = 161805.56	E = 1167904.81
10	N = 161735.62	E = 1167736.38
11	N = 161717.05	E = 1167633.40
12	N = 161733.50	E = 1167187.33
13	N = 161820.58	E = 1167190.54
14	N = 161876.78	E = 1167191.14
15	N = 161932.56	E = 1167184.16
16	N = 162000.53	E = 1167167.62
17	N = 162054.01	E = 1167155.94
18	N = 162088.71	E = 1167258.80
19	N = 162155.78	E = 1167426.00
20	N = 162348.05	E = 1167472.93
21	N = 162420.96	E = 1167404.03
22	N = 162491.01	E = 1167308.44
23	N = 162544.92	E = 1167255.80
24	N = 162614.63	E = 1167200.18
25	N = 162623.56	E = 1167192.47
26	N = 162691.95	E = 1167125.38
27	N = 162752.39	E = 1167051.05
28	N = 162804.10	E = 1166970.41
29	N = 162809.83	E = 1166960.09
30	N = 162890.62	E = 1166963.46
31	N = 162865.12	E = 1167033.99
32	N = 162836.78	E = 1167083.77
33	N = 162830.25	E = 1167091.35
34	N = 162730.67	E = 1167199.62
35	N = 162676.77	E = 1167243.37
36	N = 162557.75	E = 1167334.66
37	N = 162348.05	E = 1167340.77
38	N = 162481.41	E = 1167402.54
39	N = 162424.08	E = 1167470.53
40	N = 162334.65	E = 1167591.05

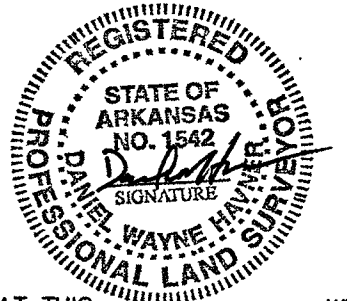
- GENERAL NOTES:
- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS.
 - ALL EASEMENTS SHOWN == MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
 - DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
 - ERROR OF CLOSURE: EXCEEDS 1:50,000
 - RADI AT INTERSECTION OF STREET PROPERTY LINE ARE 25.0', UNLESS NOTED OTHERWISE.
 - TRACT I MAY BE USED AS EASEMENTS FOR DRAINAGE, SANITARY SEWER, UTILITIES, LANDSCAPING AND PAVED PATHS WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
 - ALL LOTS HAVE AT LEAST A 10 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO HALLEN LANE. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
 - ALL FRONT AND REAR BUILDING SET-BACK LINES ARE 25.00 FT. ALL SIDE SET-BACK LINES ARE 6.00 FT.

CENTERLINE CURVE DATA			
CURVE	LENGTH	DELTA	TANGENT
C1	158.42'	60°30'37"	87.50'
			150.00'

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.

8-19-2020
 DATE OF EXECUTION
 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.

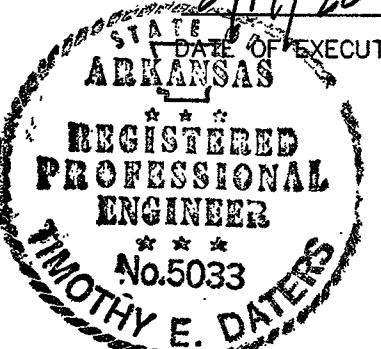
8/14/20
 DATE OF EXECUTION
 PotlatchDeltic Real Estate, LLC
 # 7 Chenal Club Blvd.
 Little Rock, Arkansas

Daniel W. 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.

8/14/20
 DATE OF EXECUTION
 TIMOTHY E. DATERS
 REGISTERED PROFESSIONAL ENGINEER NO. 5033, ARKANSAS



CERTIFICATE OF FINAL APPROVAL

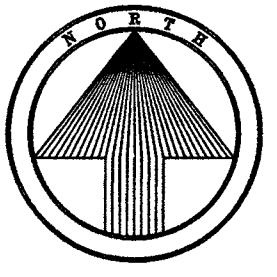
PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

8/25/20
 DATE OF EXECUTION
 LITTLE ROCK PLANNING COMMISSION

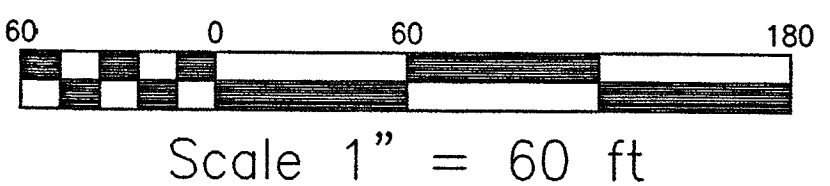
CERTIFICATE OF RECORDING

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

2020054580
 PRESENTED: 08-25-2020 11:15:19 AM RECORDED: 08-25-2020 11:15:19 AM
 In Official Records of Terri Hollingsworth Circuit/County Clerk
 PULASKI CO, AR FEE \$15.00



Bill of Assurance
 #2020054579
Daters



PLAT OF
 LOTS 52-65, BLOCK 96
 TRACT I BLOCK 96

CHENAL VALLEY

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as "HALLEN COURT"

BEING PART OF SECTION 27
 T-2-N, R-14-W
 PULASKI COUNTY, ARKANSAS
 AUGUST, 2020

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