

Scale 1" = 100 ft

CERTIFICATE OF SURVEYING ACCURACY

I, PAUL M. WHITE, 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.

11/21/2014
DATE OF EXECUTION

PAUL M. WHITE
REGISTERED LAND SURVEYOR
NO. 1281, 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.

11/21/14
DATE OF EXECUTION
DELTA TIMBER CORPORATION
7 CHENAL CLUB BLVD.
LITTLE ROCK, AR

D.R. 621 PAGE 233

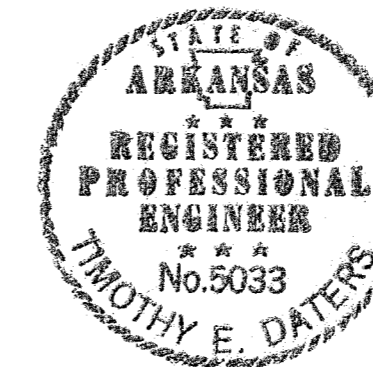
INSTRUMENT NO.

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.

11/21/14
DATE OF EXECUTION

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



CERTIFICATE OF FINAL APPROVAL

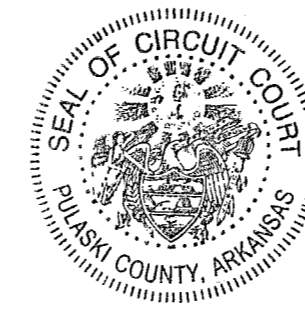
PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

11/21/14
DATE OF EXECUTION
LITTLE ROCK PLANNING
COMMISSION

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN ARE TO BE USED FOR DRAINAGE AND/OR UTILITIES.
- 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
- RADIUS AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.00 FT., UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR PULASKI COUNTY, ARKANSAS.
- ALL FRONT BUILDING SET-BACK LINES ARE 25 FT (25' BL).
- THERE IS AT LEAST A 10 FT. EASEMENT ACROSS THE FRONT OF ALL LOTS, ADJACENT TO THE STREET RIGHT-OF-WAY. LOTS 31, 32 AND LOT 44, BLOCK 109, HAVE A 20 FT. FRONT EASEMENT. LOTS 29, 30 AND 41-43, BLOCK 109 HAVE A 15 FT. FRONT EASEMENT.
- TRACTS I AND J BLOCK 109 AND TRACT B, BLOCK 110 MAY BE USED AS EASEMENTS FOR DRAINAGE AND/OR UTILITIES, PEDESTRIAN PATHS, TRAILS AND LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- REFER TO BILL OF ASSURANCE FOR MAINTENANCE, USE AND RESTRICTIONS OF REAR DRAINAGE EASEMENT ON LOTS 2, 3 AND 4, BLOCK 110.

CERTIFICATE OF RECORDING



2014099184 Received: 11/21/2014 2:30:32 PM
Recorded: 11/21/2014 02:36:46 PM Filed &
Recorded in Official Records of Larry Crane,
PULASKI COUNTY CIRCUIT/COUNTY CLERK
Fees \$15.00

Bas 201069183
Ruator
11/21/14

LEGAL DESCRIPTION

PART OF THE NW1/4 OF SECTION 27, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TRACT H, BLOCK 109, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S80°44'57"W ALONG THE NORTHERLY LINE OF SAID TRACT H AND ALONG THE NORTHERLY LINE OF LOT 46, SAID BLOCK 109 AND NORTHERLY LINE OF TRACT A, BLOCK 110, SAID CHENAL VALLEY, 272.59 FT. TO A POINT ON THE EASTERLY LINE OF LOT 8, SAID BLOCK 110; THENCE N49°58'12"W ALONG SAID EASTERLY LINE, 84.72 FT. TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S40°14'48"W ALONG THE NORTHERLY LINE OF LOTS 8 THROUGH 13, SAID BLOCK 110, 510.00 FT. TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE S49°58'12"E ALONG THE WESTERLY LINE OF SAID LOT 13, 130.00 FT. TO THE SOUTHWEST CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MIRAMAR BLVD.; THENCE S40°14'48"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 24.46 FT. TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 27, SAID BLOCK 109; THENCE S49°58'12"W ALONG SAID WESTERLY LINE, 175.00 FT. TO THE SOUTHWEST CORNER OF SAID LOT 27, LYING ON THE NORTHERLY LINE OF LOT 19, SAID BLOCK 109; THENCE S40°14'48"W ALONG SAID NORTHERLY LINE, 22.51 FT. TO THE NORTHEAST CORNER OF LOT 18, SAID BLOCK 109; THENCE S50°13'01"W ALONG THE NORTHERLY LINE OF SAID LOT 18 AND ALONG THE NORTHERLY LINE OF TRACT A, SAID BLOCK 109, 279.29 FT. TO THE NORTHWEST CORNER OF SAID TRACT A AND THE EASTERLY RIGHT-OF-WAY LINE OF CHENAL VALLEY DRIVE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: (1) NORTHERLY ALONG THE ARC OF A 480.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N45°32'22"W, 95.19 FT.; (2) N51°13'49"W, 289.83 FT.; (3) NORTHERLY ALONG THE ARC OF A 270.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N05°36'01"W, 386.01 FT. AND (4) N40°01'48"E, 741.08 FT.; THENCE S52°33'29"E, 443.25 FT.; THENCE S47°19'46"E, 85.84 FT.; THENCE S35°15'33"E, 70.11 FT. TO THE POINT OF BEGINNING, CONTAINING 12.2676 ACRES MORE OR LESS.

AND

TRACT J, BLK. 109
PART OF THE NW1/4 OF SECTION 27, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT D, BLOCK 109, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE N02°43'52"W ALONG THE EASTERLY LINE OF SAID TRACT D, 50.00 FT.; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACT D BEING THE ARC OF A 425.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N85°35'02"E, 24.99 FT.; THENCE S06°08'04"E, 50.00 FT.; THENCE WESTERLY ALONG THE ARC OF A 475.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S85°35'02"W, 27.93 FT. TO THE POINT OF BEGINNING, CONTAINING 1.323 SQ. FT. MORE OR LESS.

ARKANSAS STATE PLANE COORDINATES
NORTH ZONE

1	N 165523.27	E 1163793.83
2	N 165390.08	E 1163556.00
3	N 165444.56	E 1163491.13
4	N 165054.05	E 1163163.11
5	N 164970.44	E 1163262.65
6	N 164951.71	E 1163246.91
7	N 164839.15	E 1163380.91
8	N 164821.91	E 1163366.43
9	N 164643.19	E 1163151.80
10	N 164709.87	E 1163083.86
11	N 164891.35	E 1162857.89
12	N 165275.53	E 1162820.22
13	N 165842.97	E 1163296.87
14	N 165638.70	E 1163690.25
15	N 165580.52	E 1163753.36
16	N 164318.87	E 1164053.62
17	N 164368.81	E 1164051.24
18	N 164370.73	E 1164076.16
19	N 164321.02	E 1164081.47

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	116.16'	88°44'23"	73.37'	75.00'
C2	119.46'	91°15'37"	76.67'	75.00'
C3	113.15'	16°12'26"	56.95'	400.00'
C4	122.55'	93°37'10"	79.89'	75.00'
C5	87.92'	33°18'26"	45.24'	151.25'

PLAT OF

LOTS 28-44, BLOCK 109
LOTS 1-7, 14, BLOCK 110
TRACT I & J, BLOCK 109
TRACT B, BLOCK 110

CHENAL VALLEY

AN ADDITION TO THE CITY OF
LITTLE ROCK, ARKANSAS

To be known as "MIRAMAR PLACE"

BEING PART OF THE NW1/4, SECTION 27,
T-2-N, R-14-W
PULASKI COUNTY, ARKANSAS

NOVEMBER, 2014

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