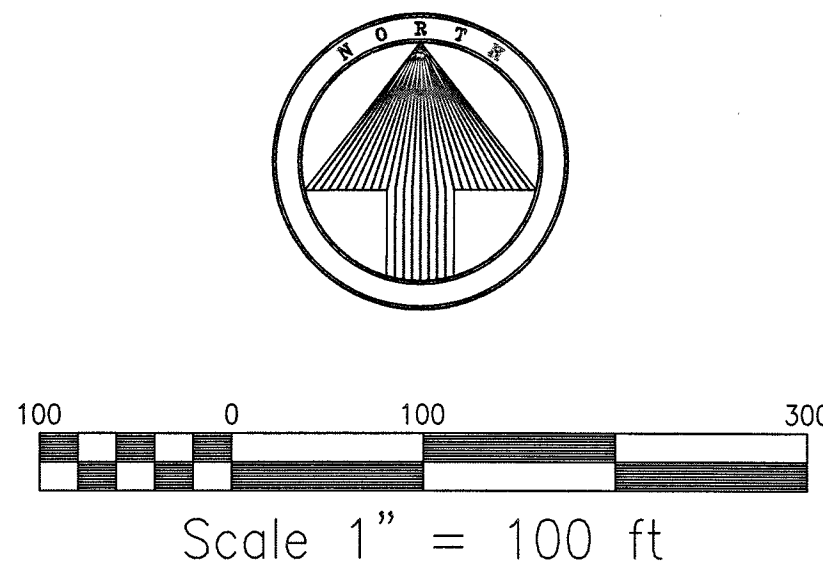
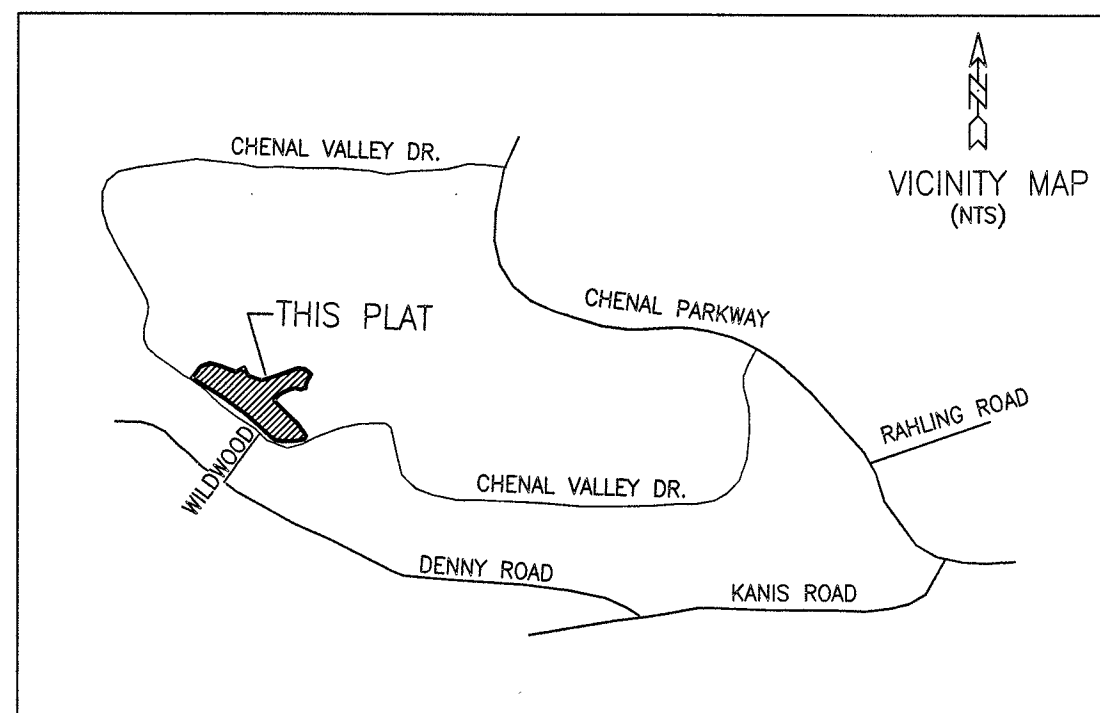


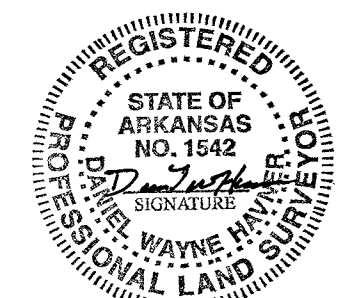
CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	380.23'	72°37'06"	220.45'	300.00'
C2	206.06'	59°01'50"	113.22'	200.00'
C3	155.90'	47°31'36"	88.06'	200.00'
C4	114.42'	28°13'27"	58.23'	250.00'
C5	76.50'	29°15'36"	39.16'	150.00'
C6	37.88'	14°23'37"	18.94'	150.00'
C7	382.15'	29°11'40"	195.32'	750.00'



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.

11-2-17
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.

11/2/17
DATE OF EXECUTION
DELTAIC TIMBER CORPORATION
7 CHENAL CLUB BLVD.
LITTLE ROCK, AR

D.R. 621 PAGE 233

INSTRUMENT NO.

CERTIFICATE OF FINAL APPROVAL

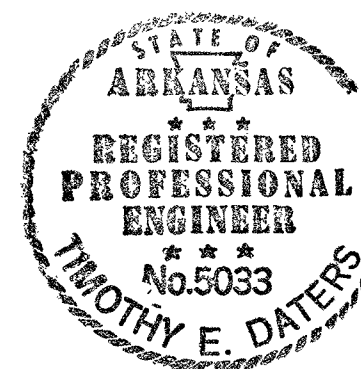
PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

11/2/17
DATE OF EXECUTION
LITTLE ROCK PLANNING COMMISSION

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.

11/2/17
DATE OF EXECUTION
TIMOTHY E. DATERS
REGISTERED PROFESSIONAL ENGINEER NO. 5033, ARKANSAS



CERTIFICATE OF RECORDING

2017070783
PRESENTED 11-03-2017 11:01:33 AM RECORDED 11-03-2017 11:08:07 AM
In Official Records of Larry Crane Circuit/County Clerk
PULASKI CO, AR FEE \$15.00

BRW/18/BS 2017070783
11/3/17

PLAT OF
TRACTS AR, BR, CR, DR-2, ER, FR, HR & K1 BLOCK 98
LOTS 1-15, 17-35 BLOCK 98

CHENAL VALLEY

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as
"VARENNES COURT"

BEING PART OF SECTION 27, T-2-N, R-14-W PULASKI COUNTY, ARKANSAS AND A REPLAT OF LOTS 1-15, 17-21, TRACTS A-C, AND TRACT DR-1, BLOCK 98, CHENAL VALLEY

OCTOBER 2017

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

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 LINE AND NOT POINTS ON A CURVE.
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:50,000
- RADI AT INTERSECTION OF PRIVATE ROADWAY & UTILITY EASEMENT 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 25.00 FT.
- THERE IS AT LEAST A 10 FT. EASEMENT ACROSS THE FRONT OF ALL LOTS ADJACENT TO THE PRIVATE ROADWAY & UTILITY EASEMENT.
- TRACT FR MAY BE USED FOR WALKING AND CART PATH; STORM DRAINAGE AND DRAINAGE OVERFLOW; SEWER EASEMENT; SECONDARY EMERGENCY VEHICLE ACCESS; LANDSCAPING.
- TRACT CR MAY BE USED FOR; STORM DRAINAGE AND DRAINAGE OVERFLOW.
- TRACT BR MAYBE BE USED FOR UTILITIES AND LANDSCAPING.
- TRACT AR MAY BE USED FOR; STORM DRAINAGE AND DRAINAGE OVERFLOW, UTILITIES AND LANDSCAPING.
- TRACT DR-2 MAY BE USED FOR; WALKING AND CART PATH.
- TRACT DR-1 (PREVIOUSLY PLATTED) IS PART OF, AND INCLUDED IN LOT 18.
- TRACT K1 SHALL BE REPLATTED IN THE FUTURE AS PART OF ADJACENT DEVELOPMENT.
- ALL TRACTS MAY BE USED FOR LANDSCAPING WITH APPROVAL OF DEVELOPER.

LEGAL DESCRIPTION

LOTS 1 THRU 21 AND TRACTS A, B, C & DR-1, BLOCK 98, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; AND A PART OF THE SOUTH HALF OF SECTION 27, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS;

ALL BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWESTERLY CORNER OF TRACT A, BLOCK 98, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF CHENAL VALLEY DRIVE; THENCE N38°34'19"E, A DISTANCE OF 307.32 FEET; THENCE N69°57'45"E, A DISTANCE OF 201.50 FEET; THENCE S80°31'23"E, A DISTANCE OF 94.49 FEET; THENCE S74°06'11"E, A DISTANCE OF 151.33 FEET; THENCE S69°22'24"E, A DISTANCE OF 316.83 FEET; THENCE S69°41'29"E, A DISTANCE OF 47.81 FEET; THENCE N71°23'21"E, A DISTANCE OF 834.09 FEET; THENCE S82°36'44"E, A DISTANCE OF 170.36 FEET; THENCE S47°03'59"E, A DISTANCE OF 160.07 FEET; THENCE S27°24'28"W, A DISTANCE OF 226.15 FEET; THENCE S08°51'51"W, A DISTANCE OF 104.31 FEET; THENCE S71°23'21"W, A DISTANCE OF 108.24 FEET; THENCE N75°21'35"W, A DISTANCE OF 127.67 FEET; THENCE S71°23'21"W, A DISTANCE OF 155.00 FEET; THENCE S67°10'21"W, A DISTANCE OF 127.38 FEET; THENCE S54°29'25"W, A DISTANCE OF 121.90 FEET; THENCE S45°10'33"W, A DISTANCE OF 57.45 FEET; THENCE S42°11'42"W, A DISTANCE OF 73.35 FEET; THENCE S43°24'38"E, A DISTANCE OF 235.57 FEET; THENCE S45°51'51"E, A DISTANCE OF 502.22 FEET; THENCE S34°28'52"E, A DISTANCE OF 306.61 FEET; THENCE S02°10'49"E, A DISTANCE OF 73.02 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHENAL VALLEY DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CHENAL VALLEY DRIVE, HAVING A CHORD BEARING AND DISTANCE OF S84°01'28"W, 40.38 FEET; (2) S80°13'43"W, 231.06 FEET; (3) ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S86°12'31"W, 51.05 FEET; (4) N87°48'41"W, 276.33 FEET; (5) ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N67°41'09"W, 168.60 FEET; (6) N47°33'36"W, 653.40 FEET; (7) ALONG THE ARC OF A 1037.82 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N50°31'42"W, 107.49 FEET; (8) N53°29'48"W, 604.27 FEET; (9) ALONG THE ARC OF A 984.93 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N55°39'26"W, 74.26 FEET; (10) N57°49'04"W, 751.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

LOT 16R AND TRACT DR, BLOCK 98, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS;

CONTAINING A TOTAL OF 44.3967 ACRES, MORE OR LESS.

ARKANSAS STATE PLANE COORDINATES

1	N = 163174.1354	E = 1163855.9441
2	N = 163144.4039	E = 1164047.5548
3	N = 163483.4437	E = 1164236.8532
4	N = 163467.8865	E = 1164330.0510
5	N = 163426.4367	E = 1164475.5912
6	N = 163314.8248	E = 1164472.1098
7	N = 163298.2998	E = 1164816.9314
8	N = 163392.6680	E = 1164939.9574
9	N = 163216.8569	E = 1165090.7035
10	N = 163117.7112	E = 1165379.1988
11	N = 163383.9008	E = 1166169.6754
12	N = 163361.9950	E = 1166338.6261
13	N = 163292.9603	E = 1166455.8239
14	N = 163052.1987	E = 1166351.7247
15	N = 162949.1353	E = 1166335.6513
16	N = 162914.5931	E = 1166233.0745
17	N = 162946.8605	E = 1166109.5543
18	N = 162897.3943	E = 1165962.6595
19	N = 162947.9748	E = 1165845.8501
20	N = 162777.1680	E = 1165746.9213
21	N = 162736.6618	E = 1165705.2659
22	N = 162682.3184	E = 1165655.9991
23	N = 162511.1885	E = 1165817.8981
24	N = 162161.4623	E = 1166178.3248
25	N = 161908.7230	E = 1166351.9044
26	N = 161835.7589	E = 1166354.6817
27	N = 161831.5548	E = 1166314.5185
28	N = 161792.3399	E = 1166086.8135
29	N = 161789.3643	E = 1166035.8758
30	N = 161793.3173	E = 1165759.7450
31	N = 161893.5382	E = 1165603.7712
32	N = 162304.4595	E = 1165121.5639
33	N = 162372.7874	E = 1165038.9977
34	N = 162732.2487	E = 1164552.8715
35	N = 162774.1420	E = 1164491.5568