

LIMITS OF FLOODPLAIN AS SCALED FROM
FLOOD INSURANCE WORKS MAP COMMUNITY
PANEL # 05119C 0314 H Dated June 7, 2019

POTLATCHDELTAIC
REAL ESTATES, LLC

ARKANSAS STATE PLANE
COORDINATES (NAD83 NORTH ZONE)

1	N = 158290.17	E = 1173624.40
2	N = 157992.84	E = 1173557.03
3	N = 157752.60	E = 1173527.87
4	N = 157754.05	E = 1173515.95
5	N = 157742.13	E = 1173514.51
6	N = 157720.33	E = 1173486.69
7	N = 157731.44	E = 1173394.75
8	N = 157843.01	E = 1173289.38
9	N = 157894.92	E = 1173286.10
10	N = 158113.22	E = 1173205.29
11	N = 158057.71	E = 1173131.67
12	N = 158201.34	E = 1172946.53
13	N = 158273.97	E = 1172785.75
14	N = 158323.42	E = 1172638.07
15	N = 158366.63	E = 1172589.40
16	N = 158678.81	E = 1172866.51
17	N = 159322.34	E = 1173260.08
18	N = 159109.99	E = 1173607.32
19	N = 158938.54	E = 1173523.06
20	N = 158457.33	E = 1173228.38
21	N = 158222.08	E = 1173167.19
22	N = 158177.80	E = 1173207.34
23	N = 158129.24	E = 1173194.71
24	N = 158121.48	E = 1173198.89

CENTERLINE CURVE DATA			
CURVE	LENGTH	DELTA	RADIUS
C1	99.36'	15°10'52"	49.97'
C2	218.98	83°38'39"	134.22'

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. THIS EASEMENT MAY BE USED BY ALL UTILITIES, INCLUDING SANITARY SEWER.
- ALL FRONT BUILDING SET-BACK LINES ARE 20.00 FT. (20' BLDG. LINE).
- FENCES MAY BE USED AS EASEMENTS FOR STORM DRAINAGE, SANITARY SEWER MAINS, LANDSCAPING, ELECTRIC, MAIL KIOSK, CART PATH AND PEDESTRIAN PATH WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- TRACT B MAY BE USED AS EASEMENTS FOR LANDSCAPING, MAIL KIOSK AND GUARD HOUSE, 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.
- FLOODWAY AREA TO BE MAINTAINED BY CHENAL VALLEY POA. REFER TO BILL OF ASSURANCE FOR DETAILS.

SOME PORTION OF THIS PROPERTY IS SHOWN WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAPS FOR PULASKI COUNTY ARKANSAS.
Community Panel # 05119C 0314 H Dated June 7, 2019

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.

5-1-23

DATE OF EXECUTION 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.

5/1/23

DATE OF EXECUTION TIMOTHY E. DATERS
REGISTERED PROFESSIONAL
ENGINEER NO. 5033, ARKANSAS

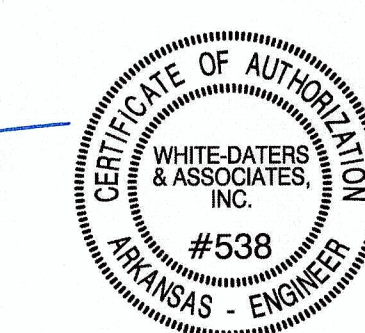
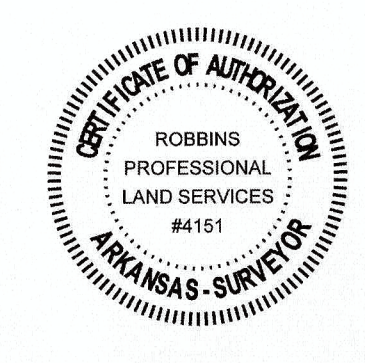
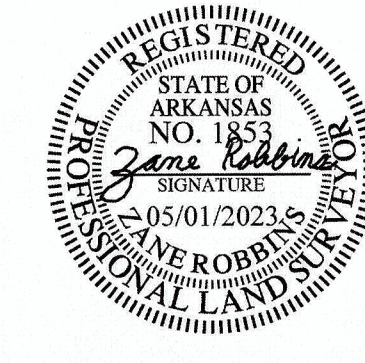
CERTIFICATE OF OWNER

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.

5/1/23

DATE OF EXECUTION POTLATCHDELTAIC REAL ESTATE, LLC
7 CHENAL CLUB BLD.
LITTLE ROCK, ARKANSAS

D.R. PAGE
INSTRUMENT NO. 88-61004



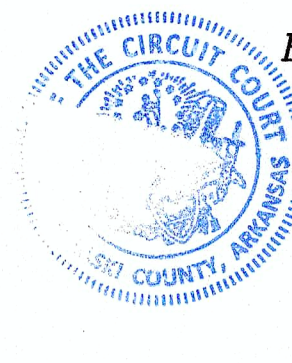
CERTIFICATE OF FINAL APPROVAL
PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

5/17/23

DATE OF EXECUTION LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

2023025641
PRESERVED 05/17/2023 11:14 PM
RECORDED 05/17/2023 11:14:05 PM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO. AR FEE \$15.00



PLAT OF
LOTS 1-28,
TRACT A & B
ALL IN TRACT 9
CHENAL VALLEY
AN ADDITION TO THE CITY OF
LITTLE ROCK, ARKANSAS
To be known as
"MERVILLE PLACE"

BEING PART OF SECTION 35 & 36, T-2-N, R-14-W
PULASKI COUNTY, ARKANSAS

MAY 01, 2023

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE, LITTLE ROCK, ARKANSAS 72203