

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

①	N 158562.05	E 1167003.33
②	N 158125.45	E 1167298.02
③	N 158058.77	E 1167342.64
④	N 157816.37	E 1167347.88
⑤	N 157827.81	E 1167189.84
⑥	N 157790.74	E 1167187.16
⑦	N 157801.93	E 1167032.56
⑧	N 157860.71	E 1167036.81
⑨	N 157897.11	E 1167016.14
⑩	N 157956.02	E 1166975.81
⑪	N 157893.89	E 1166885.04
⑫	N 157886.63	E 1166890.01
⑬	N 157799.08	E 1166762.10
⑭	N 157766.51	E 1166723.81
⑮	N 157980.29	E 1166577.48
⑯	N 158026.29	E 1166505.36
⑰	N 158165.40	E 1166594.09
⑱	N 158167.16	E 1166591.33
⑲	N 158450.21	E 1166771.86
⑳	N 158427.99	E 1166786.08
㉑	N 158418.02	E 1166792.90

LEGAL DESCRIPTION

PART OF THE E1/2 OF SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERMOST CORNER OF TRACT L, BLOCK 3, WILDWOOD PLACE, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S34°01'06"E, A DISTANCE OF 526.75 FEET; THENCE S33°47'27"E, A DISTANCE OF 80.23 FEET; THENCE S01°14'17"E, A DISTANCE OF 242.46 FEET; THENCE N85°51'37"W, A DISTANCE OF 158.46 FEET; THENCE S04°08'23"W, A DISTANCE OF 37.17 FEET; THENCE N85°51'37"W, A DISTANCE OF 155.00 FEET; THENCE N04°08'23"E, A DISTANCE OF 58.93 FEET; THENCE N29°36'03"W, A DISTANCE OF 41.86 FEET; THENCE N34°23'22"W, A DISTANCE OF 71.39 FEET; THENCE S55°36'38"W, A DISTANCE OF 110.00 FEET; THENCE S34°23'22"E, A DISTANCE OF 8.80 FEET; THENCE S55°36'38"W, A DISTANCE OF 155.00 FEET; THENCE S49°37'06"W, A DISTANCE OF 50.27 FEET; THENCE N34°23'22"W, A DISTANCE OF 259.06 FEET; THENCE N57°28'14"W, A DISTANCE OF 85.54 FEET TO THE SOUTHEASTERLY CORNER OF TRACT K, BLOCK 3, SAID WILDWOOD PLACE ADDITION; THENCE N32°31'46"E, ALONG THE EASTERLY LINE OF SAID TRACT K AND ALONG THE EASTERLY LINE OF LOT 57, BLOCK 3, SAID WILDWOOD PLACE ADDITION, A DISTANCE OF 165.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WILDCREEK CIRCLE; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE N57°28'14"W, A DISTANCE OF 3.28 FEET TO THE SOUTHEAST CORNER OF LOT 27, BLOCK 7, SAID WILDWOOD PLACE ADDITION; THENCE N32°31'46"E, ALONG THE EAST LINE OF SAID BLOCK 7, A DISTANCE OF 335.72 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF WILDCREEK CIRCLE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOLLOWING THE ARC OF A 422.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S32°36'02"E, 26.38 FEET; THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE S34°23'22"E, A DISTANCE OF 12.08 FEET; THENCE N55°36'38"E, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.1582 ACRES, MORE OR LESS.

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.

10/15/18
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.

10/15/18
DATE OF EXECUTION POTLATCH DELTIC CORPORATION
7 Chenal Club Blvd.
Little Rock, Arkansas

D.R. _____ PAGE _____
INSTRUMENT NO. 88-61004

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.

10/15/18
DATE OF EXECUTION TIMOTHY E. DATERS
REGISTERED PROFESSIONAL
ENGINEER NO. 5033, ARKANSAS

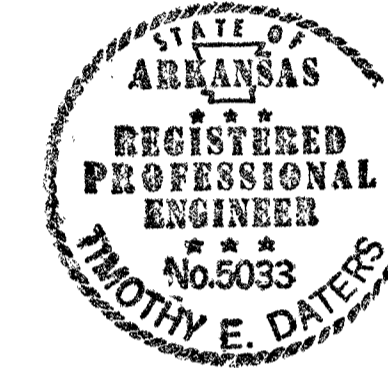
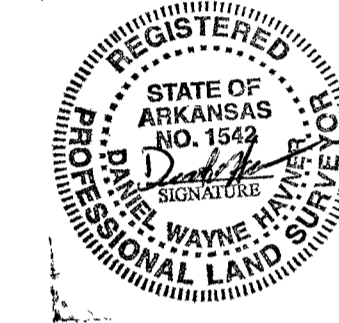
CERTIFICATE OF FINAL APPROVAL

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.

10/16/18
DATE OF EXECUTION LITTLE ROCK PLANNING
COMMISSION

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.
- SEWER EASEMENTS MAY BE USED FOR SANITARY SEWER.
- DRAINAGE EASEMENTS MAY BE USED FOR STORM DRAINAGE AND STORM DRAINAGE OVERFLOW.
- 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
- RADI AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.0', UNLESS NOTED OTHERWISE.
- TRACT O MAY BE USED AS A DRAINAGE EASEMENT. THOSE AREAS IN TRACT O SHOWN AS MITIGATION SITE SHALL ONLY BE USED IN A MANNER CONSISTENT WITH DEED RESTRICTION AS OUTLINED IN THE COVENANTS AND RESTRICTIONS. DRAINAGE SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- ALL FRONT AND REAR BUILDING SETBACK LINES ARE 20 FT. ALL SIDEYARD BUILDING SETBACK LINES ARE 5.0 FT.
- ALL TRACTS MAY BE USED FOR LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO COVENANTS AND RESTRICTIONS FOR RESTRICTIONS ON USE.
- TRACTS O, P AND Q MAY BE USED AS A DRAINAGE EASEMENT AND STORM DRAINAGE OVERFLOW. DRAINAGE SWALES AND OVERFLOW SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- TRACTS O AND Q MAY BE USED AS PEDESTRIAN PATHS.
- NO ENCROACHMENTS OR OBSTRUCTIONS ALLOWED WITHIN THE DRAINAGE EASEMENTS.
- STORM DRAINAGE PIPE AND APPURTENANCES INSTALLED IN THE "DRAINAGE PIPE EASEMENT" SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. REFER TO COVENANTS AND RESTRICTIONS.
- TRACT O MAY BE USED FOR EMERGENCY ACCESS.



2018064485
PRESENTED 10-16-2018 09:35:17 AM RECORDED 10-16-2018 09:45:28 AM
In Official Records of Larry Crane Circuit/County Clerk
PULASKI CO. AR FEE \$15.00

10/16/18

FINAL PLAT

LOTS 24 & 55-56 BLOCK 3
LOTS 1-2, 19-26 & 33-43 BLOCK 7
LOTS 1-13 & 38-42 BLOCK 8
TRACT P BLOCK 3
TRACT Q BLOCK 7
TRACT O BLOCK 8

WILDWOOD PLACE

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

BEING PART OF THE E1/2 OF SECTION 34
T-2-N, R-14-W
PULASKI COUNTY, ARKANSAS

OCTOBER 2018

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

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	100.87'	38°31'45"	52.43'	150.00'
C2	161.14'	23°04'54"	81.68'	400.00'

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON FIRM PANEL NO. 05119C 0315 G, DATED JULY 6, 2015.

