

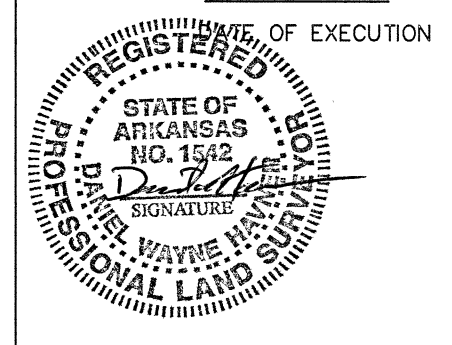
LEGAL DESCRIPTION

TRACT K1, BLOCK 98, CHENAL VALLEY ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND A PART OF THE SE1/4 OF SECTION 27, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT A, BLOCK 101, CHENAL VALLEY 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 ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: (1) N87°53'18"W, 74.37 FEET; (2) ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N02°13'55"W, 48.26 FEET; (3) N76°34'33"W, 314.39 FEET; (4) ALONG THE ARC OF A 305.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N84°22'41"W, 82.81 FEET TO THE SOUTHEAST CORNER OF TRACT BR, BLOCK 98, CHENAL VALLEY ADDITION TO THE CITY OF LITTLE ROCK; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE N02°10'48"W, ALONG THE EASTERLY LINE OF SAID TRACT BR, A DISTANCE OF 73.02 FEET TO THE SOUTHWEST CORNER OF LOT 35, BLOCK 98, CHENAL VALLEY ADDITION; THENCE N34°28'52"W, ALONG THE EASTERLY LINE OF SAID LOT 35, A DISTANCE OF 258.28 FEET TO THE SOUTHWEST CORNER OF LOT 34, BLOCK 98, CHENAL VALLEY ADDITION; THENCE N48°05'33"W, ALONG THE EASTERLY LINE OF SAID LOT 34, A DISTANCE OF 189.90 FEET TO THE EASTERNMOST CORNER OF LOT 33, BLOCK 98, CHENAL VALLEY ADDITION; THENCE N50°35'25"W, ALONG THE NORTHEASTERLY LINES OF LOTS 33 AND 32, BLOCK 98, CHENAL VALLEY ADDITION, A DISTANCE OF 307.19 FEET TO THE SOUTHEAST CORNER OF TRACT CR, BLOCK 98, CHENAL VALLEY ADDITION; THENCE N38°14'43"W, ALONG THE NORTHEASTERLY LINE OF SAID TRACT CR, A DISTANCE OF 46.40 FEET TO THE SOUTHEAST CORNER OF LOT 31, BLOCK 98, CHENAL VALLEY ADDITION; THENCE N37°00'23"W, ALONG THE EASTERLY LINE OF SAID LOT 31, A DISTANCE OF 158.82 FEET TO THE SOUTHEAST CORNER OF LOT 30, BLOCK 98, CHENAL VALLEY ADDITION; THENCE N51°51'25"W, ALONG THE EASTERLY LINE OF SAID LOT 30, A DISTANCE OF 89.30 FEET TO THE EASTERLY LINE OF LOT 29, BLOCK 98, CHENAL VALLEY ADDITION; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF LOTS 28, 27, 26 AND 25, BLOCK 98, CHENAL VALLEY ADDITION, THE FOLLOWING COURSES: (1) N42°11'42"E, A DISTANCE OF 87.10 FEET; (2) N45°10'33"E, A DISTANCE OF 57.45 FEET; (3) N54°29'25"E, A DISTANCE OF 121.90 FEET; (4) N57°10'21"E, A DISTANCE OF 127.38 FEET; (5) N71°23'21"E, A DISTANCE OF 155.00 FEET; (6) S75°21'35"E, A DISTANCE OF 127.57 FEET; (7) N71°23'21"E, A DISTANCE OF 108.24 FEET; THENCE LEAVING SAID EASTERLY AND SOUTHERLY LINE S42°28'39"E, A DISTANCE OF 82.29 FEET TO THE NORTHERNMOST CORNER OF LOT 21, BLOCK 101, CHENAL VALLEY ADDITION; THENCE S44°08'09"W, ALONG THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 151.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ENSBURY DRIVE, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE FOLLOWING THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF N85°40'00"E, 26.35 FEET TO A POINT ON THE WESTERLY LINE OF LOT 11, BLOCK 102, CHENAL VALLEY ADDITION; THENCE S44°08'09"W, ALONG SAID WESTERLY LINE OF LOT 11, A DISTANCE OF 122.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 102, CHENAL VALLEY ADDITION; THENCE ALONG SAID SOUTHWESTERLY LINE OF BLOCK 102 THE FOLLOWING COURSES: (1) S45°51'51"E, A DISTANCE OF 822.42 FEET; (2) S43°35'43"E, A DISTANCE OF 81.20 FEET; (3) S28°51'43"E, A DISTANCE OF 77.80 FEET; (4) S59°16'58"E, A DISTANCE OF 22.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ENSBURY DRIVE; THENCE S02°06'42"W, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.7924 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.

11-22-17
 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, PLATED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

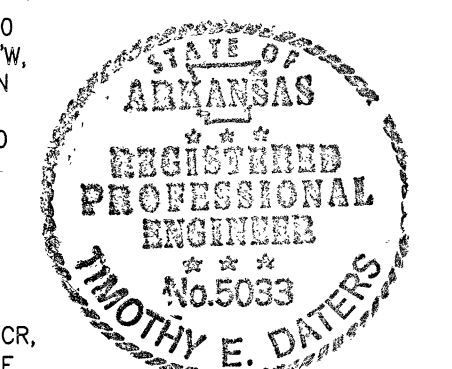
11/22/17
 DELTIC TIMBER CORPORATION
 # 7 Chenal Club Blvd.
 Little Rock, Arkansas

D.R. _____ PAGE _____
 INSTRUMENT NO. 88-51004

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.

11-22-17
 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.

11/22/17
 DANA CARNEY
 LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

2017074750
 PRESENTED 11-22-2017 12:03:46 PM RECORDED 11-22-2017 12:06:20 PM
 In Official Records of Lundy Crane Circuit/County Clerk
 PULASKI CO., AR. FEE \$15.00

BAS 2017074749

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN ARE TO BE USED FOR DRAINAGE AND/OR UTILITIES, UNLESS LABELED OTHERWISE.
- 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.
- ALL LOTS HAVE AT LEAST A 15 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT ADJACENT TO THE STREET RIGHT-OF-WAY.
- ALL FRONT BUILDING SET-BACK LINES ARE 25.00 FT. (25' F.B.L.)
- TRACT H, BLOCK 101 AND TRACT I, BLOCK 102 MAY BE USED AS UTILITY, DRAINAGE AND DRAINAGE OVERFLOW EASEMENTS.
- ALL TRACTS MAY BE USED FOR LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE. LANDSCAPING IN TRACTS H AND I SHALL NOT INTERFERE WITH STORM DRAINAGE OVERFLOW.
- TRACT H, MAY BE USED FOR A CART PATH AND EMERGENCY ACCESS.
- WITHIN TRACT H, TRACT I AND EASEMENTS, THE CITY OF LITTLE ROCK WILL MAINTAIN ONLY UNDERGROUND STORM DRAINAGE PIPE AND INLETS THAT HAVE BEEN INSTALLED AS PART OF THE APPROVED PLANS. SWALES AND DITCHES USED FOR DRAINAGE AND STORM DRAINAGE OVERFLOW SHALL BE MAINTAINED BY THE ENSBURY PLACE POA.
- TRACT K1 IS INCLUDED IN, AND WITH THIS PLAT SHALL BECOME PART OF TRACT H.

NO PORTION OF ANY LOT IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR PULASKI COUNTY, ARKANSAS.

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 151745.39	E 1158885.07
2	N 161748.13	E 1158790.75
3	N 161754.55	E 1158742.90
4	N 161827.64	E 1158643.09
5	N 161835.79	E 11586354.68
6	N 161908.72	E 11586351.90
7	N 162119.95	E 11586205.83
8	N 162251.55	E 11586070.02
9	N 162446.68	E 11585832.67
10	N 162483.12	E 11585803.95
11	N 162516.98	E 11585717.00
12	N 162572.13	E 11585646.76
13	N 162736.55	E 11585705.27
14	N 162777.17	E 11585746.02
15	N 162847.97	E 11585845.25
16	N 162897.39	E 11585962.56
17	N 162946.86	E 11586109.55
18	N 162914.59	E 11586233.07
19	N 162949.14	E 11586335.65
20	N 162888.44	E 11586391.22
21	N 162793.83	E 11586296.42
22	N 162804.89	E 11586212.81
23	N 162757.50	E 11586228.76
24	N 162759.04	E 11586255.07
25	N 162571.25	E 11586159.89
26	N 162098.55	E 11586760.14
27	N 162039.80	E 11586816.20
28	N 161971.67	E 11586853.75
29	N 161960.24	E 11586872.99

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	98.72'	11°18'44"	49.52'	500.00'
C2	315.78'	45°13'54"	156.53'	400.00'
C3	128.71'	14°31'11"	63.70'	500.00'
C4	153.48'	11°17'15"	75.00'	75.00'
C5	82.14'	52°44'48"	45.73'	75.00'

PLAT OF
 LOTS 2-20, BLOCK 101
 LOTS 1-10, BLOCK 102
 TRACT H, BLOCK 101
 TRACT I, BLOCK 102

CHENAL VALLEY

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as "ENSBURY PLACE"

BEING PART OF THE SE1/4 OF SECTIONS 27, T-2-N, R-14-W
 PULASKI COUNTY, ARKANSAS
 NOVEMBER, 2017