

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.

8/29/23 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.

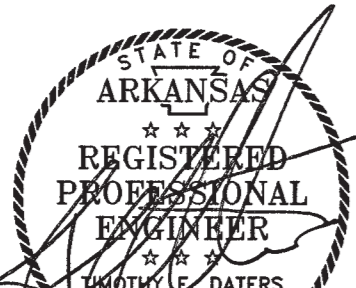
8/29/23 Timothy E. Daters REGISTERED PROFESSIONAL ENGINEER NO. 5033, ARKANSAS



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.

8/29/23 Founders Estates LLC # 7 Chenal Club Blvd. Little Rock, Arkansas



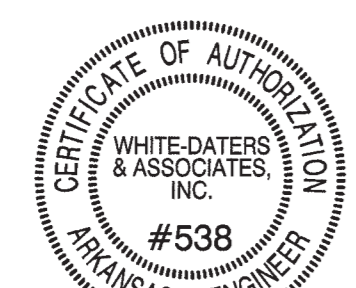
D.R. PAGE

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.

8/29/23 Little Rock Planning Commission



CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER 202304683, FILED FOR RECORD 2022, IN PLAT BOOK PAGE

LEGAL DESCRIPTION

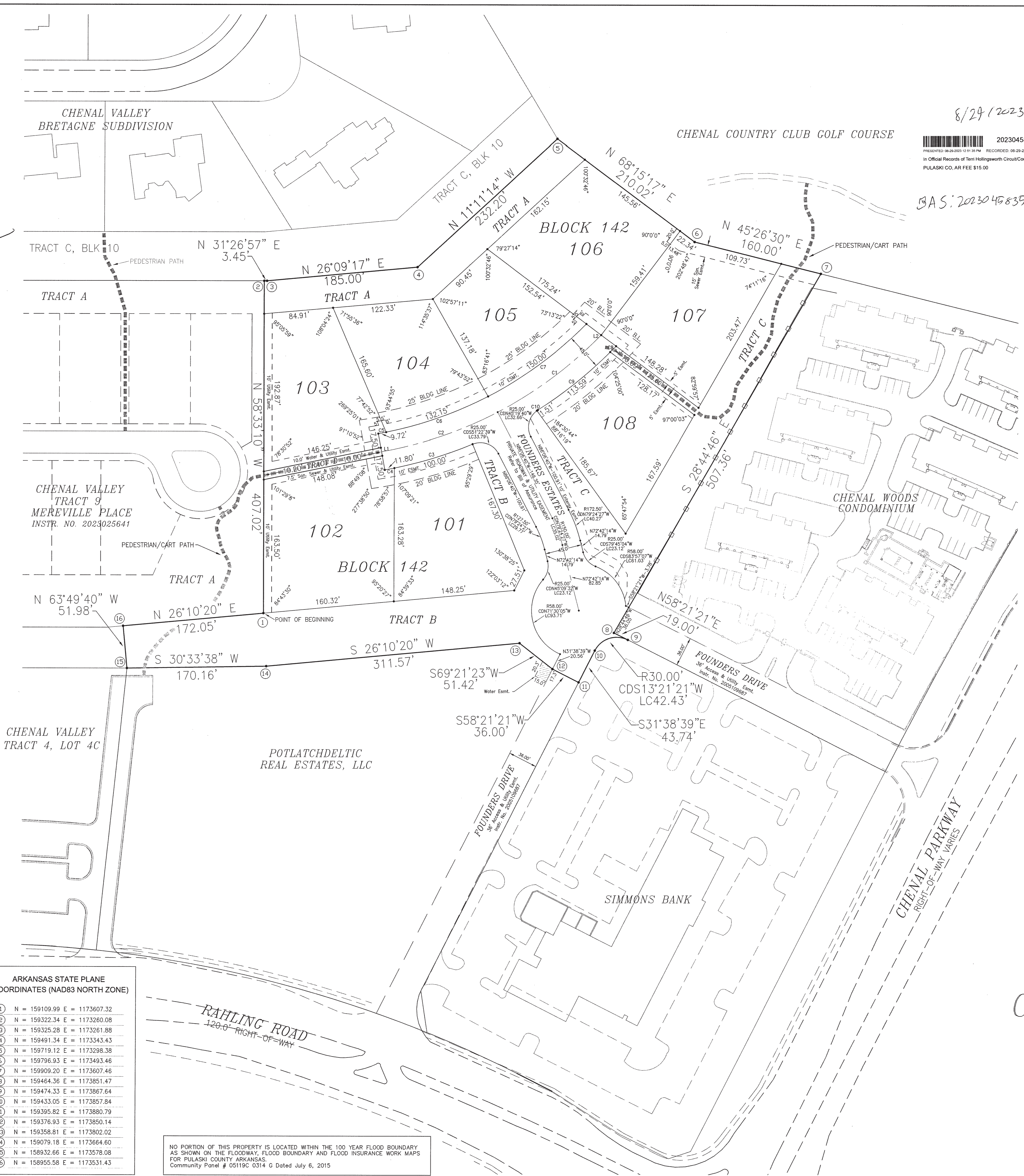
A TRACT OF LAND IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF PLATTED TRACT A, MERVILLE PLACE, CHENAL VALLEY, AN ADDITION TO CITY OF LITTLE ROCK, ARKANSAS AS RECORDED IN PULASKI COUNTY CIRCUIT COURT INSTRUMENT #2023025641; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT A, MERVILLE PLACE, N58°33'10"W, A DISTANCE OF 407.02 FEET TO A POINT BEING ON THE EASTERN BOUNDARY LINE OF TRACT C, BLOCK 10, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, THENCE LEAVING SAID TRACT A, AND CONTINUING NORTHERLY ALONG SAID TRACT C, BLOCK 10 THE FOLLOWING COURSES: 1) N31°26'57"E, A DISTANCE OF 3.45 FEET; 2) N26°09'17"E, A DISTANCE OF 185.00 FEET; 3) N11°11'14"W, A DISTANCE OF 232.20 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT C, BLOCK 10 AND ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF CHENAL COUNTRY CLUB GOLF COURSE (INSTRUMENT NO. 2018009550); THENCE CONTINUING EASTERLY ALONG SAID COUNTRY CLUB GOLF COURSE BOUNDARY THE FOLLOWING TWO COURSES: 1) N68°15'17"E, A DISTANCE OF 210.02 FEET; 2) N45°26'30"E, A DISTANCE OF 160.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF CHENAL WOODS CONDOMINIUM (INSTRUMENT NO. 2015074555); THENCE LEAVING SAID COUNTRY CLUB GOLF COURSE BOUNDARY AND CONTINUING SOUTH ALONG THE WESTERN BOUNDARY OF SAID CHENAL WOODS CONDOMINIUM, S28°44'46"E, A DISTANCE OF 507.36 FEET TO THE SOUTHWEST CORNER OF SAID CHENAL WOODS CONDOMINIUM; THENCE EASTERLY ALONG THE SOUTHERN BOUNDARY OF SAID CHENAL WOODS CONDOMINIUM, N58°21'21"E, A DISTANCE OF 19.00 FEET TO A POINT ALSO BEING ON THE NORTHERN BOUNDARY OF SIMONS BANK (INSTRUMENT NO. 2021070129); THENCE LEAVING SAID SOUTHERN BOUNDARY OF CHENAL WOODS CONDOMINIUM AND CONTINUING SOUTHERLY ALONG SAID SIMONS BANK BOUNDARY FOLLOWING THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF S13°12'17"W, 42.43 FEET TO A POINT ON THE WESTERN BOUNDARY OF SAID SIMONS BANK; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERN BOUNDARY, S31°38'39"E, A DISTANCE OF 43.74 FEET; THENCE LEAVING SAID WESTERN BOUNDARY, S58°21'21"W, A DISTANCE OF 36.00 FEET; THENCE S69°21'23"W, A DISTANCE OF 51.42 FEET; THENCE S26°10'20"W, A DISTANCE OF 311.57 FEET; THENCE S30°33'38"W, A DISTANCE OF 170.16 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 4C, TRACT 4, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AS RECORDED AS INSTRUMENT NO. 2017081128; RECORDS OF PULASKI COUNTY ARKANSAS; THENCE N63°49'40"W, A DISTANCE OF 51.98 FEET TO A POINT ON THE EASTERN LINE OF SAID TRACT A, MERVILLE PLACE; THENCE NORTHERLY ALONG SAID TRACT A, N26°10'20"E, A DISTANCE OF 172.05 FEET TO THE POINT OF BEGINNING, CONTAINING 6.9238 ACRES, MORE OR LESS.

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

Table with 2 columns: Station number and coordinates (North, East). Stations 1 through 16 are listed with their respective coordinates.

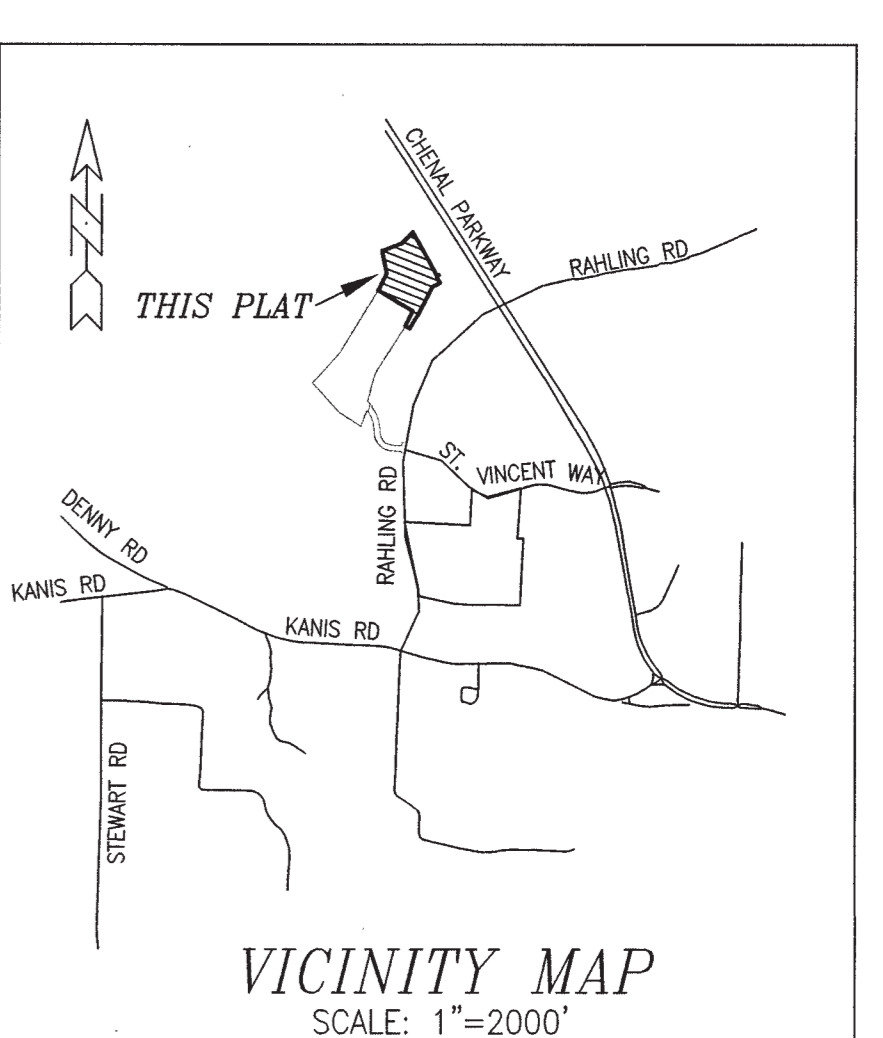
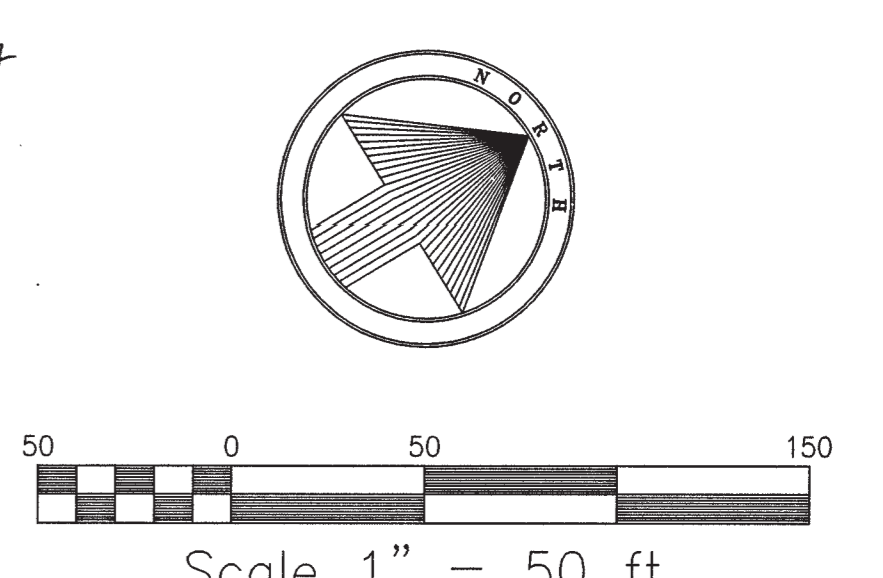
Table with 4 columns: Curve/Line, Chord Bearing, Chord Distance, Radius. Lists curves C1 through L2 with their respective measurements.



8/29/23 E.M.M.H.

2023046834 PREPARED BY: 8/29/2023 12:55:07 PM RECORDED: 09-29-2023 12:55:07 PM In Official Records of Terri Hollingsworth Circuit/County Clerk PULASKI CO. AR FEE \$15.00

BAS: 2023046835



- GENERAL NOTES: 1. 1/2" IRON PINS WERE SET AT ALL LOT CORNERS. 2. ALL EASEMENTS SHOWN == MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED. 3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES. 4. ERROR OF CLOSURE: EXCEEDS 1:50,000. 5. RADI AT INTERSECTION OF STREET PROPERTY LINE ARE 25.0', UNLESS NOTED OTHERWISE. 6. 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. 7. ALL FRONT BUILDING SET-BACK LINES ARE 20.00 FT. (20' BLDG LINE) EXCEPT FOR LOTS 104 & 105 WHICH ARE 25.00 FT. (25' BLDG LINE). ALL SIDE SET-BACK LINES ARE 10.00 FT. ALL REAR SET-BACK LINES ARE 25.00 FT. 8. TRACT A IS A WOODED BUFFER AND MAY BE USED AS EASEMENT FOR DRAINAGE. 9. TRACT B AND C MAY BE USED AS EASEMENTS FOR DRAINAGE, GAS, WATER MAINS, LANDSCAPING, ELECTRIC, PEDESTRIAN/CART PATH, MAIL KIOSK AND FENCES WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE. 10. TRACT D MAY BE USED AS EASEMENTS FOR STORM DRAINAGE, SANITARY SEWER, WATER, GAS, LANDSCAPING, ELECTRIC AND PEDESTRIAN/CART PATH. 11. "PRIVATE ROADWAY & UTILITY EASEMENT" MAY BE USED AS EASEMENTS FOR DRAINAGE, SEWER SERVICES, ELECTRIC, GAS, MAIL KIOSK, GUARD HOUSE AND LANDSCAPING WITH THE APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE. 12. FENCES MAY BE CONSTRUCTED IN EASEMENTS NOT MARKED "FOR OVERLAND FLOW", REFER TO BILL OF ASSURANCE FOR ADDITIONAL CONDITIONS AND RESTRICTIONS. 13. MAINTENANCE OF TRACTS IS THE RESPONSIBILITY OF THE POA. REFER TO BILL OF ASSURANCE FOR DETAILS.

PLAT OF LOTS 101-108 & TRACTS A-D BLOCK 142 CHENAL VALLEY AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS To be known as "FOUNDERS ESTATES" BEING PART OF SECTION 36, T-2-N, R-14-W PULASKI COUNTY, ARKANSAS AUGUST, 2023

NO PORTION OF THIS PROPERTY IS LOCATED 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 C Dated July 6, 2015

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