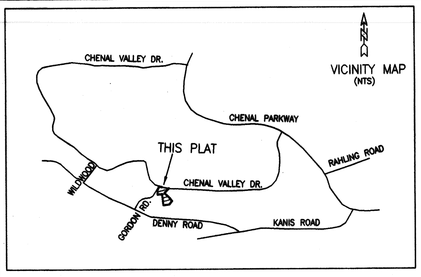


CERTIFICATE OF SURVEYING ACCURACY

I, PAUL M. WHITE, 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.

9/29/08
DATE OF EXECUTION

PAUL M. WHITE
REGISTERED LAND SURVEYOR
NO. 1281, 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.

9-29-08
DATE OF EXECUTION

D. Mayhall
DELTIC TIMBER CORPORATION
7 CHENAL CLUB BLVD.
LITTLE ROCK, AR

D.R. 1091 PAGE 621 — 49 233

INSTRUMENT NO. _____

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.

9/29/08
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.

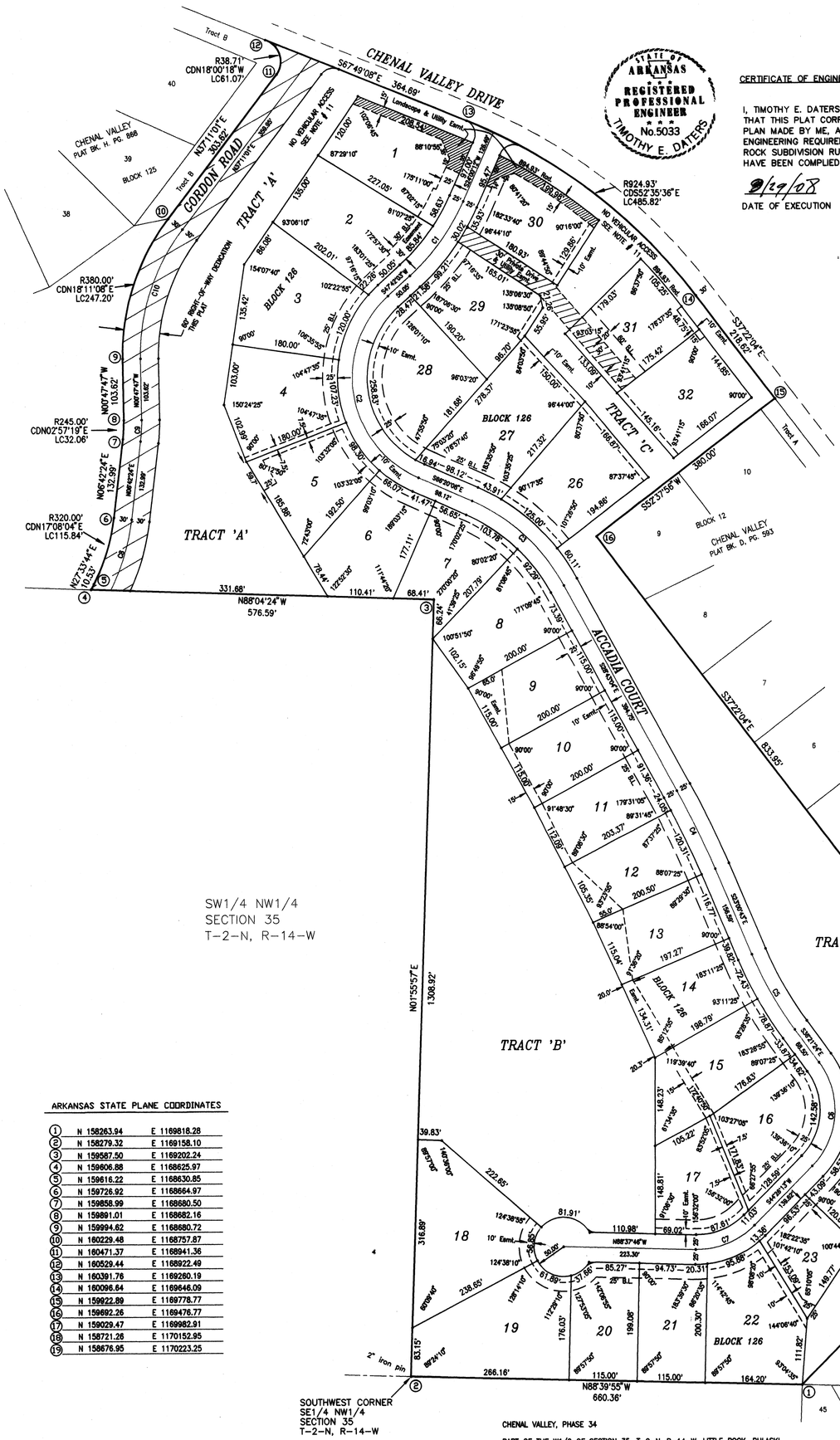
9/30/08
DATE OF EXECUTION

LITTLE ROCK PLANNING COMMISSION

2008066776 Received: 9/30/2008 9:21:04 AM
Recorded: 09/30/2008 09:28:46 AM Filed &
Recorded in Official Records of PAT O'BRIEN,
PULASKI COUNTY CIRCUIT/COUNTY CLERK
Fees $15.00

BAS-2008066776

X Christy R McDaniel 9/30/08



SW1/4 NW1/4
SECTION 35
T-2-N, R-14-W

GENERAL NOTES:

1. 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
2. ALL EASEMENTS SHOWN -------- ARE TO BE USED FOR DRAINAGE AND/OR UTILITIES.
3. LOTS WITH ROUNDED CORNERS ARE MEASURED TO A POINT OF INTERSECTION OF LOT LINES AND NOT POINTS ON A CURVE.
4. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
5. ERROR OF CLOSURE: EXCEEDS 1: 20,000
6. RADII AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.00 FT., UNLESS NOTED OTHERWISE.
7. 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.
8. ALL FRONT BUILDING SET-BACK LINES ARE 25 FT. (25' B.L.). EXCEPT PART OF LOTS 1 AND 2 HAVE A 30 FT. BUILDING LINE AND LOT 31 HAS A 60 FT. BUILDING LINE.
9. THERE IS AT LEAST A 10 FT. EASEMENT ACROSS THE FRONT OF ALL LOTS, ADJACENT TO THE STREET RIGHT-OF-WAY. LOTS 1 AND 2 HAVE A LARGER FRONT EASEMENT.
10. TRACTS A, B AND C MAY BE USED AS EASEMENTS FOR DRAINAGE AND/OR UTILITIES, PEDESTRIAN PATHS, TRAILS AND LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
11. THERE IS NO VEHICULAR ACCESS FROM CHENAL VALLEY DRIVE OR GORDON ROAD TO ANY LOT. ALL ACCESS IS BY WAY OF ACCADIA COURT. LOTS 31 AND 32 WILL ACCESS BY WAY OF THE PRIVATE DRIVE.

CERTIFICATE OF RECORDING

ARKANSAS STATE PLANE COORDINATES

1	N 158263.94	E 1169818.28
2	N 158279.32	E 1169158.10
3	N 159587.50	E 1169202.24
4	N 159606.88	E 1168625.97
5	N 159618.22	E 1168630.85
6	N 159728.92	E 1168664.97
7	N 159858.99	E 1168680.50
8	N 159891.01	E 1168682.16
9	N 159994.62	E 1168680.72
10	N 160229.48	E 1168757.87
11	N 160471.37	E 1168941.36
12	N 160529.44	E 1168922.49
13	N 160391.76	E 1169280.19
14	N 160096.64	E 1169646.09
15	N 159922.89	E 1169778.77
16	N 159692.26	E 1169476.77
17	N 159029.47	E 1169982.91
18	N 158721.26	E 1170152.95
19	N 158676.95	E 1170223.25

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	155.10'	23°41'51"	78.67'	375.00'
C2	368.31'	114°02'12"	285.07'	185.00'
C3	213.38'	37°37'04"	110.70'	325.00'
C4	148.89'	05°42'21"	73.50'	1475.00'
C5	145.57'	13°30'41"	73.13'	625.00'
C6	190.37'	80°47'37"	114.88'	135.00'
C7	110.59'	46°56'02"	58.61'	135.00'
C8	123.54'	20°13'27"	62.42'	350.00'
C9	36.01'	07°30'10"	18.03'	275.00'
C10	231.91'	37°57'46"	120.39'	350.00'

SOUTHWEST CORNER
SE1/4 NW1/4
SECTION 35
T-2-N, R-14-W

CHENAL VALLEY, PHASE 34

PART OF THE W1/2 OF SECTION 35, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 45, BLOCK 9, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, BEING ALSO THE SOUTHEAST CORNER OF THE W1/2 SE1/4 NW1/4, SAID SECTION 35; THENCE N88°39'55"W ALONG THE SOUTH LINE OF SAID W1/2 SE1/4 NW1/4, 660.36 FT. TO THE SOUTHWEST CORNER THEREOF; THENCE N01°55'57"E ALONG THE WEST LINE OF THE SE1/4 NW1/4, 1308.92 FT. TO THE NORTHWEST CORNER THEREOF; THENCE N88°04'24"W ALONG THE SOUTH LINE OF THE NW1/4 NW1/4, SAID SECTION 35, 576.59 FT.; THENCE N27°33'44"E, 10.53 FT.; THENCE NORTHERLY ALONG THE ARC OF A 320.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N17°08'04"E, 115.84 FT.; THENCE N06°42'24"E, 132.99 FT.; THENCE NORTHERLY ALONG THE ARC OF A 245.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N02°57'19"E, 32.06 FT.; THENCE N00°47'47"W, 103.62 FT.; THENCE NORTHERLY ALONG THE ARC OF A 380.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N18°11'08"E, 247.20 FT. TO THE SOUTHEAST CORNER OF TRACT B, BLOCK 125, SAID CHENAL VALLEY; THENCE N37°11'01"E ALONG THE EAST LINE OF SAID TRACT B, 303.82; THENCE NORTHWESTERLY ALONG SAID EAST LINE OF TRACT B, BEING THE ARC OF A 38.71 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N18°00'18"W, 61.07 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CHENAL VALLEY DRIVE; THENCE S67°49'08"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 364.69 FT.; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF A 924.93 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S52°35'36"E, 485.82 FT.; THENCE S37°22'04"E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 218.62 FT. TO THE NORTHERNMOST CORNER OF TRACT A, BLOCK 12, SAID CHENAL VALLEY; THENCE S52°37'56"W ALONG THE WESTERLY LINE OF SAID TRACT A AND ALONG THE WESTERLY LINE OF LOTS 10 AND 9, SAID BLOCK 12, 380.00 TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE S37°22'04"E ALONG THE SOUTHERLY LINE OF SAID LOT 9 AND ALONG THE SOUTHERLY LINE OF LOTS 8, 7, 6, 5 AND 4, SAID BLOCK 12, 833.95 FT. TO THE SOUTHERNMOST CORNER OF SAID LOT 4; THENCE S28°53'08"E ALONG THE SOUTHERLY LINE OF LOTS 3 AND 1, SAID BLOCK 12, 352.00 FT. TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S67°48'57"E, 83.10 FT. TO THE NORTHERNMOST CORNER OF LOT 6, BLOCK 7, SAID CHENAL VALLEY; THENCE S44°26'13"W ALONG THE WEST LINE OF SAID LOT 6 AND ALONG THE WEST LINE OF LOT 7 AND TRACT E, SAID BLOCK 7, 578.43 FT. TO THE POINT OF BEGINNING, CONTAINING 39.2218 ACRES MORE OR LESS.

PLAT OF

LOTS 1-32, BLOCK 126
TRACTS A, B & C BLOCK 126

CHENAL VALLEY

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as "ACCADIA COURT"

BEING PART OF THE W1/2 OF SECTION 35, T-2-N, R-14-W PULASKI COUNTY, ARKANSAS

AUGUST, 2008

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

Job # 08-426P

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