Northwest corner SW1/4 NW1/4 NW1/4 SECTION 16

Southwest corne NW1/4 NW1/4 SECTION 16 S88'29'28"E

TRACT A

BLOCK 72

NW1/4

SECTION 16 T-2-N, R-14-W

TRACT A

BLOCK 72

N85'38'44"W 429.51'

S81°32'59"W

CENTERLINE CURVE DATA

89.86

57.97'

96.67

132.43'

270.001

150.78

572.96'

286.48'

286.48'

150.78

150.78'

286.48'

61°35'07"

50°27'48"

22'52'40"

12'05'42"

50°51′50"

65'19'52"

82'35'07"

15'19'38"

13'39'16"

504.64

114.39

60.48'

254.32'

171.93'

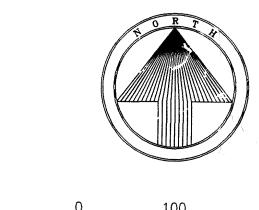
76.64

68.27'

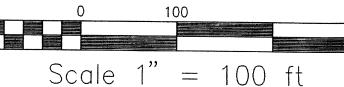
C3

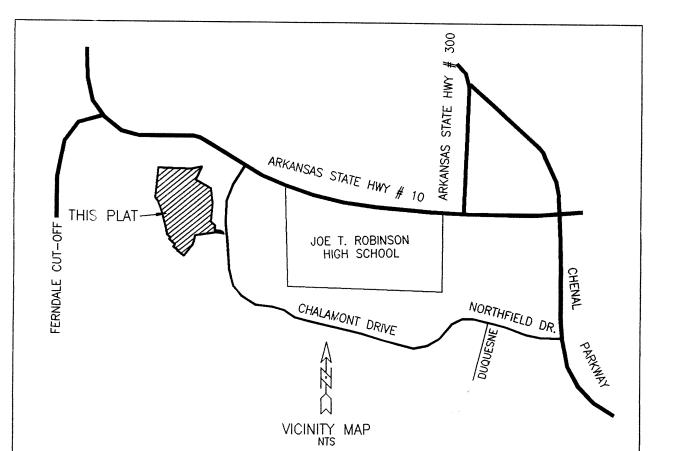
EPERNAY PLACE

TRACT B BLOCK 71









### GENERAL NOTES:

CDS69'42'53"E

R18.75' CDS45°38'45"E LC5.31'

> R185.50' CDS33'05'10"E LC28.60'

TRACT A

PLAT BK G, PG/323

8 PLAT BK. G, PG. 618

- 1. 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- 2. ALL EASEMENTS SHOWN IIII 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. ALL FRONT BUILDING SET—BACK LINES ARE 25' UNLESS NOTED OTHERWISE.
- 6. ERROR OF CLOSURE: EXCEEDS 1:50,000
- 7. RADII AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.0', UNLESS NOTED OTHERWISE.
- 8. ALL TRACTS MAY BE USED AS EASEMENTS DRAINAGE AND/OR UTILITIES. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- 9. ALL LOTS HAVE AT LEAST A 10 FT. UTILITY/DRAINAGE ACROSS THE FRONT ADJACENT TO STREET.
- ALL FRONT BUILDING LINES ARE 25.0 FT. (25'B.L.) EXCEPT LOT 62, BLK. 71 AND LOTS 10, 11, 12 AND 13, BLK. 72 ARE 15.0 FT.

CHENAL VALLEY 18D

PART OF THE NW1/4 OF SECTION 16, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 18, BLOCK 70, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S25'43'07"W ALONG THE WEST LINE OF SAID LOT 18 AND ALONG THE WEST LINE OF LOT 17, SAID BLOCK 70, 300.67 FT. TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE S60'28'00"E ALONG THE SOUTH LINE OF SAID LOT 17 AND ALONG THE SOUTH LINE OF LOTS 16, 15, 14, AND 13. SAID BLOCK 70, 386.68 FT. TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SO718'34"E ALONG THE WEST LINE OF LOTS 12, 11, 10, 9 AND TRACT B, SAID BLOCK 70, 256.05 FT. TO THE SOUTHWEST CORNER OF SAID LOT 9; THE SOE SO5'26'59"E ALONG THE WEST LINE OF LOT 8, SAID BLOCK 70, 63.77 FT. TO THE SOUTHWEST CORNER THEREOF; THENCE SO4°43'44"W ALONG THE WEST LINE OF LOTS 7, 6, 5, 4 AND 3, SAID BLOCK 70, 397.58 FT.; THENCE S47'24'43"E ALONG THE SOUTH LINE OF SAID LOT 3 AND ALONG THE SOUTH LINE OF LOT 2, SAID BLOCK 70, 125.81 FT. TO A POINT ON THE WEST LINE OF TRACT A, SAID BLOCK 70; THENCE S04'21'16"W ALONG SAID WEST LINE EXTENDED, 104.35 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EPERNAY PLACE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING: (1)
S85'38'44"E, 76.15 FT.; (2) SOUTHEASTERLY ALONG THE ARC OF A
188.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S69°42'53"E, 103.20 FT.; (3) SOUTHEASTERLY ALONG THE ARC OF A 18.75 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S45'38'45"E, 5.31 FT. AND (4) SOUTHEASTERLY ALONG THE ARC OF A 185.50 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S33'05'10"E, 28.60 FT. TO THE NORTHEAST CORNER OF LOT 7, BLOCK 75, SAID CHENAL VALLEY; THENCE N84'20'25"W ALONG THE NORTH LINE OF SAID LOT 7, 169.46 FT. TO THE NORTHWEST CORNER THEREOF; THENCE S81'32'59"W, 460.30 FT; THENCE S11'09'31"W, 114.50 FT.; THENCE S23'42'33"W, 106.51 Ft; THENCE S37'33'01"W, 289.35 FT.; THENCE N52'40'23"W, 181.55 Ft; THENCE N37'45'34"E, 17.63 FT.; THENCE N51'36'59"W, 123.72 FT; THENCE N40'02'55"E, 54.31 FT.; THENCE N46'06'53"W, 174.10 FT.; THENCE N43'53'28"E, 39.70 FT.; THENCE N45'10'11"W, 99.17 FT.; THENCE N10'34'11"W, 76.44 FT.; THENCE N13'59'47"W, 446.18 FT.; THENCE N20'42'26"W, 36.13 FT.; THENCE N33'05'37"W, 98.60 FT. TO THE SOUTHWEST CORNER OF THE NEW YARRANG AND SECTION 15 TO THE SOUTHWEST CORNER OF THE NU1/4 NW1/4, SAID SECTION 16; MENCE NO5'37'19"E ALONG THE WEST LINE OF SAID NW1/4 NW1/4, 628.71 FT. TO THE NORTHWEST CORNER OF THE SW1/4 NW1/4 NW1/4, SAID SECTION 16; THENCE S88'29'28"E ALONG THE NORTH LINE OF SAID SW1/4 NV1/4 NW1/4 EXTENDED, 720.00 FI.; THENCE N78'10'43"E, 227.62 FI. TO THE POINT OF BEGINNING. CONTAINING 38.8342 ACRES MORE OR LESS.

# 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.

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.

DATE OF EXECUTION

DELTIC TIMBER 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.

DATE OF EXECUTION

TIMOTHY E. DATERS
REGISTERED PROFESSIONAL
ENGINEER NO. 5033, ARKANSAS

ARKANSAS

REGISTĒRED
PROFESSIONAL
ENGINEER

No.5033

## 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.

DATE OF EXECUTION

LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER 2005004753 ,FILED FOR RECORD January 13, 2005 , IN PLAT BOOK H

laty A

Pat C'Brien Circuit County Clerk

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS.

PLAT OF

LOTS 58-65

LOTS 1-34,

LOTS 1-4, 10-13,

LOTS 1-24,

BLOCK 71

BLOCK 72

BLOCK 78

BLOCK 79

TRACT A
TRACT B
TRACTS A & B

BLOCK 72 BLOCK 71 BLOCK 79

# CHIENAIL VALLEY

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as "EPERNAY PLACE"

BEING PART OF NW1/4, SECTION 16

T-2-N, R-14-W

PULASKI COUNTY, ARKANSAS

JANUARY, 2005

WYHIITIE-IDA TIEIRS & ASSOCIATIES, INC.

D CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING

A 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223