



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 _____
 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.

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

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 UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION _____
 LITTLE ROCK PLANNING
 COMMISSION

CERTIFICATE OF RECORDING

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN AND LABELED "Esmt." ARE FOR UTILITIES.
- ALL EASEMENTS SHOWN AND LABELED "Drainage Esmt." ARE FOR STORM DRAINAGE.
- 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
- RADIUS AT INTERSECTION OF STREET RIGHT-OF-WAYS ARE 25.0', UNLESS NOTED OTHERWISE.
- TRACTS C AND D MAY BE USED AS EASEMENT FOR DRAINAGE. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS.
- ANY DRAINAGE OUTSIDE OF DRAINAGE EASEMENTS OR R.O.W. SHALL BE MAINTAINED BY THE EPERNAY P.O.A.

LEGAL DESCRIPTION

PART OF THE W1/2 OF SECTION 16 AND PART OF THE E1/2 OF SECTION 17, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 73, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE N89°15'23"W, 201.12 FT.; THENCE S71°47'37"W, 114.06 FT.; THENCE N79°15'05"W, 92.17 FT.; THENCE N68°14'55"W, 221.37 FT.; THENCE N21°45'05"E, 185.00 FT.; THENCE S68°14'55"E, 3.19 FT.; THENCE N21°45'05"E, 215.00 FT.; THENCE S68°14'55"E, 28.95 FT.; THENCE N21°45'05"E, 183.65 FT. TO A POINT ON THE SOUTH LINE OF LOT 45, BLOCK 71, SAID CHENAL VALLEY; THENCE S82°19'35"E ALONG THE SOUTH LINE OF SAID LOT 45 AND ALONG THE SOUTH LINE OF LOT 46, SAID BLOCK 71, 172.65 FT. TO THE SOUTHWEST CORNER OF SAID LOT 46; THENCE N83°59'21"E ALONG THE SOUTH LINE OF TRACT C, SAID BLOCK 71, 20.06 FT. TO THE SOUTHWEST CORNER OF LOT 48, SAID BLOCK 71; THENCE S68°42'12"E ALONG THE SOUTH LINE OF SAID LOT 48, 111.32 FT. TO THE SOUTHWEST CORNER THEREOF; THENCE S73°49'47"E ALONG THE SOUTH LINE OF LOT 49, SAID BLOCK 71, 79.68 FT. TO THE SOUTHWEST CORNER THEREOF; THENCE N87°59'21"E ALONG THE SOUTH LINE OF LOTS 50 AND 51, SAID BLOCK 71, 222.56 FT. TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE N69°49'46"E ALONG THE SOUTH LINE OF LOT 52, SAID BLOCK 71, 82.05 FT.; THENCE N37°33'01"E CONTINUING ALONG SAID SOUTH LINE, 28.64 FT. TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE N87°37'01"E, 146.42 FT. TO THE NORTHWEST CORNER OF LOT 8, SAID BLOCK 71; THENCE S19°11'31"E ALONG THE WEST LINE OF SAID LOT 8, 121.91 FT. TO THE SOUTHWEST CORNER THEREOF, SAID CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF CLERVAUX DRIVE; THENCE S70°48'29"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 146.17 FT.; THENCE S19°11'31"E, 50.00 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLERVAUX DRIVE AND THE WESTERLY LINE OF TRACT F, SAID BLOCK 73, CHENAL VALLEY; THENCE S54°01'22"W ALONG SAID WESTERLY LINE, 152.89 FT. TO THE NORTHEAST CORNER OF LOT 11, SAID BLOCK 73; THENCE S49°56'38"W ALONG THE WESTERLY LINE OF SAID LOT 11, 159.23 FT. TO THE SOUTHWEST CORNER THEREOF; THENCE S31°29'47"W ALONG THE WESTERLY LINE OF LOTS 12 AND 13, SAID BLOCK 73, 175.32 FT. TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S25°10'50"W ALONG THE WESTERLY LINE OF LOTS 14, 15 AND 16, SAID BLOCK 73, 283.60 FT. TO THE POINT OF BEGINNING, CONTAINING 12.0415 ACRES MORE OR LESS.

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.
 (FIRM COMMUNITY PANEL # 05119C 0295 G, DATED JULY 6, 2015)

ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 173588.03	E 1157927.51
2	N 173690.84	E 1157754.65
3	N 173655.20	E 1157646.30
4	N 173672.40	E 1157555.74
5	N 173754.43	E 1157350.14
6	N 173926.26	E 1157418.69
7	N 173925.08	E 1157421.65
8	N 174050.46	E 1157471.68
9	N 174056.01	E 1157457.79
10	N 174255.70	E 1157537.47
11	N 174244.97	E 1157564.36
12	N 174415.54	E 1157632.41
13	N 174392.49	E 1157803.51
14	N 174394.59	E 1157823.46
15	N 174354.16	E 1157927.18
16	N 174331.96	E 1158003.71
17	N 174339.77	E 1158226.13
18	N 174368.07	E 1158303.15
19	N 174390.77	E 1158320.60
20	N 174396.86	E 1158466.90
21	N 174281.73	E 1158506.97
22	N 174233.68	E 1158368.94
23	N 174186.45	E 1158385.37
24	N 174096.64	E 1158261.64
25	N 173994.17	E 1158139.76
26	N 173844.68	E 1158048.17

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	227.37	26°03'18"	115.69'	500.00'
C2	64.96'	14°53'18"	32.67'	250.00'
C3	57.89'	13°16'04"	29.08'	250.00'
C4	159.91'	9°37'14"	102.87'	100.00'

PLAT OF
 LOTS 10-19, BLOCK 71
 LOTS 122-132, BLOCK 72
 LOTS 1-3 & 16-18, BLOCK 77
 TRACT D, BLOCK 71
 TRACT C, BLOCK 72
 TRACT A, BLOCK 77

CHENAL VALLEY

AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS

To be known as "EPERNAY PLACE"

BEING PART OF THE W1/2, SECTION 16 AND E1/2, SECTION 17
 T-2-N, R-14-W
 PULASKI COUNTY, ARKANSAS

APRIL, 2016

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