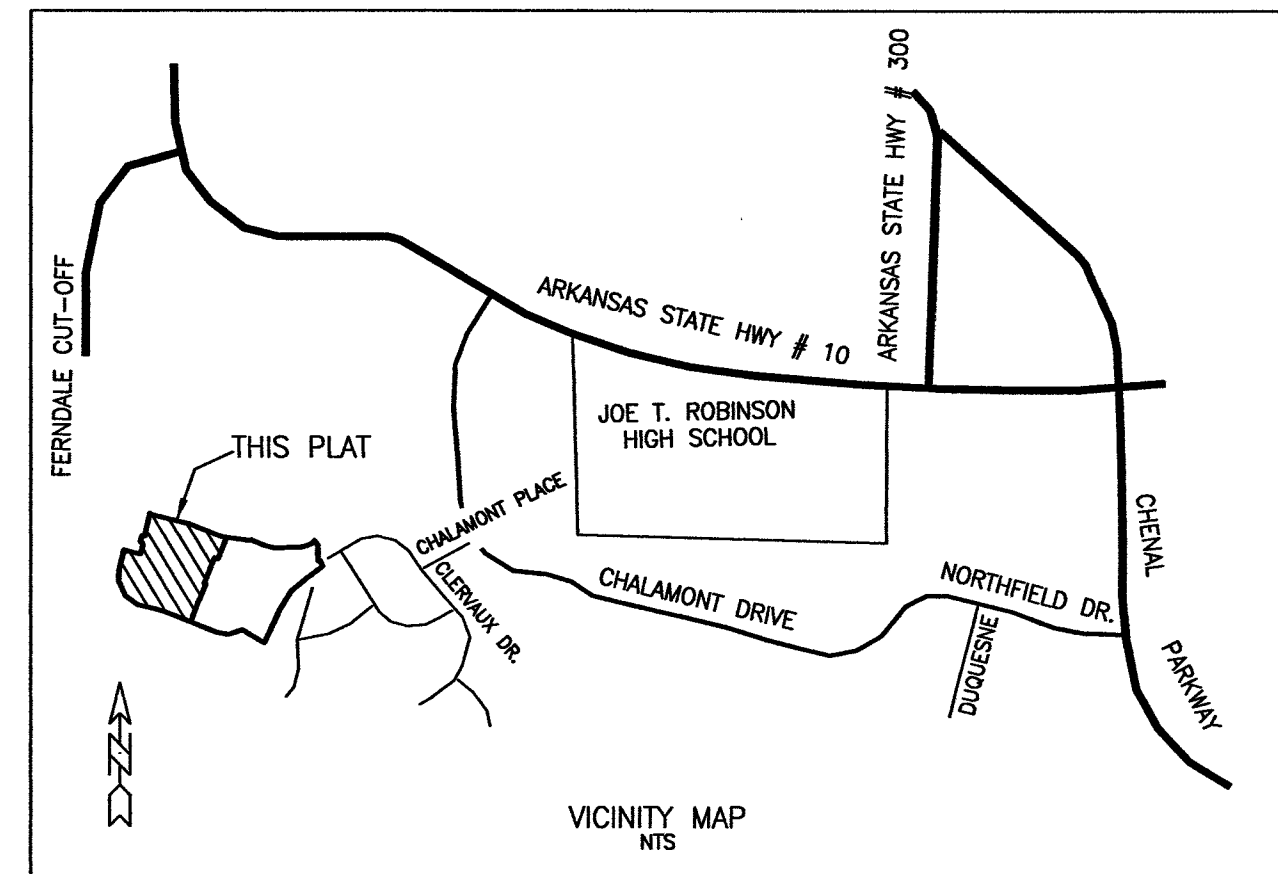
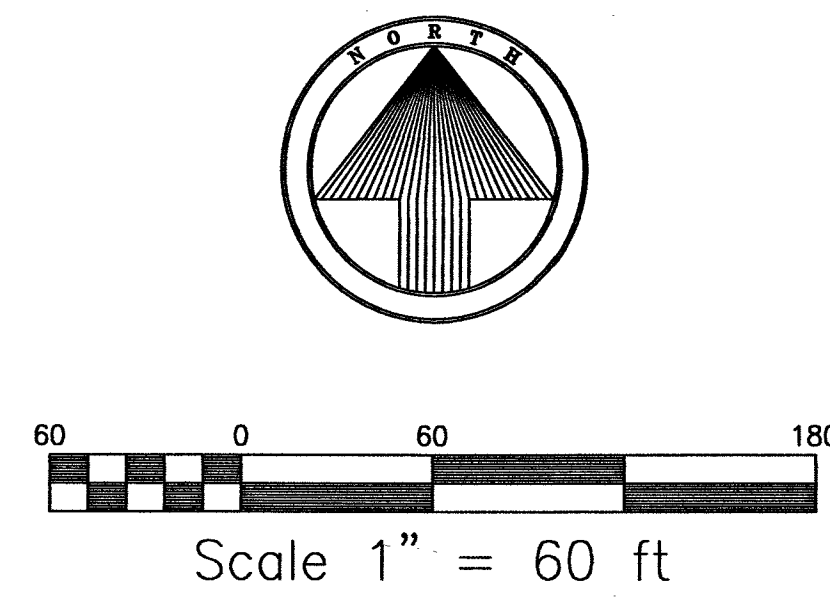




ARKANSAS STATE PLANE COORDINATES (NORTH ZONE)

1	N 174415.54	E 1157632.41
2	N 174244.97	E 1157564.36
3	N 174255.70	E 1157537.47
4	N 174056.01	E 1157457.79
5	N 174050.46	E 1157471.68
6	N 173925.08	E 1157421.65
7	N 173926.26	E 1157418.69
8	N 173754.43	E 1157350.14
9	N 173837.65	E 1157141.55
10	N 173856.21	E 1157072.20
11	N 173898.73	E 1156935.89
12	N 173860.56	E 1156841.11
13	E 174077.01	E 1156786.84
14	N 174162.17	E 1156790.01
15	N 174317.88	E 1156827.12
16	N 174286.35	E 1156958.43
17	N 174352.50	E 1156974.21
18	N 174382.62	E 1156955.70
19	N 174431.25	E 1156967.30
20	N 174426.01	E 1156989.25
21	N 174603.37	E 1157031.57
22	N 174589.73	E 1157057.15
23	N 174521.26	E 1157344.12
24	N 174420.29	E 1157597.18

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	58.17'	8°19'56"	29.13'	400.00'
C2	157.08'	90°00'00"	100.00'	100.00'
C3	58.17'	8°19'56"	29.13'	400.00'



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.

11-14-17  
 DATE OF EXECUTION  
 DANIEL W. HAVNER  
 REGISTERED LAND SURVEYOR  
 NO. 1542, ARKANSAS

CERTIFICATE OF OWNER

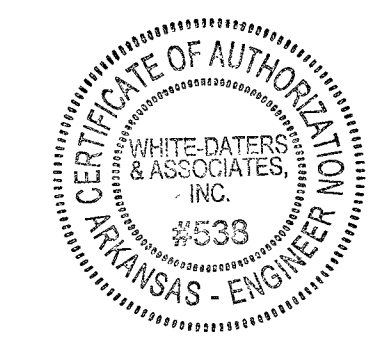
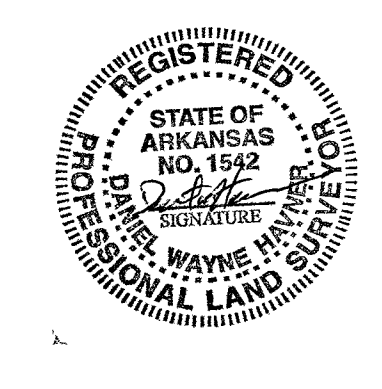
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

11/14/17  
 DATE OF EXECUTION  
 DELTIC TIMBER CORPORATION  
 # 7 Chenal Club Blvd.  
 Little Rock, Arkansas

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.

11/14/17  
 DATE OF EXECUTION  
 TIMOTHY E. DATERS  
 REGISTERED PROFESSIONAL ENGINEER NO. 5033, ARKANSAS



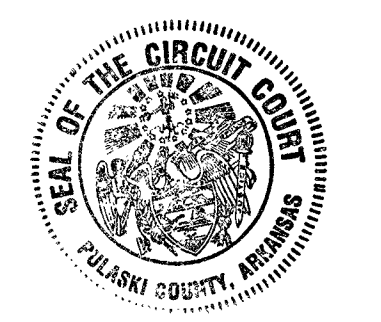
CERTIFICATE OF FINAL APPROVAL

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.

11/14/2017  
 DATE OF EXECUTION  
 LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

2017072862  
 RECORDED 11-14-2017 11:52:43 AM  
 In Co. of: Pulaski County, Arkansas  
 PULASKI COUNTY, ARKANSAS  
 PULASKI COUNTY, ARKANSAS



LEGAL DESCRIPTION  
 A PART OF THE E1/2 OF SECTION 17, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT D, BLOCK 71, CHENAL VALLEY ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE S21°45'05"W, A DISTANCE OF 183.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CLERVAUX DRIVE; THENCE N68°14'55"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 28.95 FEET; THENCE S21°45'05"W, A DISTANCE OF 215.00 FEET; THENCE S88°14'55"E, A DISTANCE OF 14.95 FEET; THENCE S21°45'05"W, A DISTANCE OF 135.00 FEET; THENCE N68°14'55"W, A DISTANCE OF 3.19 FEET; THENCE S21°45'05"W, A DISTANCE OF 185.00 FEET; THENCE N68°14'55"W, A DISTANCE OF 224.58 FEET; THENCE N75°01'22"W, A DISTANCE OF 71.79 FEET; THENCE N76°34'50"W, A DISTANCE OF 140.13 FEET; THENCE N52°30'30"W, A DISTANCE OF 118.92 FEET; THENCE N25°04'07"W, A DISTANCE OF 128.56 FEET; THENCE N02°18'01"E, A DISTANCE OF 85.22 FEET; THENCE N13°25'10"E, A DISTANCE OF 159.88 FEET; THENCE S76°34'50"E, A DISTANCE OF 135.00 FEET; THENCE N13°25'10"E, A DISTANCE OF 68.00 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N31°34'50"W, 35.36 FEET; THENCE N13°25'10"E, A DISTANCE OF 50.00 FEET; THENCE S76°34'50"E, A DISTANCE OF 22.57 FEET; THENCE N13°25'10"E, A DISTANCE OF 182.34 FEET; THENCE S61°55'16"E, A DISTANCE OF 29.00 FEET; THENCE S76°34'50"E, A DISTANCE OF 295.02 FEET; THENCE S68°14'55"E, A DISTANCE OF 272.47 FEET; THENCE S82°19'39"E, A DISTANCE OF 35.56 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0783 ACRES, MORE OR LESS.

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
- ALL EASEMENTS SHOWN WITH DASHES AND LABELED "Easmt." ARE FOR UTILITIES.
- 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.
- TRACT E, MAY BE USED FOR DRAINAGE, PEDESTRIAN PATHS, TRAILS AND LANDSCAPING WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- TRACT F, MAY BE USED FOR DRAINAGE AND LANDSCAPING WITH APPROVAL OF THE DEVELOPER
- TRACT G, MAY BE USED FOR DRAINAGE, DRAINAGE OVERFLOW AND FOR LANDSCAPING WITH THE APPROVAL OF THE DEVELOPER
- ANY DRAINAGE OUTSIDE OF DRAINAGE EASEMENT, R.O.W. OR STORM DRAINAGE PIPE IN TRACT G, SHALL BE MAINTAINED BY THE EPERNAY P.O.A.
- STORM DRAINAGE PIPE AND APPURTENANCES INSTALLED IN THE "DRAINAGE PIPE EASEMENT" SHALL BE MAINTAINED BY THE EPERNAY P.O.A.

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)

PLAT OF  
 LOTS 20-27, BLOCK 71  
 LOTS 112-121, BLOCK 72  
 LOTS 4-15, BLOCK 77  
 TRACT E, BLOCK 71  
 TRACT G, BLOCK 72  
 TRACT F, 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

NOVEMBER, 2017

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