

H-545

2005097402
11/16/2005 02:47:30 PM
Filed & Recorded in
Official Records of
PAF O'BRIEN
PULASKI COUNTY
CIRCUIT/COUNTY CLERK
Fees \$53.00

2005097402

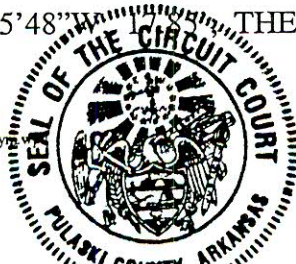
BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, DELTIC TIMBER CORPORATION, a Delaware corporation (hereinafter called "Deltic"), is the owner of the following property:

PART OF THE SW1/4 OF SECTION 26 AND PART OF THE SE1/4 OF SECTION 27, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST CORNER OF TRACT A, BLOCK 14, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, SAID CORNER LYING ON THE EAST RIGHT-OF-WAY LINE OF CHENAL VALLEY DRIVE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE BEING THE ARC OF A 686.20' RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N11°49'02"W, 119.32'; THENCE N06°49'46"W CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 371.90'; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE BEING THE ARC OF A 305.00' RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N16°32'34"W, 102.92' TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY CONTINUING ALONG THE EAST AND NORTHERLY RIGHT-OF-WAY LINE OF CHENAL VALLEY DRIVE BEING THE ARC OF A 305.00' RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N69°24'09"W, 417.16'; THENCE S67°27'04"W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 15.82'; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N28°21'35"E, 31.53'; THENCE NORTHERLY ALONG THE ARC OF A 445.00' RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N03°26'45"W, 112.87'; THENCE N04°06'51"E, 208.84'; THENCE NORTHEASTERLY ALONG THE ARC OF A 275.00' RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N12°00'14"E, 78.10'; THENCE N20°10'04"E, 5.05'; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N29°42'26"W, 38.23'; THENCE WESTERLY ALONG THE ARC OF A 127.50' RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N83°35'48"W, 127.50'; THENCE N02°23'20"E, 45.00'; THENCE N02°05'02"E,



193.00' TO A POINT ON THE CHENAL VALLEY GOLF COURSE BOUNDARY; THENCE EASTERLY AND SOUTHERLY ALONG SAID BOUNDARY THE FOLLOWING:

(1) S55°10'31"E, 39.94'; (2) S70°16'02"E, 97.74'; (3) S80°05'26"E, 337.03'; (4) S82°59'55"E, 229.71'; (5) N76°15'49"E, 138.97'; (6) S83°23'43"E, 95.63'; (7) S35°04'21"E, 144.27'; (8) S08°52'29"E, 117.33'; (9) S12°02'49"W, 114.24'; (10) S21°52'10"W, 121.03' AND (11) S29°27'55"W, 134.32'; THENCE S83°40'35"W, 327.97'; THENCE S55°22'08"W, 198.16' TO THE POINT OF BEGINNING, CONTAINING 13.8579 ACRES MORE OR LESS,

located in Chenal Valley an Addition to the City of Little Rock, Arkansas (the "Hallen Court Neighborhood"): and

WHEREAS, the Hallen Court Neighborhood is part of the community known as Chenal Valley and is subject to those certain Covenants and Restrictions filed November 22, 1989 in the office of the Circuit Clerk of Pulaski County as Instrument No. 89-61706, as amended, (the "Covenants and Restrictions"): and

WHEREAS, Deltic has caused to be incorporated Hallen Court Property Owners Association, Inc. for the purpose of administering the maintenance of the common areas, tracts, roadways and amenities in the Hallen Court Neighborhood and Chenal Valley Property Owners Association, Inc. for the purpose of administering the maintenance of the common areas and amenities of Chenal Valley; and

WHEREAS, all owners of lots within the Hallen Court Neighborhood will be members of Hallen Court Property Owners Association, Inc. as required herein and also members of Chenal Valley Property Owners Association, Inc. as required in the Covenants and Restrictions; and

WHEREAS, it is deemed advisable that all of the property shown on the plat hereinafter mentioned, be subdivided into building lots, tracts and streets as shown on the plat filed herewith, and that said property be held, owned and conveyed subject to the protective covenants herein contained and in the Covenant and Restrictions, in order to enhance the value of the Hallen Court Neighborhood.

NOW THEREFORE, Deltic, for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value, has caused to be made a plat, showing a survey made by Paul M. White, Registered Land Surveyor dated October, 2005, and bearing a Certificate of Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the property now being subdivided into lots, tracts and streets (the "Plat").

There are shown on said plat certain easements for drainage and/or utilities which Deltic hereby donates and dedicates to and for the use of public utilities, the same being, without limiting

