

Riverstone

BOUNDARY TABLE	
L-1	S 01°54'47" W 40.10'
L-2	N 88°14'28" E 110.80'
L-3	N 08°20'38" E 32.80'
L-4	S 08°02'28" W 31.30'
L-5	S 87°31'03" E 99.87'
L-6	N 08°10'50" E 31.77'
L-7	S 87°46'44" E 100.00'
L-8	S 07°57'56" W 32.39'
L-9	S 88°24'29" E 121.82'
L-10	S 07°55'47" W 10.76'
L-11	S 87°46'24" E 108.47'
L-12	N 02°13'16" E 41.64'
L-13	S 87°46'44" E 76.00'
L-14	S 02°13'20" W 101.65'
L-15	S 75°41'41" E 200.00'
L-16	N 02°13'20" E 180.00'
L-17	S 87°46'44" E 46.50'

LEGAL DESCRIPTION

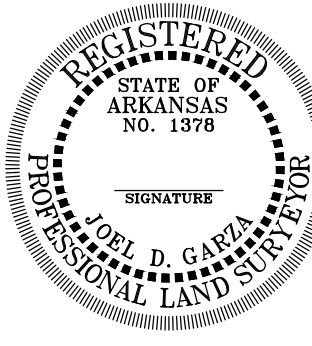
The SE1/4 of the NE1/4 of Section 18, T-7-N, R-20-W, the NW1/4 of the SW1/4 of Section 17, T-7-N, R-20-W, and a part of the S1/2 of the NW1/4 of Section 17, T-7-N, R-20-W, Russellville, Pope County, Arkansas, all more particularly described as follows: Beginning at the NW Corner of said SE1/4 of the NE1/4 of Section 18; thence S 87°51'17" E, along the North line thereof, 1321.96 ft. to the NW Corner of said S1/2 of the NW1/4 of Section 17; thence S 87°46'44" E, along the North line thereof, 720.24 ft.; thence S 01°54'47" W, 40.10 ft.; thence S 87°43'21" E, 197.66 ft.; thence N 88°14'28" E, 110.80 ft.; thence N 08°20'38" E, 32.80 ft. to a point on the North line of said S1/2 of the NW1/4 of Section 17; thence S 87°46'44" E, along said North line, 705.45 ft.; thence S 08°02'28" W, 31.30 ft.; thence S 87°31'03" E, 99.87 ft.; thence N 08°10'50" E, 31.77 ft. to a point on the North line of said S1/2 of the NW1/4 of Section 17; thence S 87°46'44" E, along said North line, 100.00 ft.; thence S 07°57'56" W, 32.39 ft.; thence S 88°24'29" E, 121.82 ft.; thence S 07°55'47" W, 10.76 ft.; thence S 87°46'24" E, 108.47 ft.; thence N 02°13'16" E, 41.64 ft. to a point on the North line of said S1/2 of the NW1/4 of Section 17; thence S 87°46'44" E, along said North line, 76.00 ft.; thence S 02°13'20" W, 101.65 ft.; thence S 75°41'41" E, 200.00 ft.; thence N 02°13'20" E, 180.00 ft. to a point on the centerline of Skyline Drive; thence S 75°41'47" E, along said centerline, 174.28 ft. to a point on the North line of said S1/2 of the NW1/4 of Section 17; thence S 87°46'44" E, along said North line, 46.50 ft. to the NE Corner of said S1/2 of the NW1/4 of Section 17; thence S 02°14'22" W, along the East line thereof, 1306.30 ft. to the SE Corner of said S1/2 of the NW1/4 of Section 17; thence N 88°06'38" W, along the South line thereof, 1324.75 ft. to the NE Corner of the NW1/4 of said Section 17; thence S 01°59'10" W, along the East line thereof, 1318.42 ft. to the SE Corner of said NW1/4 of the SW1/4; thence N 88°16'31" W, along the South line thereof, 1326.75 ft. to the SW Corner of said NW1/4 of the SW1/4; thence N 02°05'43" E, along the West line thereof, 1322.25 ft. to the SE Corner of the SE1/4 of the NE1/4 of said Section 18; thence N 87°47'47" W, along the South line thereof, 1324.54 ft. to the SW Corner of said SE1/4 of the NE1/4 of Section 18; thence N 02°12'58" E, along the West line thereof, 1320.29 ft. to the Point of Beginning. Containing 40.13 acres in the SE1/4 of the NE1/4 of Section 18, 40.18 acres in the NW1/4 of the SW1/4 of Section 17, 39.81 acres in the SW1/4 of the NW1/4 of Section 17, and 39.12 acres in the SE1/4 of the NW1/4 of Section 17 for an aggregate of 159.24 acres as surveyed. Subject to any right-of-way dedications and easements of record.

NOTE: The above described property is not in a designated 100 Year Flood Plain as per FEMA Map No. 050178 0370E, dated March 2, 2010.

CERTIFICATE OF SURVEYING ACCURACY

I, J. David Garza, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown (or noted) herein actually exist and their location, size, type and material are correctly shown.

Signed: J. David Garza, PLS 1378, Arkansas
Date of Execution: _____



CERTIFICATION OF PRELIMINARY ENGINEERING ACCURACY

I, Morgan L. Barrett, hereby certify that this plat correctly represents a plan made by me, and that engineering requirements of the Russellville Subdivision Rules and Regulations have been complied with.

Signed: Morgan L. Barrett, PE 10626 Arkansas
Barrett & Associates, Inc.
608 West B Street, Russellville, AR 72801
Date of Execution: _____



CERTIFICATE OF OWNER

I, the undersigned owner of the real estate shown and described herein, do hereby certify that I have laid off, platted, and subdivided, and do hereby lay off, plat, and subdivide said real estate in accordance with this plat.

Signed: Alan Covington
126 Littlefield Rd.
Russellville, AR, 72802
(479) 968-0855
Date of Execution: _____

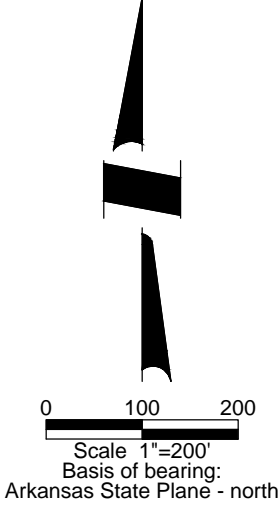
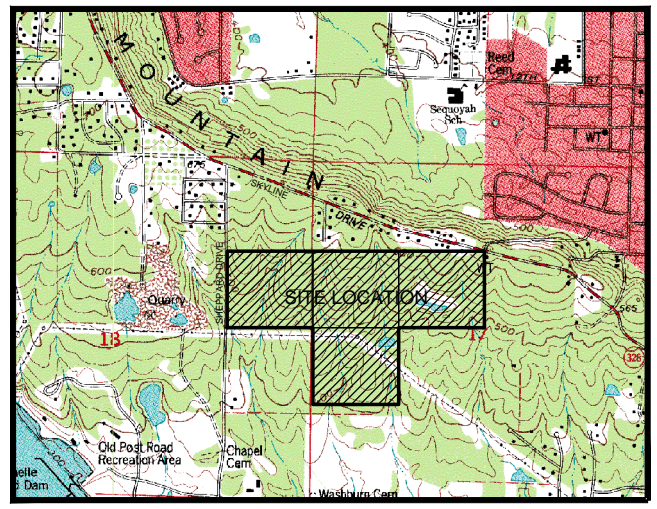
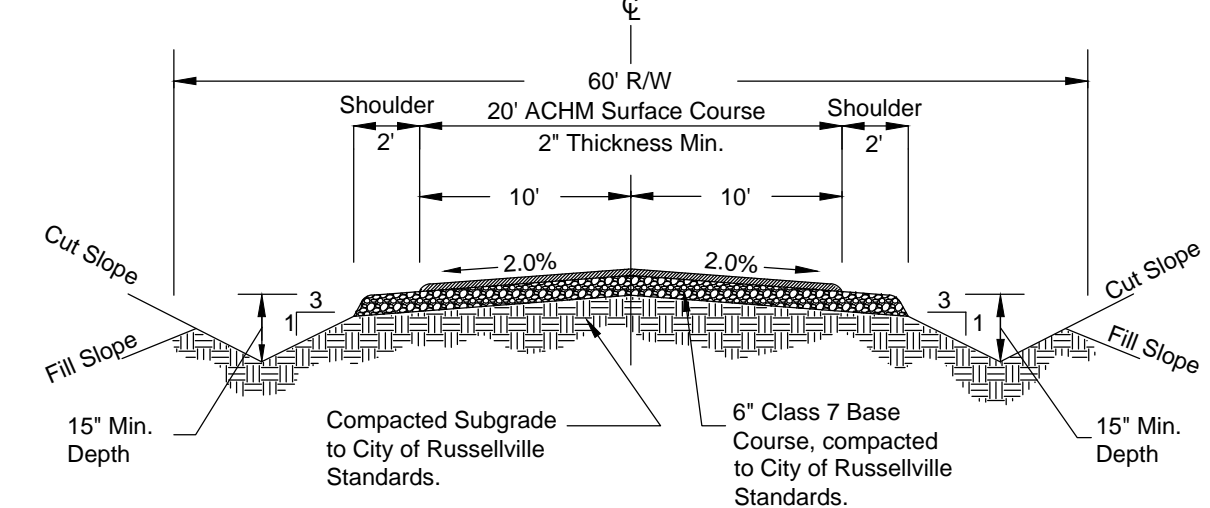
CERTIFICATE OF FINAL APPROVAL

Pursuant to the Russellville Subdivision Rules and Regulations, and all of the conditions of the approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said Rules and Regulations.

Signed: Russellville Planning Commission
Russellville Dept. of Public Works
Date of Execution: _____

Signed: _____
Date of Execution: _____

- NOTES:**
- Property is Zoned R-1, Residential
 - Setbacks: Front-25 ft.; Side Interior-10 ft.; Side Exterior-15 ft.; Rear-15 ft.; Rear Double Frontage-25 ft.;
 - There is a 10.00 ft. wide Utility Easement along the inside of all Street right-of-ways.
 - BSL Building Setback Line, UE Utility Easement, DE Drainage Easement;
 - 1/2" Iron Rebar w/Yellow Plastic Cap, J.D. Garza #1378 and/or 4 ft. Iron Post set at Lot Corners unless otherwise noted.
 - Owners: Alan Covington
126 Little Field Rd.
Russellville, AR 72802
(479) 968-0855
 - 20 ft. drainage easement shall be in-place along all drainage draws within the boundary of this development. Said drainage easement shall be 10 ft. each side of the existing centerline of drainage draws.
 - Sanitary Sewer: Lots 1-4 have an existing sewermain. All other lots shall have individually approved septic systems.
 - Water Supply: The developer shall connect to the City of Russellville-City Corp. existing watermain along Skyline drive and install new main extension to the type and size approved by City Corp.



REVISIONS / SUBMISSIONS No.	DATE
1	Layout Changed Add 1 Lot
	8/05/11



BARETT & ASSOCIATES, INC.
HALE-MARTIN ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
608 West "B" Street
Russellville, Arkansas 72801
(479) 968-5005

RIVERSTONE Subdivision Russellville, Arkansas PRELIMINARY PLAT

PROJECT TITLE: _____
DRAWN BY: JDC
SCALE: 1" = 300'
JOB NO: B&A 11-012
DATE: 06/28/11
STATE CODE: 500-07N-20W-0-17-103-58-1378
500-07N-20W-0-17-103-58-1378
SHEET NO: 1