

001-17120-000  
JACK THOMPSON  
VICKI BAAB  
ZONING: Ag SF Res 1

ELOOD DESIGNATION:  
THIS PROPERTY DOES NOT LIE IN ZONE 'X/AE' (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS. MAP NUMBER 051430100 F, EFFECTIVE DATE MAY 16, 2008.

NOTE:  
-PER COX COMMUNICATIONS, ANY RELOCATION OF COX UTILITIES WILL BE AT OWNER'S EXPENSE

001-17114-008  
FELICIE, EDWIN & MACCEL  
ZONING: Ag SF Res 1

001-17114-010  
CARL, RICHARD & DEBBIE  
ZONING: Ag SF Res 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	627.04'	112.32'	112.17'	N20°53'18"E	107°15'48"
C2	627.04'	160.63'	160.19'	N37°31'31"E	144°03'38"

**EASEMENT NOTES:**  
1. AS PER OCC. DISTRIBUTION POWER LINE AGREEMENTS ARE NOT FILED WITH THE TOWNSHIP CLERK'S OFFICE, THE OWNER/DEVELOPER OF THIS SURVEY IS THIRTY (30) FEET BEING FIFTEN (15) FEET EACH SIDE OF THE POWER LINES AS SHOWN ON THIS SURVEY. (2011-35107)  
2. AS PER ONE SOURCE GAS COMPANY (AMG), THE WIDTH OF THE GAS LINE EASEMENT AS SHOWN ON THIS SURVEY IS FIFTY (50) FEET. (SOURCENAME)

AS OF TIME OF REVISIONS, ANY DOCUMENTS RELATED TO THE ABOVE EASEMENTS HAVE NOT BEEN OBTAINED. THE OWNER/DEVELOPER OF THIS PROPERTY WILL BE GRANTING A CONTINUANCE OF THE EASEMENTS THAT ARE IN PLACE AS SHOWN

**OWNER/DEVELOPER:**  
PKD INVESTMENTS, LLC.  
6984 VAN MOP  
SPRINGDALE, AR 72762  
(479) 856-2285

**TOWNTOWN PLANNING INFO:**  
P.O. BOX 127  
TOWNTOWN, ARKANSAS 72770  
(479) 361-2996

001-17127-000  
WILL EVERINGTON  
ZONING: Ag SF Res 1

001-17120-000  
JACK THOMPSON  
VICKI BAAB  
ZONING: Ag SF Res 1

375-11006-000  
CLOVE MCGAHEY  
ZONING: Ag SF Res 1

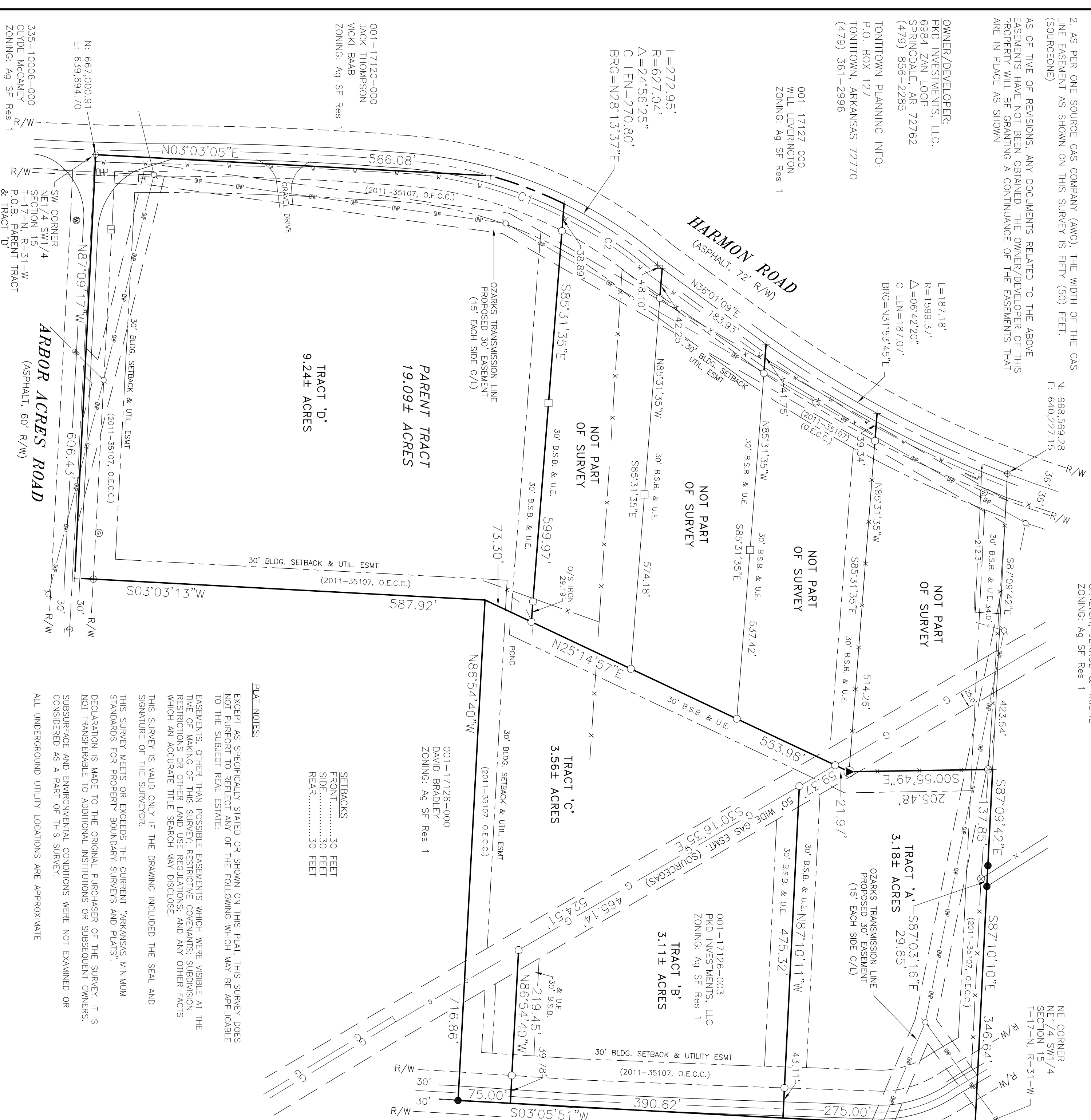
001-17131-000  
JASON ROBINSON  
ZONING: Ag SF Res 1

163-03467-000  
DICK ROBINSON  
ZONING: Ag SF Res 1

163-03466-000  
JACK JAMES  
ZONING: Ag SF Res 1

**BASIS OF BEARINGS:** ARKANSAS STATE PLANE  
**COORDINATE SYSTEM (NORTH ZONE)**  
NAD 83  
GCS WASHINGTON (GCS S, GRS 6)

**STATE LAND SURVEYOR FILE CODE**  
500-17N-31W-0-15-310-72-1005



PARENT TRACT = 25.09 ACRES  
TRACT 'A' = 3.18± ACRES  
TRACT 'B' = 3.11± ACRES  
TRACT 'C' = 3.56± ACRES  
TRACT 'D' = 9.24± ACRES  
TRACT 'E' = 19.09 ACRES  
TRACT 'F' = 2.00 ACRES

001-17138-003  
FRISER, MELVIN & MITCHELL  
ZONING: Ag SF Res 1

001-17138-003  
CALCAGNON, REV. TRIST  
ZONING: Ag SF Res 1

001-17138-000  
CALCAGNON, REV. TRIST  
ZONING: Ag SF Res 1

001-17138-000  
CALCAGNON, REV. TRIST  
ZONING: Ag SF Res 1

001-17138-000  
CALCAGNON, REV. TRIST  
ZONING: Ag SF Res 1

001-17138-000  
CALCAGNON, REV. TRIST  
ZONING: Ag SF Res 1

001-17126-005  
FRANLION, JERROD & KRISTIE  
ZONING: Ag SF Res 1

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FRANLION, JERROD & KRISTIE  
ZONING: Ag SF Res 1

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001-17126-005  
FRANLION, JERROD & KRISTIE  
ZONING: Ag SF Res 1

001-17126-000  
DANIEL BRADLEY  
ZONING: Ag SF Res 1

001-17126-000  
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DANIEL BRADLEY  
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**PLAT NOTES:**  
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT REAL ESTATE AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWNSHIP CLERK'S OFFICE AND HAS FOUND NO RECORDS OF UNRECORDED EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY. THIS SURVEY IS MAID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.  
THIS SURVEY MEETS OR EXCEEDS THE CURRENT ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.  
DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS HEREBY REPRESENTED AND WARRANTED THAT THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT REAL ESTATE AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWNSHIP CLERK'S OFFICE AND HAS FOUND NO RECORDS OF UNRECORDED EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY. THIS SURVEY IS MAID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.  
ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE

**SETBACKS**  
FRONT: 30 FEET  
SIDE: 30 FEET  
REAR: 30 FEET

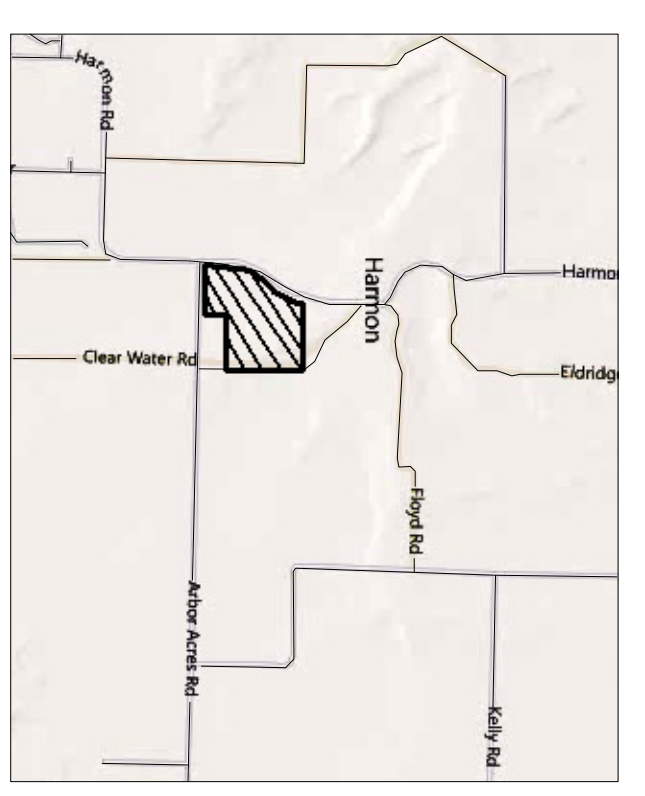
**CERTIFICATE OF APPROVAL**  
PURSUANT TO THE TOWNSHIP SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXCLUDED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.  
DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
TOWNSHIP CLERK

**CERTIFICATE OF OWNERSHIP**  
WE, THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAID OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.  
DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
NAME & ADDRESS  
SOURCE OF TITLE: D.R. \_\_\_\_\_  
PAGE: \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY**  
I, A LAM REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN. I HAVE PERSONALLY EXIST AND RECORDED THE SURVEY AND HAVE REVIEWED THE RECORDS OF THE TOWNSHIP CLERK'S OFFICE AND ALL ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.  
DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
LAM REID  
SURVEYOR

**CERTIFICATE OF RECORDING**  
THIS DOCUMENT FILED FOR RECORD \_\_\_\_\_ PG. \_\_\_\_\_ DAY, \_\_\_\_\_ IN PLAT BOOK NO. \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
CIRCUIT CLERK

**PROPOSED USE: RESIDENTIAL**



REVISIONS	DATE	DESCRIPTION	BY
1	12/25/11		

DATE	CHECKED
07/27/2015	

SCALE	SHEET SIZE
1" = 100'	24" x 36"

- LEGEND**
- ☼ SET COTTON SPINDLE
  - ⊕ COMPUTED POINT
  - SET 1/2" IRON REBAR
  - EXISTING IRON
  - ⊙ EXISTING R.R. SPIKE
  - ⊗ GAS METER
  - ⊘ FENCE CORNER POST
  - ⊙ POWER POLE
  - ⊙ TELEPHONE BOX
  - ⊙ WATER METER
  - ⊙ FIRE HYDRANT
  - ⊙ BLDG. SETBACK
  - ⊙ UTILITY ESMT
  - ⊙ RIGHT-OF-WAY
  - ⊙ OVERHEAD POWER
  - ⊙ WATER LINE
  - ⊙ PROPERTY LINE

THE INCIDENTAL/MINOR SUBDIVISION HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF TOWNTOWN ZONING AND PLANNING ORDINANCES. OVERSIGHT OF ANY REGULATIONS DOES NOT RELIEVE THE OWNER/DEVELOPER OF THEIR RESPONSIBILITY TO COMPLY WITH ALL REGULATIONS.  
TERRY W. CARPENTER, P.E.  
TOWNTOWN CITY ENGINEER NOVEMBER 25, 2013

**PKD INVESTMENTS, LLC**  
CLEAR WATER ROAD  
TOWNTOWN, ARKANSAS

**INCIDENTAL SUBDIVISION - MINOR SUBDIVISION**