

**SURVEYOR'S NOTES**

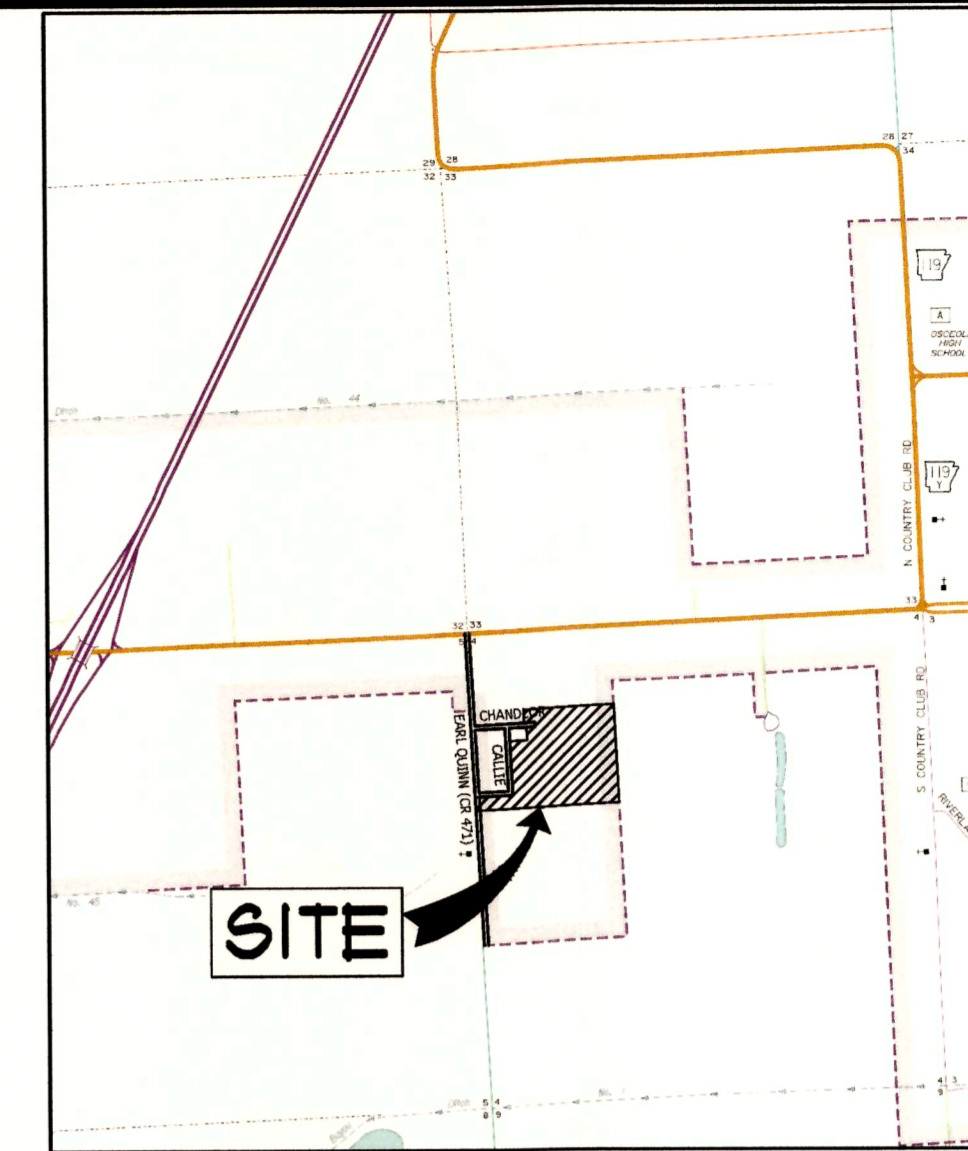
- THIS DRAWING WAS PREPARED FOR MAGAMAN GROUP, LLC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3, HIGHWAY COMMERCIAL AND R-2 AS NOTED. STANDARD BUILDING SETBACKS FOR R-2 ZONING ARE AS FOLLOWS: STREET (FRONT)=25' STREET (SIDE)=15' SIDE=10' REAR=20' MAXIMUM HEIGHT LIMITATION IS 48 FEET.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "C", OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE ELEVATIONS DETERMINED), AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MISSISSIPPI COUNTY, ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 050930425E (PANEL 425 OF 650), EFFECTIVE DATE - JUNE 18, 2010.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - RECORD PLAT OF PLUM POINT ESTATES, PHASE I, RECORDED ON APRIL 11, 2002 IN THE PUBLIC RECORDS OF MISSISSIPPI COUNTY AT OSCEOLA, ARKANSAS.
  - PLAT OF SURVEY FOR G & K DEVELOPMENT BY JAMES W. WAGES, DATED JANUARY 13, 2012.

**DESCRIPTION**

LOT 6, BLOCK 1 AND LOT 3, BLOCK 3, PLUM POINT ESTATES, PHASE I, TOGETHER WITH A PARCEL OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, MISSISSIPPI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

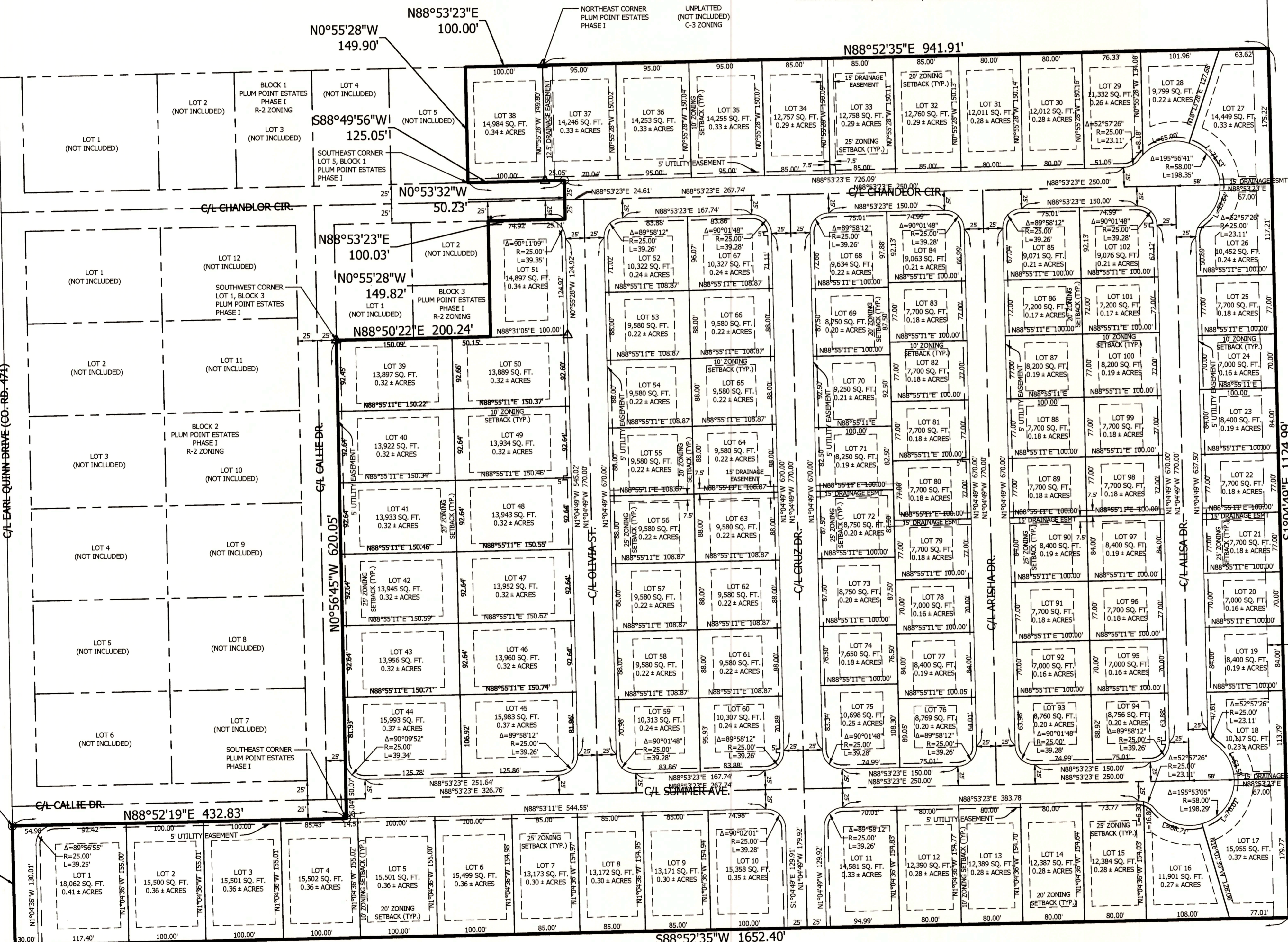
COMMENCING AT THE INTERSECTION OF ARKANSAS HIGHWAY 140 AND COUNTY ROAD 471, COMMONLY ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, MISSISSIPPI COUNTY, ARKANSAS; THENCE SOUTH 00°46'30" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,884.80 FEET TO THE POINT OF BEGINNING; SAID POINT MARKING THE SOUTHWEST CORNER OF PLUM POINT ESTATES, PHASE I; THENCE NORTH 88°52'19" EAST, ALONG THE SOUTH LINE OF PLUM POINT ESTATES, PHASE I, A DISTANCE OF 432.83 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PLUM POINT ESTATES, PHASE I; THENCE NORTH 00°56'45" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 620.05 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, PLUM POINT ESTATES, PHASE I; THENCE NORTH 88°50'22" EAST, ALONG THE SOUTH LINE OF BLOCK 3, PLUM POINT ESTATES, PHASE I, A DISTANCE OF 200.24 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 3, PLUM POINT ESTATES, PHASE I; THENCE NORTH 00°55'28" WEST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 149.90 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE; THENCE NORTH 88°53'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 100.03 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°53'32" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 50.23 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE; THENCE NORTH 88°53'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE, A DISTANCE OF 125.05 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, PLUM POINT ESTATES, PHASE I; THENCE NORTH 00°55'28" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE, A DISTANCE OF 149.82 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, PLUM POINT ESTATES, PHASE I; THENCE NORTH 88°52'35" EAST, ALONG SAID NORTH LINE OF PLUM POINT ESTATES, PHASE I, A DISTANCE OF 941.91 FEET TO A POINT; THENCE SOUTH 01°04'36" EAST, A DISTANCE OF 1,124.99 FEET TO A POINT; THENCE SOUTH 88°52'35" WEST, A DISTANCE OF 1,652.40 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 01°04'36" WEST, ALONG SAID WEST LINE, A DISTANCE OF 154.99 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,366,627 SQ. FT. OR 31.37 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



ARKANSAS HIGHWAY 140

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
SECTION 4, T12N, R10E  
(INTERSECTION OF  
ARKANSAS HWY 140 AND  
COUNTY RD 471)



**LEGEND**

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- SETBACK LINE
- FOUND IRON PIPE
- FOUND MAG NAIL
- FOUND REBAR
- SET 5/8" REBAR W/ PS #1314 CAP

**CERTIFICATIONS**

**CERTIFICATE OF OWNER**  
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, 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.

SIGNED \_\_\_\_\_  
MAGAMAN GROUP, LLC - JEFF MAGNESS  
2628 WEST ROAD, MOUNTAIN HOME, AR 72653

DATE OF EXECUTION \_\_\_\_\_ PAGE \_\_\_\_\_  
SOURCE OF TITLE: D. R. \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

**CERTIFICATE OF RECORDING**  
THIS DOCUMENT, NUMBER \_\_\_\_\_ FILED FOR RECORD \_\_\_\_\_, 20 \_\_\_\_\_ IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SIGNED \_\_\_\_\_  
CLERK NAME \_\_\_\_\_

**CERTIFICATE OF ENGINEERING ACCURACY**  
I, JOHN M. EASLEY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE OSCEOLA SUBDIVISION AND DEVELOPMENT CODE HAVE BEEN COMPLIED WITH.

SIGNED *John M. Easley*  
JOHN M. EASLEY, REGISTERED PROFESSIONAL ENGINEER NO. 9815 ARKANSAS  
DATE OF EXECUTION *1/11/22*

**CERTIFICATE OF SURVEYING ACCURACY**  
I, JOHN M. EASLEY, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARIES SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE AS SHOWN.

SIGNED *John M. Easley*  
JOHN M. EASLEY, REGISTERED LAND SURVEYOR NO. 9815 ARKANSAS  
DATE OF EXECUTION *1/11/22*

**CERTIFICATE OF RECORD APPROVAL**  
PURSUANT TO THE OSCEOLA SUBDIVISION AND DEVELOPMENT CODE, 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.

SIGNED \_\_\_\_\_  
OSCEOLA PLANNING COMMISSION  
DATE OF EXECUTION \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE OF PUBLIC DEDICATION AND FILING OF PLAT AUTHORIZED BY ACTION OF CITY COUNCIL BY ORDINANCE NO. \_\_\_\_\_**

MAYOR \_\_\_\_\_ (CITY SEAL)  
DATE OF EXECUTION \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

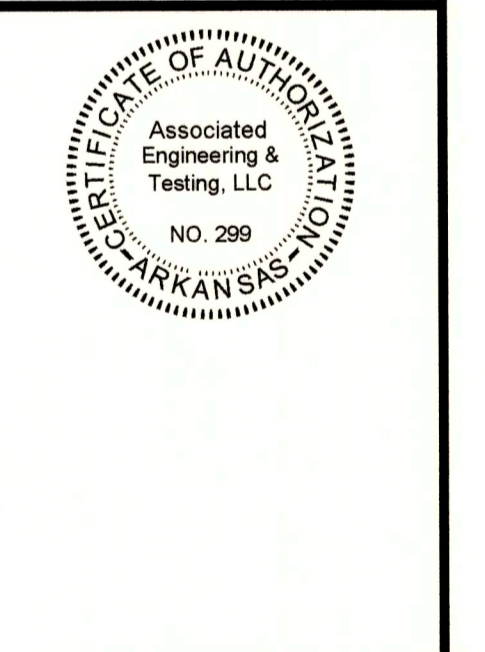
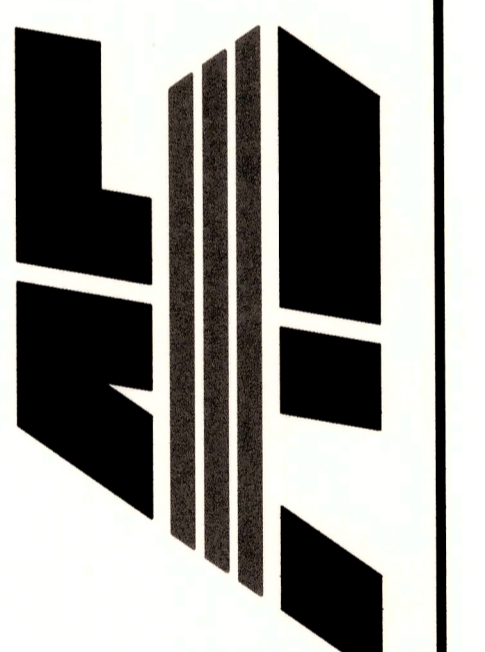
DATE OF BOUNDARY SURVEY: 07/22/2022

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL AND DATED SIGNATURE.

DATE: 09/02/2022 DRAIN: CCH  
CADD FILE: 22105-003 CHECKED: JME  
DWG#: 1012044.XXXX  
SCALE: 1" = 80' SHEET: 1 OF 1

**RIVER BACK ESTATES**  
**EARL QUINN DRIVE & CALLIE DRIVE**  
**SECTION 4, T12N, R10E**  
**OSCEOLA, ARKANSAS**

**ASSOCIATED ENGINEERING, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1462  
JONESBORO, AR 72403  
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
1	REVISE LOT LINES PER CLIENT	11/11/22

**RECORD PLAT**