



LEGAL DESCRIPTION

PROPERTY DESCRIPTION
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
 ARKANSAS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER SECTION 7, T-2-N, R-13-W, THENCE N 89°33'00" E THE NORTH LINE
 OF THE SAID SE 1/4, SW 1/4 1200.00 FEET TO THE CORNER OF THE SE 1/4,
 SW 1/4, T-2-N, R-13-W, THENCE S 89°33'00" E 1200.00 FEET TO THE
 CORNER OF THE SE 1/4, SW 1/4, T-2-N, R-13-W, THENCE N 89°33'00" E
 1200.00 FEET TO THE CORNER OF THE SE 1/4, SW 1/4, T-2-N, R-13-W,
 THENCE S 89°33'00" E 1200.00 FEET TO THE CORNER OF THE SE 1/4,
 SW 1/4, T-2-N, R-13-W, THENCE N 89°33'00" E 1200.00 FEET TO THE
 CORNER OF THE SE 1/4, SW 1/4, T-2-N, R-13-W, THENCE S 89°33'00" E
 1200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 57.7 ACRES, MORE OR LESS

GENERAL NOTES

1. ALL BUILDING LINES ARE AS SHOWN
2. ALL DISTANCES ON CURVED BOUNDARIES ARE CHORD DISTANCES
3. ALL CORNER RADIUS ARE 25', UNLESS OTHERWISE NOTED
4. ALL STREET R-O-W AND CUL-DE-SAC RADIUS ARE 50', UNLESS OTHERWISE NOTED
5. ALL EASEMENTS SHOWN ARE 10' IN WIDTH, UNLESS OTHERWISE NOTED
6. ALL EASEMENTS ON COMMON LOT LINES ARE 10' IN WIDTH, 5' EITHER SIDE, UNLESS OTHERWISE NOTED
7. ALL EASEMENTS ARE TO BE USED FOR UTILITIES AND/OR DRAINAGE
8. THE ENTIRE SITE IS IN THE 100 YEAR FLOODPLAIN FLOODPLAIN ELEVATION 265.20

PRELIMINARY PLAT
RIVER VALLEY ESTATES
 PULASKI COUNTY, ARKANSAS



ENGINEERS - PLANNERS - SURVEYORS

10 OTTER CREEK COURT SUITE A
 LITTLE ROCK, ARKANSAS 72210
 PHONE 501-455-8899
 DATE: MAY, 2012