

# ADDED SPACE THIRD ADDITION

## To the City of Russellville, Arkansas



**LEGAL DESCRIPTION**  
 Part of Lot 1 of ADDED SPACE SUBDIVISION and part of Lot 2 of the Replat of Lot 2 ADDED SPACE SUBDIVISION (A Minor Subdivision) more particularly described as follows:  
 Commencing at the SE Corner of the SE1/4 of the SE1/4 of Section 9, T-7-N, R-20-W; thence N 88°14'58" W, along the south line thereof, 40.00 ft.; thence N 01°55'27" E, along the West right-of-way line of South Knoxville Avenue and it's projection, 218.45 ft. to the Point of Beginning; thence N 87°48'26" W, 619.53 ft.; thence N 01°55'33" E, 373.29 ft.; thence N 89°23'33" E, 620.00 ft. to a point on the said west right-of-way line of south Knoxville Avenue; thence S 01°55'27" W, along said right-of-way line, 39.45 ft. to the Point of Beginning. Containing 5.43 acres, more or less.

**SURVEYOR'S CERTIFICATE**  
 Know all men by these presents, that I, Joel D. Garza, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown or noted hereon were properly placed under my personal supervision in accordance with the Land Subdivision and Development Code of the City of Russellville, Arkansas.

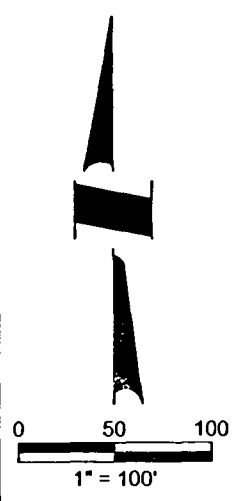
*Joel D. Garza*  
 J. David Garza, PLS # 1378  
 Date 5/14/12

**OWNER'S CERTIFICATE AND DEDICATION**  
 The Owners certify that they have caused said tract of land to be surveyed and have caused the attached plat to be made showing dimensions of lots, setback lines, right-of-ways and easements. The Owners further designates said tract of land as ADDED SPACE THIRD ADDITION, to the City of Russellville, Arkansas, a Minor Subdivision and hereby dedicates to the public and reserves for installation and maintenance of utilities, all easements as shown on the attached plat, free and clear of all encumbrances. The Owners also certify that all taxes in regard to this tract of land have been paid and that all fees regarding this plat will be timely paid.

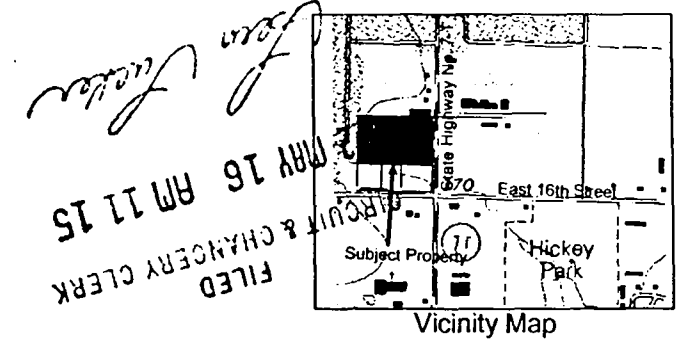
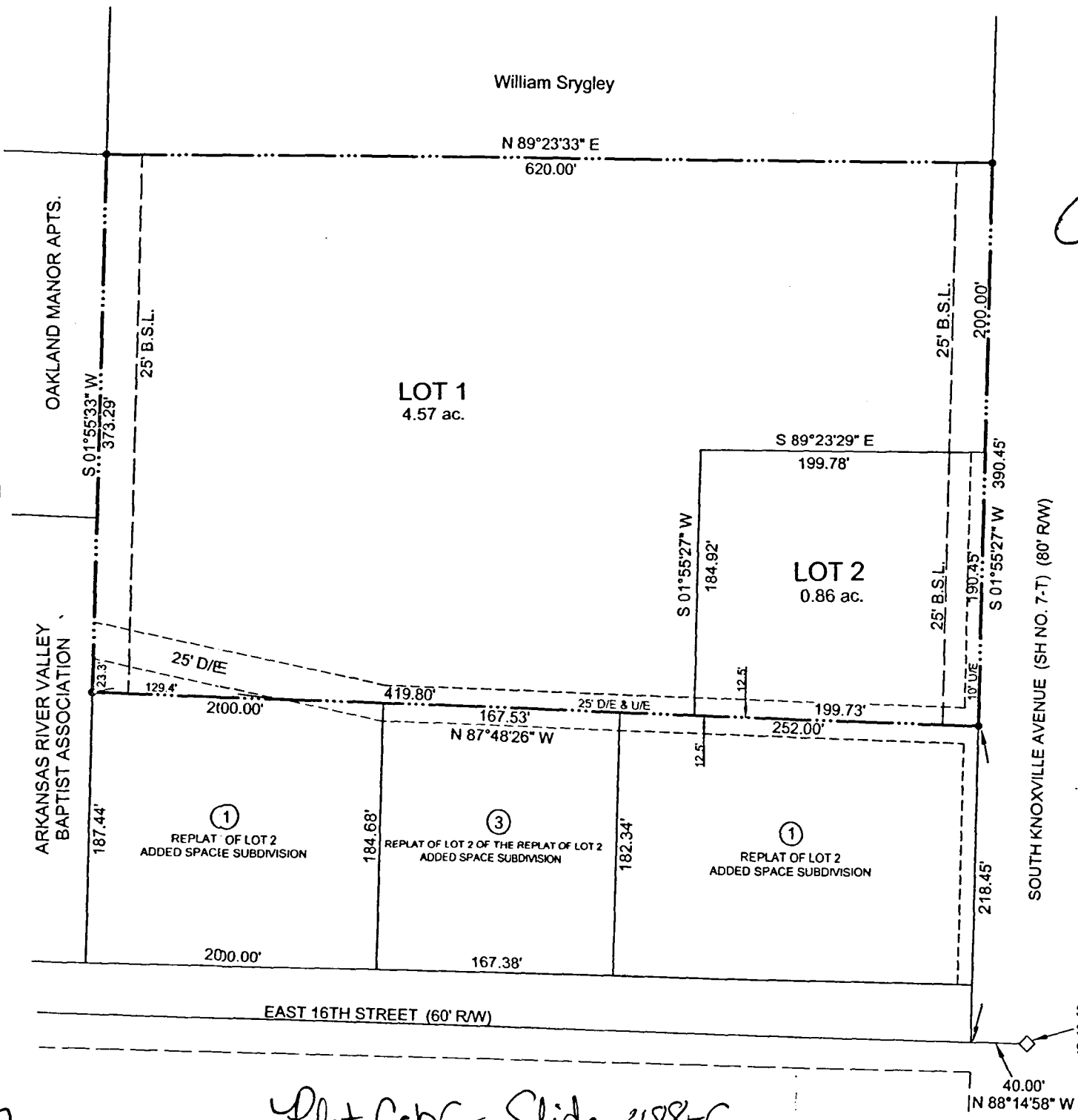
Witness the hand of said owners on this 15<sup>th</sup> day of May, 2012.

*John Van Horn, Jr.* John Van Horn, Jr., Pres.  
*Terry Epperson* Terry Epperson, Vice Pres.  
*Cliff Goodin* Cliff Goodin & Associates, Inc.  
 Cliff Goodin, Pres.  
*Sara Lou Goodin* Sara Lou Goodin, Sec.

**CERTIFICATE OF MINOR SUBDIVISION ACCEPTANCE**  
 This plat is accepted by the Russellville Planning Commission on this 16<sup>th</sup> day of May, 2012.  
*McDade*, Director of Public Works.



- NOTES:**
- (1) Property is Zoned C-2, Commercial
  - (2) Setbacks: Front-25 ft.; Side Interior-none.; Side Exterior-none.; Rear-none.
  - (3) The boundary described is note located in a designated 100 year Flood Plain as per FEMA Map No. 050178 0390 E, dated March 2, 2010.
  - (4) BSL Building Setback Line; UE Utility Easement; DE Drainage Easement;
  - (5) 1/2" Iron Rebar w/Yellow Plastic Cap, J.D. Garza PLS 1378 and/or 4 ft. Iron Post set at Lot Corners unless otherwise noted.
  - (6) The finished floor of all buildings shall be constructed a minimum of 12 inches above the final lawn grade (including sod). The ground shall be away from the building at 2% grade for at least 10 feet on all sides (driveway included) or to the property line if the structure is located closer than 10 feet to the property line. Provision shall be made to ensure that drainage from a driveway shall not enter the structure. There shall be a low point of the lot located at an edge with positive drainage away from the lot.



Received By: *Marjorie Henley* Plat CabC - Slide 488-C

Revisions

**FINAL PLAT**

**BARRETT & ASSOCIATES**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 608 WEST "B" STREET  
 RUSSELLVILLE, ARKANSAS 72801  
 Off: (479)968-5005 Fax: (479)990-5564

Date: 5/09/12  
 Scale: 1"=60'  
 Job No: 319-01  
 Sheet No.  
**1**