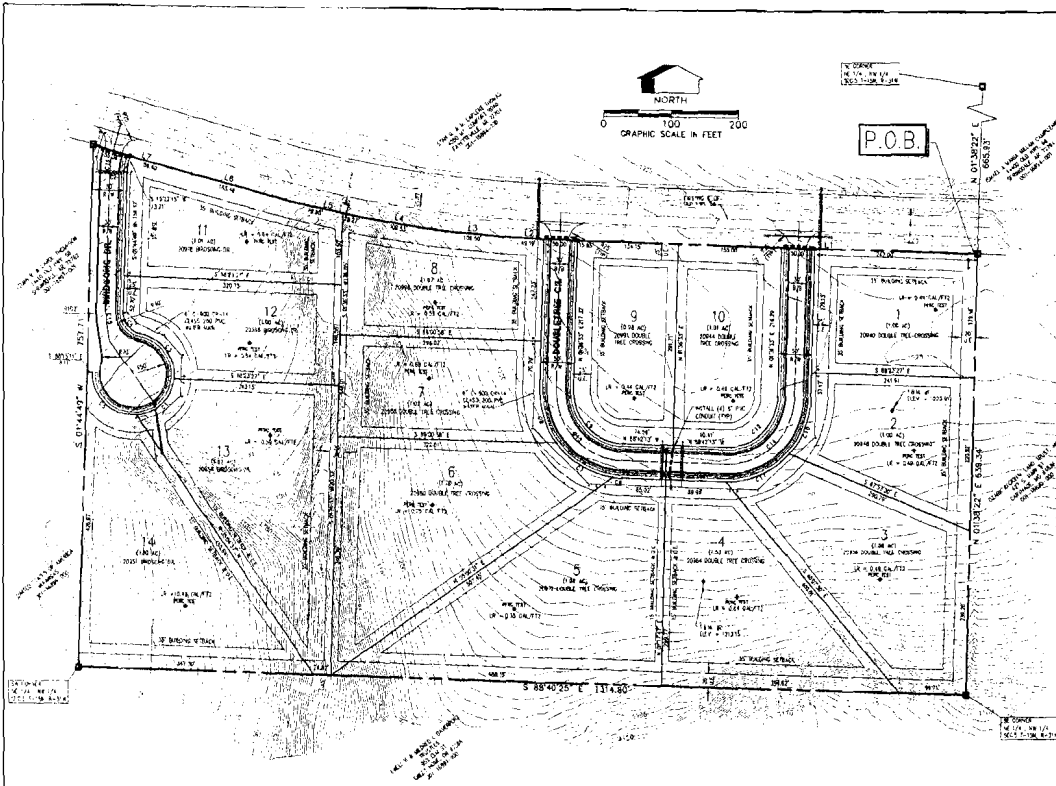


00151



CERTIFICATE OF ADEQUACY OF SMALL MAP RECORDS AND RECORDATIONS
 I CERTIFY THAT THE SMALL MAP RECORDS AND RECORDATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

CERTIFICATE OF ADEQUACY OF SURVEY
 I CERTIFY THAT THE SURVEY AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

CERTIFICATE OF ADEQUACY OF CONVEYANCE & RECORDATION
 I CERTIFY THAT THE CONVEYANCE AND RECORDATION HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

STATE DEPARTMENT OF REVENUE
 I CERTIFY THAT THE PLAT AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY
 I CERTIFY THAT THE PLAT AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

PLANNING DEPARTMENT
 I CERTIFY THAT THE PLAT AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

COUNTY CLERK
 I CERTIFY THAT THE PLAT AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

COUNTY ENGINEER
 I CERTIFY THAT THE PLAT AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

PLANNING DEPARTMENT
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COUNTY CLERK
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COUNTY ENGINEER
 I CERTIFY THAT THE PLAT AND RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLANNING AND ZONING ACT AND THE REQUIREMENTS OF THE ARKANSAS STATE DEPARTMENT OF REVENUE AND THE ARKANSAS STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

BUILDING SETBACK REQUIREMENTS
 FRONT: 35'
 SIDE: 15'
 REAR: 35'

BENCHMARK INFORMATION
 1) 18" REAR SET FOR TEMPORARY BENCHMARK
 ELEV = 1213.89
 2) 18" REAR SET FOR TEMPORARY BENCHMARK
 ELEV = 1213.15

LOCAL JURISDICTION
 THE TOWNSHIP OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "M" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS, 1984 PANEL 800A-0000-C (SEPTEMBER 18, 1991)

BASES OF BEARINGS ARKANSAS STATE PLANE NORTH (NAD 83)
BASES OF ELEVATIONS MGS ODPUS SOLUTION REPORT ON SITE OBSERVATION POINT 03 WARD 28

PROPOSED USE: RESIDENTIAL SUBDIVISION
OWNER/DEVELOPER: PENNINGTON DEVELOPMENT RETIREMENT TRUST
 915 BOX 6095
 SPRINGDALE, AR 72765
 472-841-7118
ENGINEER: KEYSTONE CONSULTANTS, INC.
 1148 E. STEARNS ST., SUITE 1
 FAYETTEVILLE, AR 72703
 PHONE: 479-440-9300
 FAX: 479-521-9306
SURVEYOR: BLEW LAND SURVEYING, INC.
 350 N. COLLEGE
 FAYETTEVILLE, AR 72703
 PHONE: 479-441-4400
 FAX: 479-562-1843

SURVEY DESCRIPTION:
 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT A POINT WHICH IS N 01°38'22" E 865.83' FROM THE NORTHEAST CORNER OF SAID FOREST ACRES TRACT; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY 488 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N 80°25'51" W 501.15', N 87°23'45" W 315.00', N 80°11'02" W 106.50', N 81°17'58" W 156.55', N 78°02'15" W 108.22', N 75°24'38" W 183.46', N 73°32'18" W 114.90', THENCE LEAVING SAID RIGHT-OF-WAY S 01°44'48" W 757.77', THENCE S 89°42'51" E 1114.80', THENCE N 01°38'22" E 829.34' TO THE POINT OF BEGINNING, CONTAINING 20.41 ACRES, MORE OR LESS, SUBJECT TO RIGHT-OF-WAY AND EASEMENTS OF RECORD.

Doc ID: 20488810000 Type: REL
 Recorded: 04/11/2008 at 08:15:44 AM
 Fee Amt: \$24.10
 Washington County, AR
 Public Safety Circuit Clerk
 FLS-0023-0000215



3/26/08	T. FORD	REV PER WASHINGTON COUNTY COMMENTS
3/27/08	T. FORD	REV PER WASHINGTON COUNTY COMMENTS
DATE	BY	DESCRIPTION
REVISIONS		
COPPERTREE SUBDIVISION		
FINAL PLAT		
Prepared For		
PENNINGTON DEVELOPMENT RETIREMENT TRUST		
PO BOX 6095		
SPRINGDALE, AR 72765		
KEYSTONE CONSULTANTS, INC.		
1148 E. STEARNS ST., SUITE 1		
FAYETTEVILLE, AR 72703		
PHONE: 479-440-9300		
FAX: 479-521-9306		
Civil Engineering Planning & Design		
DRAWN:	C. COLWELL	PROJECT NO. 04021-00
CHECKED:	G. BATES	DATE: 2/02/08
		SHEET NO: 1 OF 2

