

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 LAY OFF, PLAT SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_

SOURCE OF TITLE: D.R. \_\_\_\_\_

PAGE: \_\_\_\_\_

CERTIFICATE OF SURVEYING ACCURACY

I, BUCKLEY BLEW, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 4/2/2015

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1532  
STATE OF ARKANSAS

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- - - - FORTY LINE
- - - - CENTERLINE OF ROAD
- - - - RIGHT-OF-WAY
- x - x - FENCE
- - - - BUILDING SET BACK
- SET/FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP
- ⊗ WATER METER
- ⊙ P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

CERTIFICATE OF APPROVAL  
PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
TONTITOWN PLANNING COMMISSION CHAIRMAN

SIGNED: \_\_\_\_\_  
MAYOR, CITY OF TONTITOWN

SIGNED: \_\_\_\_\_  
RECORDER/TREASURER, CITY OF TONTITOWN

Owner/Developer

BARROWS, MICHAEL SEAN & LISA DENISE  
7944 BUONA SERA AVE  
SPRINGDALE, AR 72762  
PHONE: 479-595-2250

Zoning & Setback Information

ZONING:  
R-3

BUILDING SETBACKS & UTILITY EASEMENTS:  
FRONT - 20 FT.  
SIDE - 10 FT.  
REAR - 25 FT.

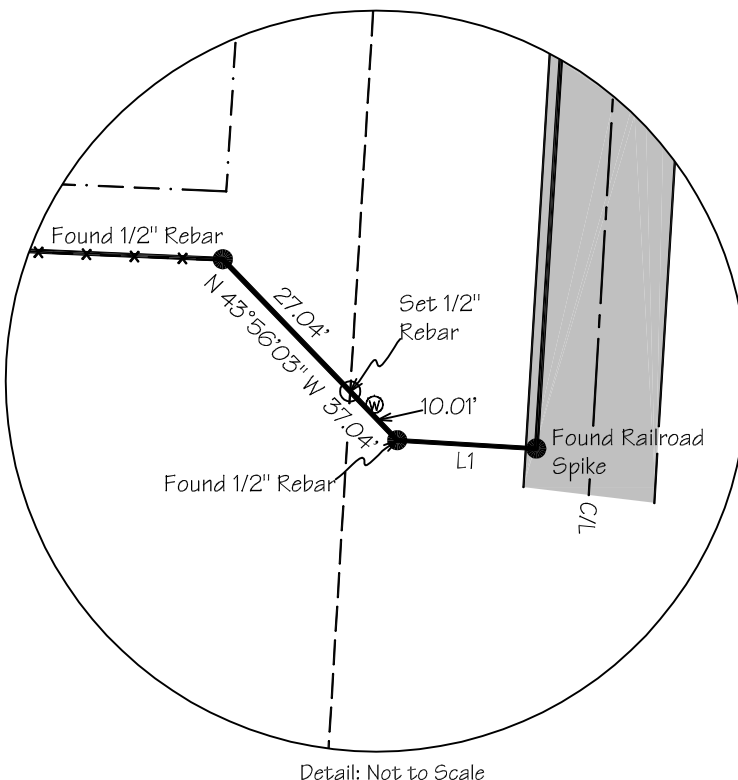
Significant Observations

WELL HOUSE LOCATED NEAR THE NORTHEAST CORNER OF PROPERTY LIES COMPLETELY INSIDE THE BUILDING SETBACKS.

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD \_\_\_\_\_ DAY, 2015 IN PLAT BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_.

SIGNED: \_\_\_\_\_  
CIRCUIT CLERK



Survey Description

PARENT TRACT  
A PART OF THE NORTH HALF OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S03°35'16"W 578.30' FROM THE NORTHEAST CORNER OF SAID FRACTIONAL NORTHEAST QUARTER, SAID POINT BEING A FOUND RAILROAD SPIKE AND RUNNING THENCE S03°35'16"W 616.78' TO A FOUND IRON PIN, THENCE N86°34'29"W 20.50' TO A FOUND IRON PIN, THENCE N43°56'03"W 37.04' TO A FOUND IRON PIN, THENCE N87°39'49"W 563.11' TO A FOUND IRON PIN, THENCE N03°46'44"E 720.78' TO A FOUND IRON PIN, THENCE S87°54'55"E 904.75' TO THE POINT OF BEGINNING. CONTAINING 13.99 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 1  
A PART OF THE NORTH HALF OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S03°35'16"W 578.30' FROM THE NORTHEAST CORNER OF SAID FRACTIONAL NORTHEAST QUARTER, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S03°35'16"W 144.28' TO A SET IRON PIN, THENCE N87°54'55"W 905.23' TO A SET IRON PIN, N03°46'44"E 144.30' TO A FOUND IRON PIN, THENCE S87°54'55"E 904.75' TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 2  
A PART OF THE NORTH HALF OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S03°35'16"W 722.58' AND FROM THE NORTHEAST CORNER OF SAID FRACTIONAL NORTHEAST QUARTER, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S03°35'16"W 472.50' TO A FOUND IRON PIN, THENCE N86°34'29"W 20.50' TO A FOUND IRON PIN, THENCE N43°56'03"W 37.04' TO A FOUND IRON PIN, THENCE N87°39'49"W 563.11' TO A FOUND IRON PIN, THENCE N03°46'44"E 576.48' TO A SET IRON PIN, THENCE S87°54'55"E 905.23' TO THE POINT OF BEGINNING. CONTAINING 10.99 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Miscellaneous Notes

STATE RECORDING NUMBER:  
500-17N-31W-0-18-1-72-1532

COMPLETED FIELD WORK:  
APRIL 2, 2015

BASIS OF BEARING:  
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83)

REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 7701.  
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.  
BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0210F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY

STATIC PRESSURE/FLOW FOR CLOSEST FIRE HYDRANT (ID - D5-J21) ON AVAILABLE WATER LINE IS 112 PSI/1098 GPM

TONTITOWN PLANNING DEPARTMENT  
ADDRESS: 235 E HENRI DE TONTI BLVD, SPRINGDALE, AR 72762  
PHONE: (479) 361-2700

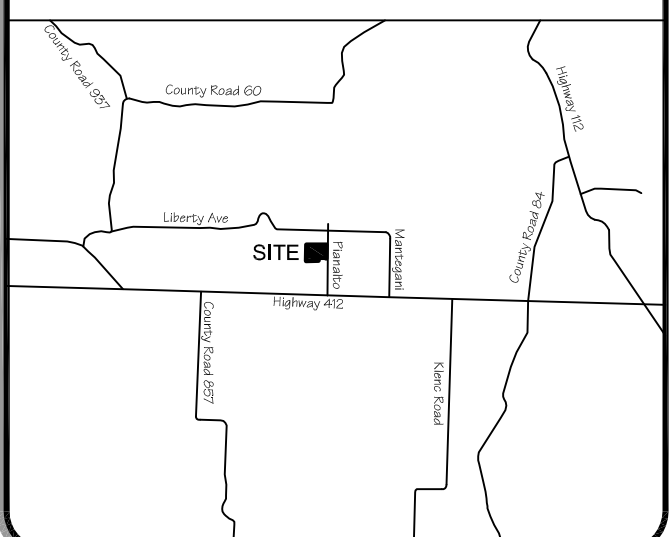
USE AND BENEFIT OF MASTER STREET PLAN RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF TONTITOWN PER THIS PLAT.

DATE
04/27/2015

This Minor Subdivision has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.  
Tontitown City Engineer, April 28, 2015

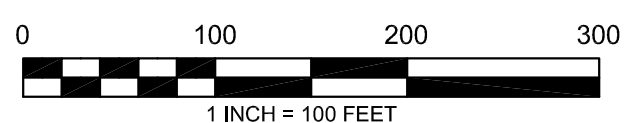
Vicinity Map



Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 2ND DAY OF APRIL, 2015.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA  
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
M.B. 4-6-2015	W.L.	J.B.
COUNTY & STATE:	JOB NUMBER:	
WASHINGTON COUNTY, ARKANSAS	15-207	

SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST

MINOR SUBDIVISION FOR:  
SEAN & LISA BARROWS