

PROPERTY LINE ADJUSTMENT

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS
SOURCE OF TITLE: D.R. _____

NAME AND ADDRESS

PAGE: _____

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: 7/7/2015

SIGNED: _____

REGISTERED LAND SURVEYOR
NO. 1532
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL
PURSUANT TO THE TOWNSHIP 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: _____

TONTOWNSHIP PLANNING
COMMISSION CHAIRMAN

MAYOR, CITY OF TONTOWNSHIP

RECORDER/TREASURER
CITY OF TONTOWNSHIP

CERTIFICATE OF RECORDING:

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

SIGNED: _____

CIRCUIT CLERK

Miscellaneous Notes

- STATE RECORDING NUMBER 500-17N-30M-21-01-101-1532
- COMPLETED FIELD WORK MAY 26, 2015
- BASIS OF BEARING: ARKANSAS STATE PLANE, NORTH ZONE, NAD83.
- REFERENCE DOCUMENTS: 1. MARKED AND FILED IN DEED BOOK 2006 AT PAGE 39839. 2. SURVEY PLAT FILED IN PLAT BOOK 24 AT PAGE 33.
- 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. 051430069F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

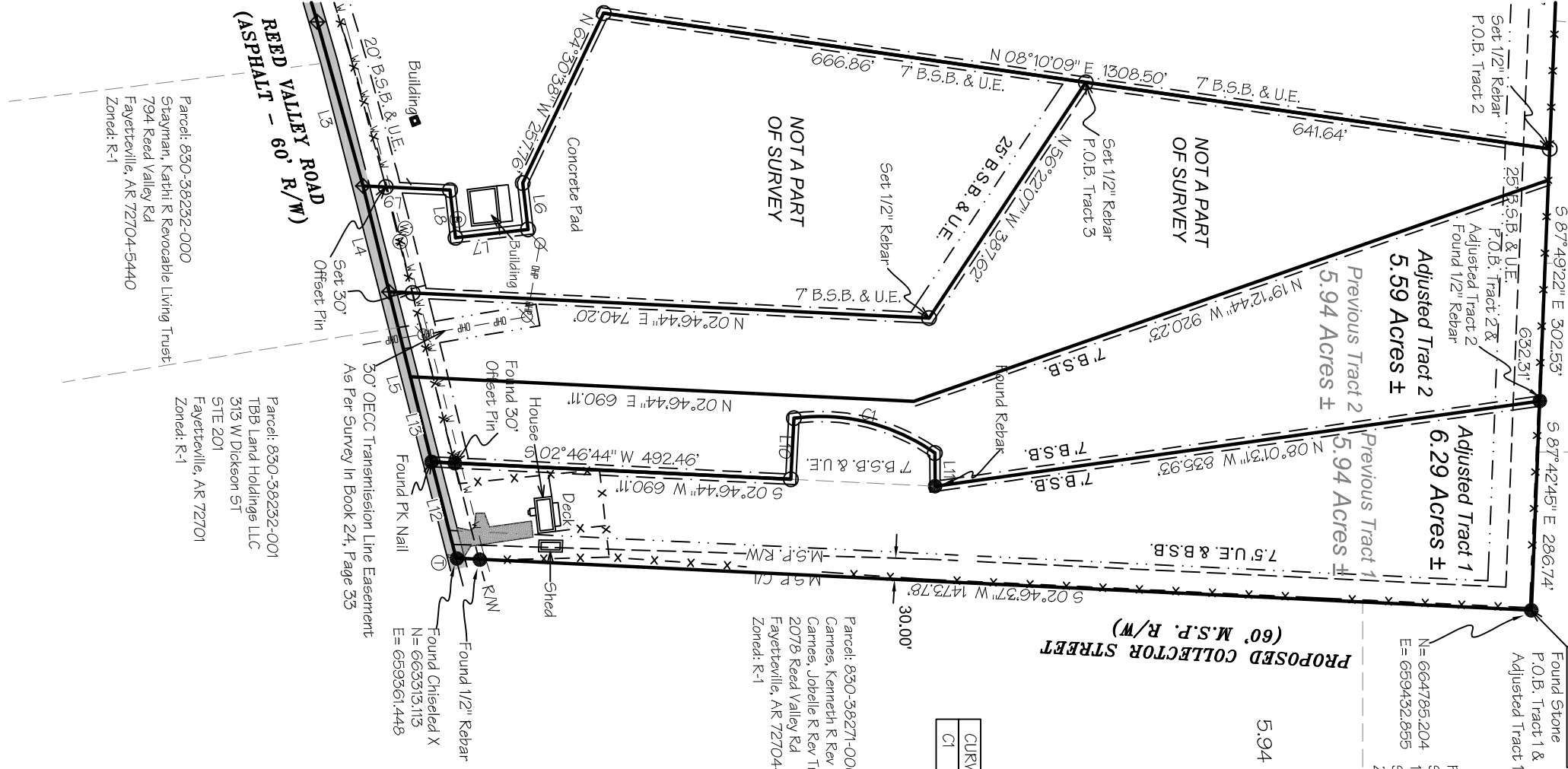
Parcel: 830-36229-000
Mccartney, Harold & Barbara
1569 Steele Rd
Springdale, AR 72762-6249
Zoned: R-1

Parcel: 830-36229-001
Linn, Robert & Betty J
1623 Steele Rd
Springdale, AR 72762
Zoned: R-1

Parcel: 830-36229-001
Simpson, Robert & Jackie
1715 Steele Rd
Springdale, AR 72762
Zoned: R-1

Parcel: 830-36229-000
Sharp, Douglas R
1739 Steele Rd
Springdale, AR 72762-0916
Zoned: R-1

PROPOSED MINOR ARTERIAL STREET (72' M.S.P. R/W)



LINE	BEARING	DISTANCE
L1	S 75° 29' 01" W	329.307
L2	S 74° 49' 02" W	244.867
L3	S 72° 27' 47" W	233.037
L4	S 76° 03' 31" W	149.277
L5	S 75° 56' 23" W	240.007
L6	N 83° 25' 10" E	63.937
L7	S 08° 34' 50" E	99.907
L8	S 03° 25' 10" W	69.017
L9	N 02° 46' 44" E	119.377
L10	N 87° 13' 16" W	83.747
L11	N 89° 40' 24" E	45.477
L12	S 75° 44' 04" W	135.997
L13	S 75° 56' 23" W	120.007

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	271.72'	203.66'	198.91'	N 13° 53' 23" E



Survey Description

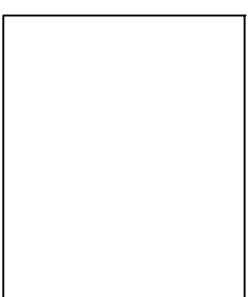
PREVIOUS TRACT 1
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND STONE AND RUNNING THENCE S02°46'57"W 1475.78', THENCE S75°43'57"W 1661.1', THENCE N02°46'44"E 690.11' TO A FOUND IRON PIN, THENCE N88°51'31"W 835.93' TO A SET IRON PIN, THENCE S87°42'45"E 286.79' TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

ADJUSTED TRACT 1
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND STONE AND RUNNING THENCE S02°46'57"W 1475.78', THENCE S75°43'57"W 1661.1', THENCE N02°46'44"E 690.11' TO A FOUND IRON PIN, THENCE N88°51'31"W 835.93' TO A SET IRON PIN, THENCE S87°42'45"E 286.79' TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

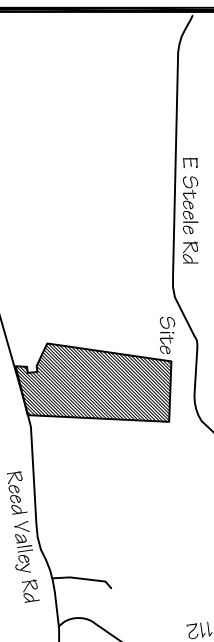
PREVIOUS TRACT 2
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT THAT IS N87°42'45"W 286.79' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S08°08'31" E 835.93' TO A FOUND IRON PIN, THENCE S02°46'44"W 690.11' TO A FOUND PK NAIL, THENCE S75°56'23"W 120.00', THENCE N19°12'44"W 920.23' TO A SET IRON PIN, THENCE S87°42'45"E 302.76' TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

ADJUSTED TRACT 2
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT THAT IS N87°42'45"W 286.79' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND IRON PIN AND RUNNING THENCE S08°08'31" E 835.93' TO A FOUND IRON PIN, THENCE S89°46'24"W 45.47' TO A SET IRON PIN, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 271.72', AN ARC LENGTH OF 203.66', AND A CHORD BEARING AND DISTANCE OF S13°53'23"W 198.91' TO A SET IRON PIN, THENCE S87°13'16"E 83.74' TO A SET IRON PIN, THENCE S02°46'44"W 492.46' TO A FOUND PK NAIL, THENCE S87°42'45"E 302.76' TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

RECORDING BLOCK



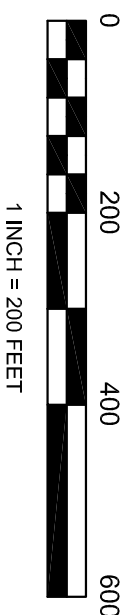
Vicinity Map



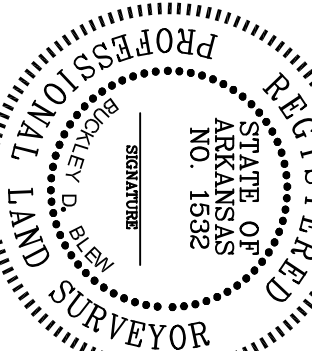
Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREBY ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND UTILITIES 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 _____ DAY OF _____, 20____.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL, AND NOT IN FULL VIEW, THE SEAL IS VOID. THE SEAL AND THIS 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. ST. CAMORE 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	STAMPED BY
M.B. 7/7/2015	H.M.	R.S.
CONTRACT & STATE	JOB NUMBER	
WASHINGTON COUNTY, AR	15-391	

SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST

CLEAR CREEK LAND & CATTLE LLC

DATE	REVISION

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- RIGHT OF SET BACK
- UTILITY EASEMENT
- UTILITY LINE
- OVERHEAD POWER LINE
- POWER POLE
- 6 INCH METER
- FOUND MONUMENT (AS NOTED)
- TELEPHONE PEGESTAL
- WATER METER
- B.S.B. BUILDING SETBACK

Zoning & Setback Information

- ZONED AS R-1, RESIDENTIAL.
- SETBACKS:
FRONT: 20'
SIDE: 7'
REAR: 25'

OWNERSHIP INFORMATION
PARCEL: 830-36229-000
CLEAR CREEK LAND & CATTLE LLC
1317 STEEL RD
SPRINGDALE, AR 72764
479-790-4655

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