

SURVEYOR'S NOTES:
 THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID. DECLARATION IS MADE TO THE ORIGINAL PURCHASER(S) OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNER OR ASSIGNS. ACCORDING TO ARKANSAS LAW (A.C.A. § 16-68-112 (2014)), YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN FIVE YEARS AFTER FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PUBLIC ROADWAY ACCESS:
 THE SUBJECT TRACT HAS DIRECT ACCESS TO AGNES DRIVE, A PUBLIC ROADWAY.

SURVEY EQUIPMENT AND METHODS:
 THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE PLANIMETRIC AND BOUNDARY INFORMATION SHOWN HEREON.

HORIZONTAL DATUM, BASIS OF BEARINGS & DISTANCES, STATE PLANE COORDINATES, AND CONVERSIONS:
 THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (1987) (NORTH AMERICAN DATUM OF 1983, 1997 ADJUSTMENT). STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), AND IS THE BASIS FOR THE BEARINGS SHOWN HEREON.
 THE COORDINATE POSITIONS SHOWN HEREON WERE CONSTRAINED (MODELED) TO THE ARKANSAS HIGHWAY TRANSPORTATION DEPARTMENT (AHTD) STATION MARK "220021A". REAL TIME KINEMATIC (RTK) GPS RELATIVE POSITIONING METHODS WERE UTILIZED EITHER BY DIRECT MODELING AND OCCUPATION OF THE STATION OR BY MODELING THE STATION UTILIZING ESIS'S GPS BASE STATION.
 THE BOUNDARY INFORMATION SHOWN HEREON REFLECTS GRID BEARINGS AND GRID DISTANCES. THE NORTHWEST CORNER OF THE SUBJECT TRACT WAS USED FOR THE COMPUTED CONVERGENCE ANGLE AND COMBINED FACTOR.
 NW CORNER LATITUDE: 38°10'20.0864"N LONGITUDE: 694°1'32.6574"W
 NW CORNER STATE PLANE: NORTHING (US FT): 676,772.75 EASTING (US FT): 655,431.43
 CONVERGENCE ANGLE (DMS) = -01°17'43" (GRID NORTH IS WEST OF TRUE NORTH)
 COMBINED FACTOR = 0.9989262
 THE SEA LEVEL FACTOR (ORTHOMETRIC VERTICAL SCALE) IS BASED ON THE TRACT'S AVERAGE ORTHOMETRIC ELEVATION OF 1,300 FT, NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) TO CONVERT GRID DISTANCES TO GROUND DISTANCES USE THE INVERSE COMBINED FACTOR: 1.0001477.
 THE ACREAGE SHOWN HEREON WAS COMPUTED FROM GRID COORDINATES THEN SCALED TO GROUND ACREAGE BY THE INVERSE COMBINED FACTOR SQUARED 1.0001477.

TEMPORARY BENCHMARKS:
 TBM # 1: FIRE HYDRANT BOLT BETWEEN CITY AND STATE AT THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION 1297.27' NAVD88, AS SHOWN HEREON.
 TBM # 2: SQUARE CUT ON LIGHT POLE PEDESTAL, NEAR THE CENTER OF LOT 19. ELEVATION 1303.04' NAVD88, AS SHOWN HEREON.

PLAT CLOSURE CERTIFICATION:
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 196,200 FEET.

FLOOD PLAIN ZONING:
 THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0065 F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:
 THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND FEATURES ONLY. THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY. THERE MAY BE OTHER BURIED UTILITIES OR STRUCTURES THAT COULD BE IN SERVICE OR ABANDONED. THERE MAY BE UTILITY FEATURES OBTSCURED BY GROUND COVER, DEBRIS AND/OR ASPHALT. THE LOCATIONS OF UNDERGROUND STORM AND SANITARY SEWERS, IF ANY SHOWN HEREON, ARE BASED ON SURFACE FEATURES. PIPE SIZE, MATERIAL AND DEPTH INFORMATION WERE GATHERED FROM THE TOP OF THE STRUCTURES. THE SURVEYOR HAS TAKEN CARE TO IDENTIFY THESE FEATURES BUT PIPE SIZE AND MATERIAL TYPE VARIATIONS MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO PHYSICALLY LOCATE BURIED UTILITIES OR STRUCTURES. PRIOR TO EXCAVATION THE ASSOCIATED UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE, LOCATION AND DEPTH. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

REFERENCES:
 EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.
 ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.
 A. WARRANTY DEED: D & F EQUIPMENT SALES, INC., DATED AUGUST 30, 2004, RECORDED SEPTEMBER 2, 2004, DOCUMENT FILE NO. 2004-000036388.
 B. WARRANTY DEED: D & F EQUIPMENT SALES, INC., DATED APRIL 1, 2011, RECORDED APRIL 4, 2011, DOCUMENT FILE NO. 2004-00008604.
 C. PLAT OF SURVEY: BY ENGINEERING SERVICES, INC., PHILIP HUMBAR, AR PLS 1429, ENTITLED FINAL PLAT MAESTRI SUBDIVISION, TONTITOWN, AR. RECORDED OCTOBER 9, 2001, PLAT BOOK 17, PAGE 87.

THE FIELD WORK WAS COMPLETED ON: APRIL 30, 2015 DATE OF PLAT OR MAP: MAY 4, 2015

LEGEND

—	PROPERTY LINE	P.O.B. (123.45)	POINT OF BEGINNING
---	ADJACENT OWNER EASEMENT (AS NOTED)	○	RECORDED DISTANCE
- - -	SETBACK	●	IPF - IRON PIN FOUND (AS NOTED)
—+—	CENTERLINE OF ROAD	⊕	IPS - IRON PIN SET W/ CAP "PLS 1439"
— —	CURB & GUTTER	⊙	TBM - BENCHMARK
— —	PARKING STRIPES	○	MANHOLE (TYPE AS NOTED)
— —	FENCE LINE	⊙	WATER METER
— —	OVERHEAD POWER	⊙	GAS METER
— —	OVERHEAD POWER & TELEPHONE	⊙	POWER POLE
— —	WATER LINE	⊙	FIRE HYDRANT
— —	SANITARY SEWER LINE	⊙	WATER VALVE
— —	STORM PIPE (SIZE AS NOTED)	⊙	SEWER CLEANOUT
— —		⊙	LIGHT POLE

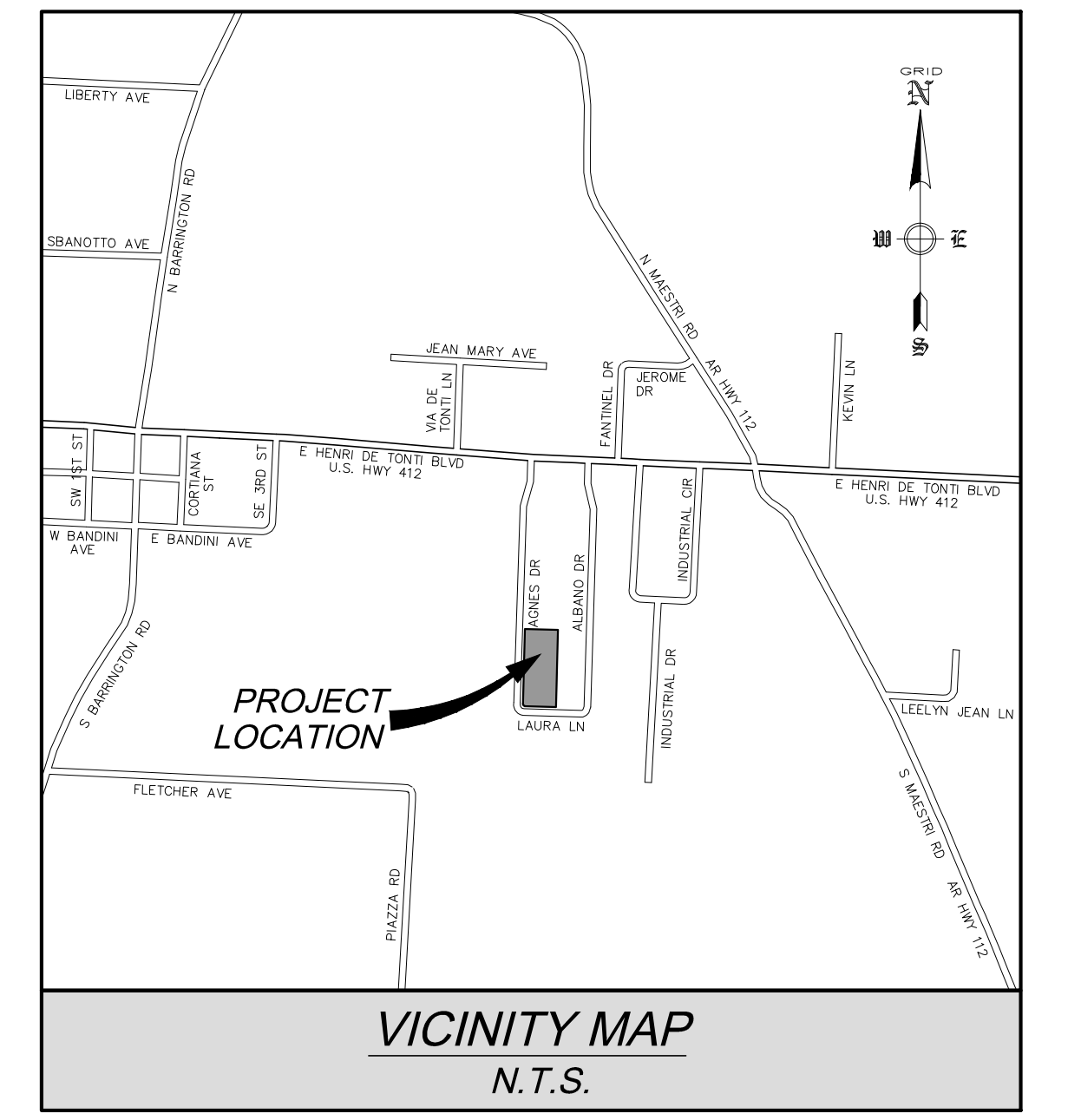
OWNER/DEVELOPER: D & F EQUIPMENT SALES, INC. 8641 N. HWY 227 CROSSVILLE, AL 35962

SURVEYOR: ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762

WORK ORDER #: 15184

CITY/COUNTY ZONING: I-1

SETBACKS: FRONT - 75' W/ PARKING IN FRONT
 30' W/OUT PARKING IN FRONT
 SIDE - 30' ADJACENT TO ROW
 50' ADJACENT TO NON-RESIDENTIAL
 REAR - 30' ADJACENT TO ROW
 50' ADJACENT TO NON-RESIDENTIAL



SURVEYOR'S CERTIFICATION:
 I, DAVID A. WILKINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THE 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: _____
 SIGNED: _____ REGISTERED LAND SURVEYOR, AR PLS 1439

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.

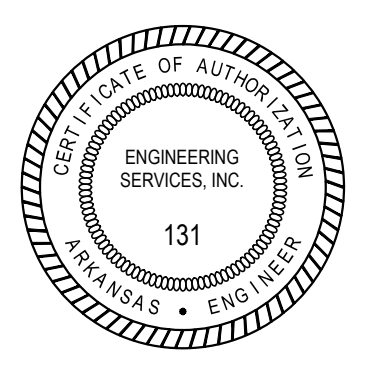
DATE OF EXECUTION: _____
 SIGNED: _____ TONTITOWN PLANNING COMMISSION CHAIRMAN
 SIGNED: _____ MAYOR, CITY OF TONTITOWN
 SIGNED: _____ RECORDER/TREASURER, CITY OF TONTITOWN

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 AND SUBDIVIDE SAID REAL ESTATE 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. _____, PAGE: _____

CERTIFICATE OF RECORDING:
 THIS DOCUMENT FILED FOR RECORD _____, 2015.
 IN PLAT BOOK NO. _____, PAGE _____
 SIGNED: _____ CIRCUIT CLERK



REVISION	DATE	DESCRIPTION

RE-PLAT OF LOTS 17 - 19
MAESTRI SUBDIVISION
 TONTITOWN, WASHINGTON COUNTY, ARKANSAS
 SCALE: 1"=30' DATE: May 18, 2015 DRAWN BY: RKW
ENGINEERING SERVICES, INCORPORATED
 SPRINGDALE, ARKANSAS

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 1330 S. W. 47TH AVENUE, SUITE 200, SPRINGDALE, AR 72762

W.O.# 15184 SHEET 1

