

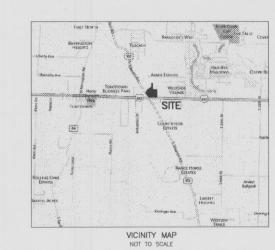


## PLAT NOTES:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS". SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.



Doc ID: 015532690001 Type: REL Kind: SURVEY Recorded: 12/26/2013 at 09:58:23 AM Fee Amt: \$15.00 Page 1 of 1 Washington County, AR Kyle Sylvester Circuit Clerk File 2013-00041213

AREA TO BE ADJUSTED FROM LOT ONE (1) TO LOT TWO (2) A PART OF LOT NUMBERED ONE (1) OF THE CASALINI ADDITION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER THE PRELIMINARY PLAT OF THE CASALINI ADDITION FILED FOR RECORD AS DOCUMENT NUMBER 2013—22156 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING MAGNETIC NAIL ON THE NORTH RIGHT—OF—WAY LINE OF HENRI DE TONTI BOULEVARD (U.S. HIGHWAY 412); THENCE N87'28'44"W 254.45 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N87'28'44"W 12.01 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NO2°28'01"E 252.63 FEET; THENCE N87°32'00"W 308.06 FEET; THENCE N37°24'22"E 15.25 FEET; THENCE S87'32'00"E 311.33 FEET; THENCE S02'28'01"W 265.18 FEET TO THE POINT OF BEGINING, CONTAINING 0.17 ACRES, MORE OR LESS. THE ABOVE

ANY RELOCATION OF EXISTING OECC FACILITIES WILL BE AT DEVELOPERS EXPENSE.

DESCRIBED 0.17 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR





THE PROPERTY LINE ADJUSTMENT HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF TONTITOWN ZONING AND PLANNING ORDINANCES. OVERSIGHT OF ANY REGULATIONS DOES NOT RELIEVE THE OWNER/DEVELOPER OF

TONTITOWN CITY ENGINEER, JULY 9, 2013

PLBTP LLC PO BOX 489 CAVE SPRINGS AR 72718

OWNER/ DEVELOPER PARCELS:

## LEGEND

(479) 601-5687

These standard symbols will be found in the drawing.

EXISTING NAIL ELECTRIC METER GAS METER POWER POLE

SANITARY SEWER MANHOLE E ELECTRIC BOX TRAFFIC SIGNAL BOX TELEPHONE PEDESTAL

WATER VALVE V FIRE HYDRANT 

+ COMPUTED POINT EXISTING IRON REBAR Ø FIBER OPTICS SIGN × CHISLED "X" - -- CENTERLINE ROAD

---- RIGHT-OF-WAY LINE ---- FIBER OPTICS LINE OVERHEAD ELECTRIC LINE SANITARY SEWER LINE WATER LINE PROPERTY LINE

PROPOESED USE: COMMERCIAL

REVISIONS			$\wedge \bigcirc \wedge$
DATE	DESCRIPTION	BY	/\\\\\\
7/9/13	REVISIONS	JCC	118 S. COLLEGE AVENUE FAYETTEVILLE, ARKANSAS 7 479 444 8784 479 444 0794 FAX 1 888 549 8784
			arasurveying@sbcglobal.

Alan Reid & ASSOCIATES PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO GPS

DATE 06/12/2013 CHECKED SCALE SHEET SIZE 36"x 48"

JCC

PLBTP, LLC. 992 E. HENRI DE TONTI (U.S. HIGHWAY 412)

PROPERTY LINE ADJUSTMENT - CASALINI ADDITION

1'' = 100'

ORIGINAL DESCRIPTION - LOT 1 LOT ONE (1) OF THE CASALINI ADDITION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER THE PRELIMINARY PLAT OF THE CASALINI ADDITION FILED FOR RECORD AS DOCUMENT

NUMBER 2013-22156 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS.

ORIGINAL DESCRIPTION - LOT 2

LOT TWO (2) OF THE CASALINI ADDITION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER THE PRELIMINARY PLAT OF THE CASALINI ADDITION FILED FOR RECORD AS DOCUMENT NUMBER 2013-22156 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS,

SURVEY DESCRIPTION - ADJUSTED LOT 1

A PART OF LOT NUMBERED ONE (1) OF THE CASALINI ADDITION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER THE PRELIMINARY PLAT OF THE CASALINI ADDITION FILED FOR RECORD AS DOCUMENT NUMBER 2013—22156 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN
EXISTING MAGNETIC NAIL ON THE NORTH RIGHT-OF-WAY LINE OF HENRI DE TONTI
BOULEVARD (U.S. HIGHWAY 412); THENCE N87\*28'44"W 254.45 FEET ALONG SAID
RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID
RIGHT-OF-WAY LINE, N02\*28'01"E 265.18 FEET TO A SET 1/2" IRON REBAR; THENCE
N87\*32'00"W 311.33 FEET TO ASET 1/2" IRON REBAR; THENCE N37\*24'22"E 137.60
FEET TO AN EXISTING IRON REBAR; THENCE N58\*06'58"E 258.13 FEET TO AN EXISTING
IRON REBAR; THENCE N02\*40'31"E 204.38 FEET TO AN EXISTING IRON REBAR; THENCE
S87\*29'19"F 30.00 FEET TO AN EXISTING IRON REBAR; THENCE S87'29'19"E 30.00 FEET TO AN EXISTING IRON REBAR; THENCE S02'30'41"W 337.90 FEET TO AN EXISTING IRON REBAR; THENCE S87'29'58"E 230.50 FEET TO AN EXISTING IRON REBAR; THENCE S02'32'57"W 165.80 FEET TO AN EXISTING IRON REBAR; THENCE S85°33'44"E 13.91 FEET TO AN EXISTING IRON REBAR; THENCE S02°31'47"W 223.88 FEET TO THE POINT OF BEGINNING, CONTAINING 3.52 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 3.52 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION - ADJUSTED LOT TWO (2)

LOT NUMBERED TWO (2) AND A PART OF LOT NUMBERED ONE (1) OF THE CASALINI ADDITION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER THE PRELIMINARY PLAT OF THE CASALINI ADDITION FILED FOR RECORD AS DOCUMENT NUMBER 2013—22156 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCINGG AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING MAGNETIC NAIL ON THE NORTH RIGHT-OF-WAY LINE OF HENRI DE TONTI BOULEVARD (U.S. HIGHWAY 412); THENCE N87\*28'44"W 254.45 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N87°28'44"W 165.45 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING IRON REBAR AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MAESTRI ROAD (ARKANSAS HIGHWAY 112), SAID POINT BEING 36.00 FEET PERPENDICULAR AND EAST OF THE CENTERLINE OF SAID HIGHWAY; THENCE N32\*21'00"W 289.22 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, N37'24'22"E 33.60 FEET TO A SET 1/2" IRON REBAR; THENCE S87'32'00"E 311.33 FEET TO A SET 1/2" IRON REBAR; THENCE S02'28'01"W 265.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.56 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.56 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY

CITY OF TONTITOWN, ARKANSAS GIS CONTROL MONUMENTION
MONUMENT #9
ELEVATION= 1298.47

## CERTIFICATE OF SURVEYNG ACCURACY

I, G. ALAN REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTSA BOUNDARY
SURVEY MADE BY ME AND BOUNDARY MAKERS 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:

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: 10/22/13 Think & agrees

File Number: 201300041213 Page 1 of 1