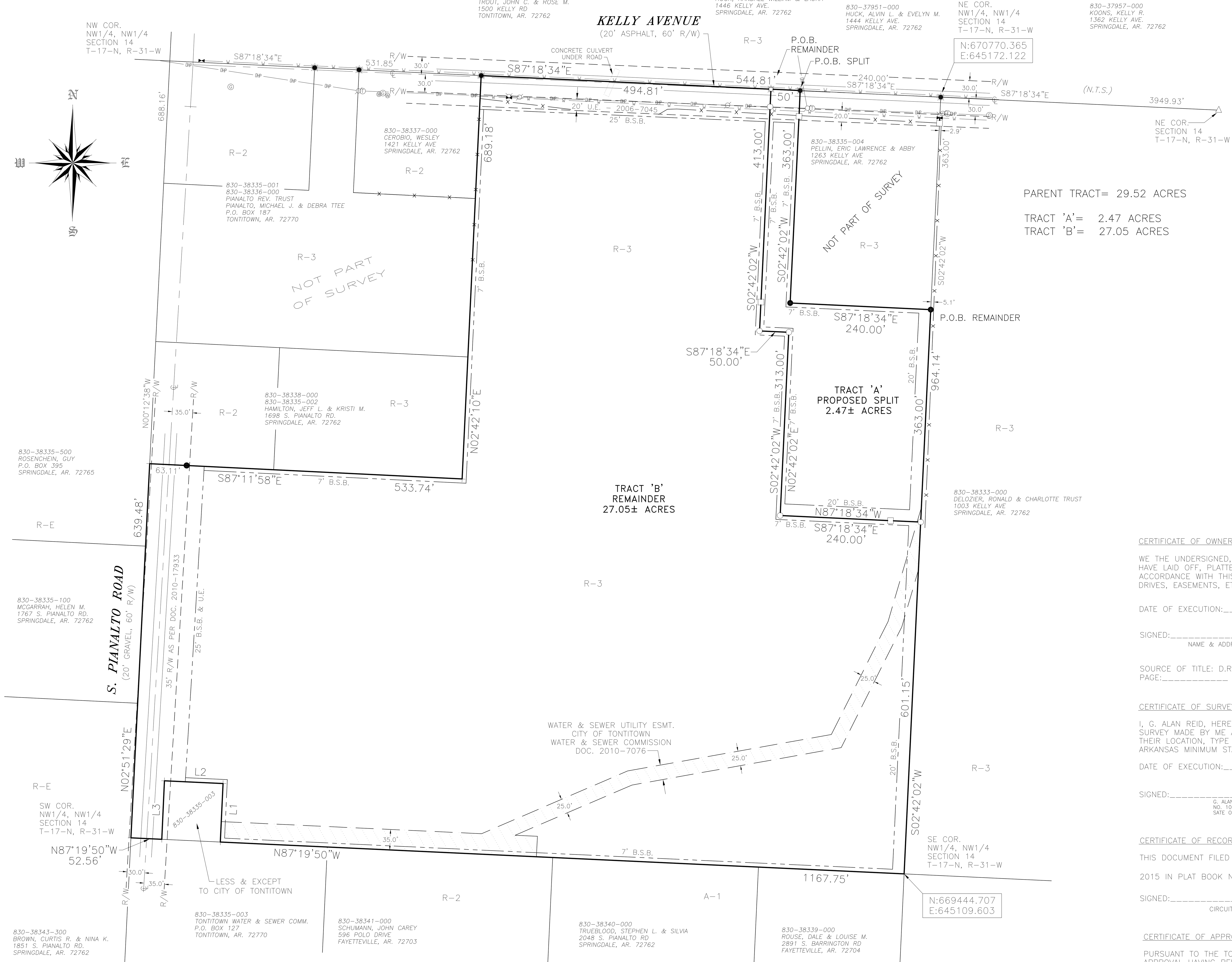
LINE	BEARING	DISTANCE
L1	N02°40'10"E	100.00'
L2	N87°19'50"W	100.00'
L3	S02°40'10"W	100.00'



PARENT TRACT= 29.52 ACRES

TRACT 'A'= 2.47 ACRES
TRACT 'B'= 27.05 ACRES

SURVEY DESCRIPTION – PARENT TRACT

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING A SET COTTON SPINDLE IN KELLY AVENUE; THENCE S02°42'02"W 363.00 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING; THENCE S02°42'02"W 964.14 FEET TO THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N87°19'50"W 1167.75 FEET ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 2010-9884 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE LEAVING THE SOUTH LINE OF SAID 40 ACRE TRACT, N02°40'10"E 100.00 FEET; THENCE N87°19'50"W 100.00 FEET; THENCE S02°40'10"W 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE N87°19'50"W 52.56 FEET TO THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE N02°51'29"E 639.48 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 94-995 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT TO THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE N02°51'29"E 639.48 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT, S87°11'58"E 533.74 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 2006-27492 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE N02°42'10"E 689.18 FEET TO AN EXISTING COTTON SPINDLE ON THE NORTH LINE OF SAID 40 ACRE TRACT, SAID POINT BEING IN KELLY AVENUE AND ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 95-31520 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE S87°18'34"E 544.81 FEET TO A SET COTTON SPINDLE IN KELLY AVENUE; THENCE LEAVING THE NORTH LINE OF SAID 40 ACRE TRACT, S02°42'02"W 363.00 FEET TO A SET 1/2" IRON REBAR; THENCE S87°18'34"E 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 29.52 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 29.52 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF PIANALTO ROAD, KELLY AVENUE AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – PROPOSED SPLIT

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING A SET COTTON SPINDLE IN KELLY AVENUE; THENCE S02°42'02"W 363.00 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO AN EXISTING IRON REBAR FOR TEH TRUE POINT OF BEGINNING; THENCE S02°42'02"W 363.00 FEET TO A SET COTTON SPINDLE IN A TREE ROOT; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°18'34"W 240.00 FEET TO A SET 1/2" IRON REBAR; THENCE N02°42'02"E 313.00 FEET TO A SET 1/2" IRON REBAR; THENCE N88°18'34"W 50.00 FEET TO A SET 1/2" IRON REBAR; THENCE N02°42'02"E 413.00 FEET TO A SET COTTON SPINDLE ON THE NORTH LINE OF SAID 40 ACRE TRACT, SAID POINT BEING IN KELLY AVENUE AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD BEARS S02°42'02"W 30.00 FEET; THENCE S87°18'34"E 50.00 FEET ALONG THE NORTH LINE OF SAID 40 ACRE TRACT TO AN EXISTING COTTON SPINDLE; THENCE LEAVING THE NORTH LINE OF SAID 40 ACRE TRACT, S02°42'02"W 363.00 FEET TO AN EXISTING IRON REBAR; THENCE S87°18'34"E 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.47 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 2.47 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF KELLY AVENUE AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – REMAINDER TRACT

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING A SET COTTON SPINDLE IN KELLY AVENUE; THENCE S02°42'02"W 726.00 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A SET COTTON SPINDLE IN A TREE ROOT FOR THE TRUE POINT OF BEGINNING; THENCE S02°42'02"W 601.15 FEET TO THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N87°19'50"W 1167.75 FEET ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 2010-9884 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE LEAVING THE SOUTH LINE OF SAID 40 ACRE TRACT, N02°40'10"E 100.00 FEET; THENCE N87°19'50"W 100.00 FEET; THENCE S02°40'10"W 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE N87°19'50"W 52.56 FEET TO THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE N02°51'29"E 639.48 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 94-995 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, S87°11'58"E 533.74 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 2006-27492 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE N02°42'10"E 689.18 FEET TO AN EXISTING COTTON SPINDLE ON THE NORTH LINE OF SAID 40 ACRE TRACT, SAID POINT BEING IN KELLY AVENUE AND ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED IN LAND DOCUMENT 95-31520 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE S87°18'34"E 494.81 FEET TO A SET COTTON SPINDLE IN KELLY AVENUE; THENCE LEAVING THE NORTH LINE OF SAID 40 ACRE TRACT, S02°42'02"W 413.00 FEET TO A SET 1/2" IRON REBAR; THENCE S87°18'34"E 50.00 FEET TO A SET 1/2" IRON REBAR; THENCE S02°42'02"W 313.00 FEET TO A SET 1/2" IRON REBAR; THENCE S87°18'34"E 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 27.05 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 27.05 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF PIANALTO ROAD, KELLY AVENUE AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

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 & ADDRESS

SOURCE OF TITLE: D.R.__________
PAGE:______

OWNER/DEVELOPER:
SHIRLEY BIXLER
830-38335-000
1764 S. PIANALTO RD.
SPRINGDALE, ARKANSAS 72762
479-409-4422

CERTIFICATE OF SURVEYNG ACCURACY

I, G. ALAN REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A 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:______________________________
G. ALAN REID
NO. 1005
SATE OF ARKANSAS

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD_______________DAY,

2015 IN PLAT BOOK NO._______, PG._________.

SIGNED:______________________
CIRCUIT CLERK

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:______________

SIGNED:______________________
TONTITOWN PLANNING COMMISSION CHAIRMAN

SIGNED:______________________
MAYOR, CITY OF TONTITOWN

SIGNED:______________________
RECORDER/TREASURER, CITY OF TONTITOWN

RESIDENTIAL USE

Symbol	Legend
●	EXISTING IRON REBAR
	POWER POLE
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	SET COTTON SPINDLE
	GAS METER
	WATER METER
	WATER VALVE
△	STATE MONUMENT
□	STAKE SET ON LINE
○	SET 1/2" IRON REBAR
	EXIST. COTTON SPINDLE
+	COMPUTED POINT
	CENTERLINE ROAD
	RIGHT-OF-WAY LINE
	FENCE LINE
	OVERHEAD ELECTRIC LINE
	WATER LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	PROPERTY LINE

0' 100' 200' 300'
1" = 100'

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

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".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

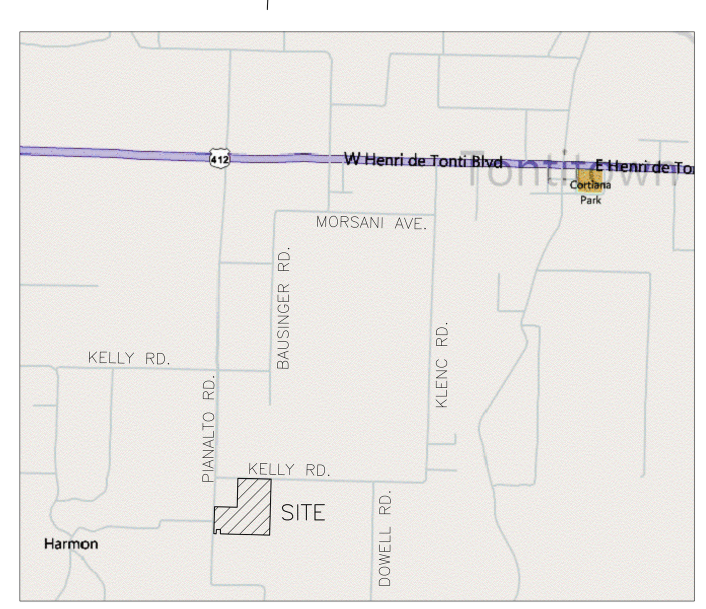
FLOOD DESIGNATION:

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0045 F, EFFECTIVE DATE MAY 16, 2008.

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE)

STATE LAND SURVEYOR FILE CODE
500-17N-31W-0-14-440-72-1005

TONTITOWN ZONING
R-3 BUILDING SETBACKS
FRONT= 25 FEET
REAR= 20 FEET
SIDE= 7 FEET
STREET SIDE= 25 FEET



VICINITY MAP

SHEET 1 OF 1	JOB NO. 15020

REVISIONS		
DATE	DESCRIPTION	BY

ARA
Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO
GPS
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
479 444 0794 FAX
1 888 549 8784
arasurveying@sbcglobal.net

DRAFTSMAN	JC
DATE	01/29/2015
CHECKED	-
SCALE	1" = 100'
SHEET SIZE	24"x 36"

SHIRLEY BIXLER
KELLY AVENUE
PT. NW1/4, NW1/4, SECTION 14, T-17-N, R-31-W

INCIDENTAL SUBDIVISION – TRACT SPLIT