

STATE PLANE COORDINATES:  
NORTHING: 660475.4625  
EASTING: 647765.8541

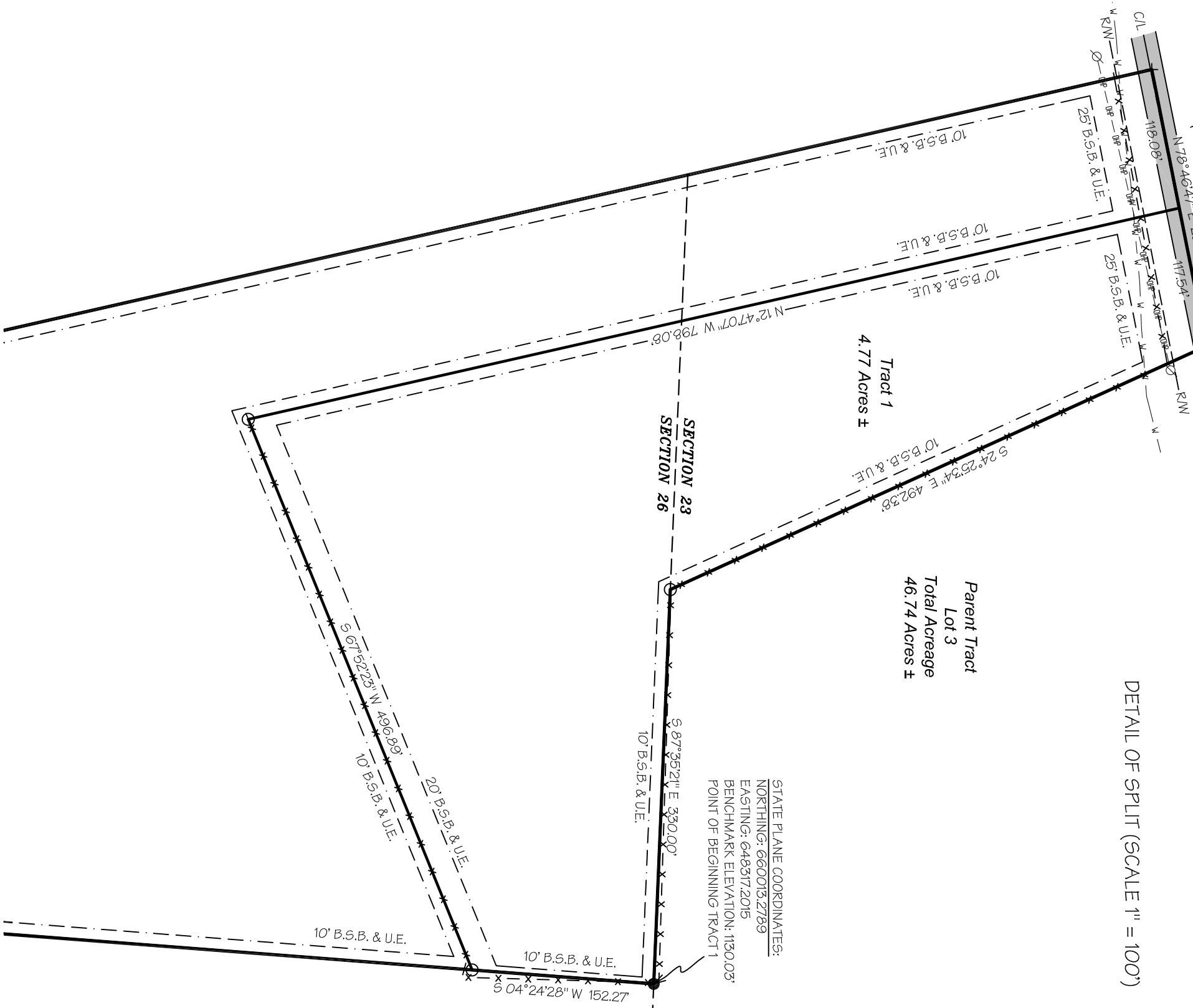
**WHEELER ROAD**  
(21' Asphalt - E 255.63')

DETAIL OF SPLIT (SCALE 1" = 100')

Parent Tract  
Lot 3  
Total Acreage  
46.74 Acres ±

Tract 1  
4.77 Acres ±

STATE PLANE COORDINATES:  
NORTHING: 660076.2789  
EASTING: 648377.2205  
BENCHMARK ELEVATION: 1190.03'  
POINT OF BEGINNING TRACT 1



**Miscellaneous Notes**

STATE RECORDING NUMBER:  
500-17N-31W-42S-20-22-1532  
500-17N-31W-42-110-72-1532  
COMPLETED FIELD WORK:  
MARCH 14, 2014

PLANS OF BEARING:  
FINAL PLAT OF OTWELL FARMS SUBDIVISION  
REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED BOOK 1299 AT PAGE 607.  
2. SURVEY PLAT FILED IN PLAT BOOK 9 AT PAGE 70.  
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.  
051430045F & 051430065F, WHICH BEARS AN  
EFFECTIVE DATE OF 5/16/2008 AND IS NOT IN A  
SPECIAL FLOOD HAZARD AREA.

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY.  
STATIC PRESSURE/LOW FLOW FOR CLOSEST FIRE HYDRANT  
(ID - D8-844) ON AVAILABLE WATER LINE IS 104 PSI/1245  
GPM  
TONTTOWN PLANNING DEPARTMENT  
ADDRESS: 235 E HENRI DE TONTT BLVD, SPRINGDALE,  
AR 72762  
PHONE:(479) 361-2700

**Owner Information**

ROUSE, GLEN DALE TRUST; ROUSE, LOISE M TRUST  
17848 WHEELER RD  
FAYETTEVILLE, AR 72704

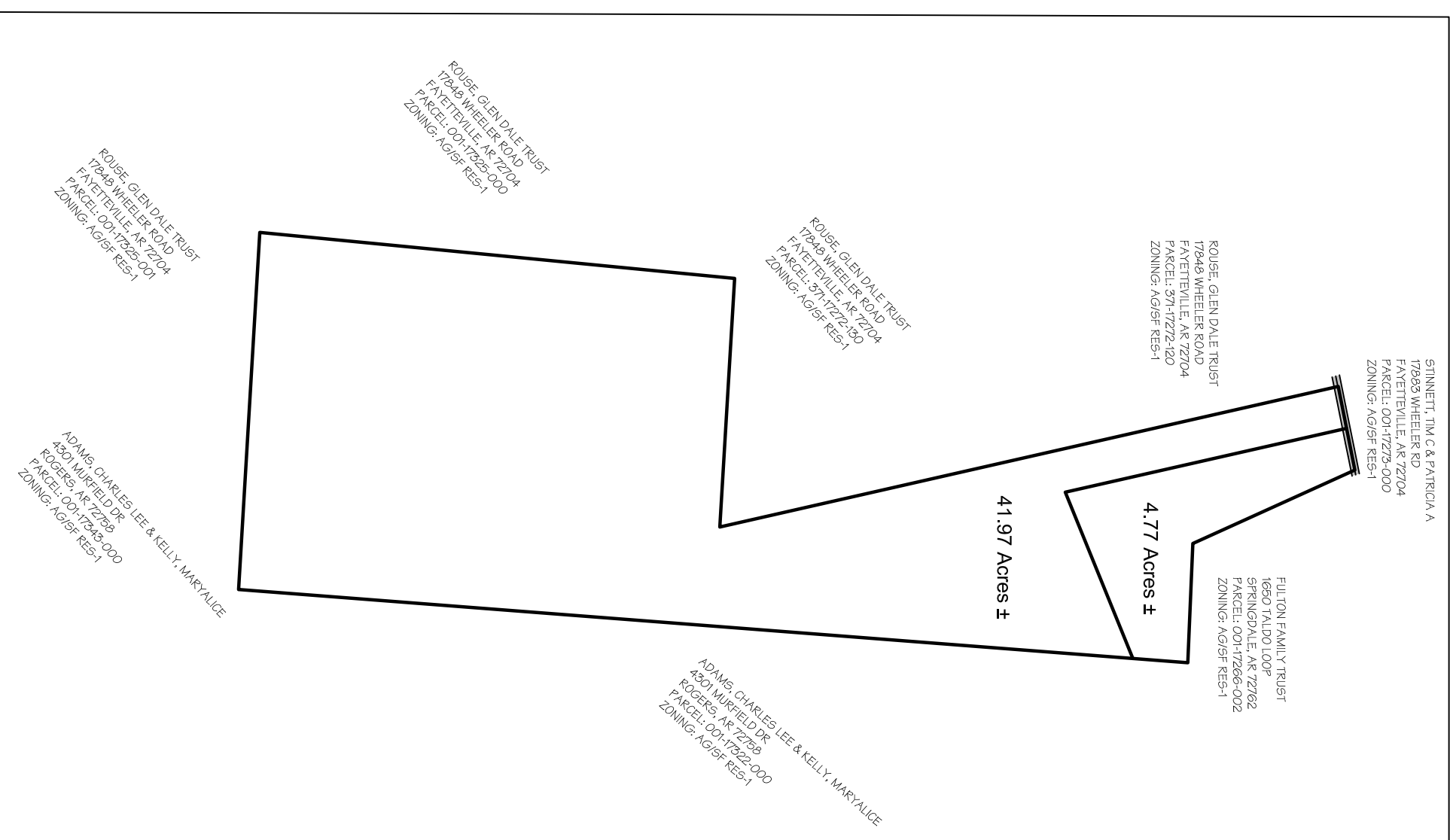
**Zoning & Setback Information**

ZONING: AGRICULTURE/SINGLE FAMILY RESIDENTIAL  
(AG/SF RES-1)  
BUILDING SETBACKS  
FRONT - 25'  
SIDE - 10'  
REAR - 20'

**Legend of Symbols & Abbreviations**

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- x-x- FENCE
- x-x- BUILDING SET BACK (B.S.B.)
- gr-gr- OVERHEAD POWER LINE
- w-w- WATER LINE
- o SET/ROUND 1/2" REBAR
- o COMPUTED POINT
- o FOUND ALUM. MONUMENT
- o RAILROAD SPIKE
- o POWER POLE
- o UTILITY EASEMENT

DETAIL OF LOT 3 (SCALE 1" = 400')



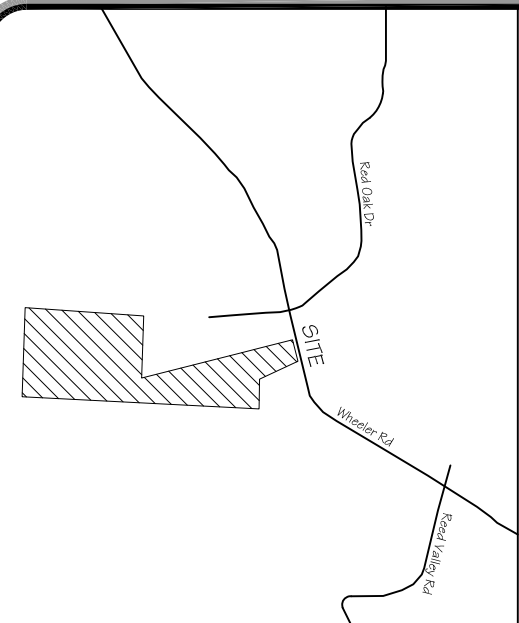
**Survey Description**

PARENT TRACT  
LOT 3, FINAL PLAT, OTWELL FARMS SUBDIVISION, AS PER  
PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE  
CIRCUIT CLERK AND EX-OFFICIO RECORDER OF  
WASHINGTON COUNTY, ARKANSAS

TRACT 1  
APART OF LOT 3, FINAL PLAT, OTWELL FARMS SUBDIVISION,  
AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE  
OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF  
WASHINGTON COUNTY, ARKANSAS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A POINT THAT IS 587° 52' 21" W 329.62' FROM  
THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF  
THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 17  
NORTH, RANGE 31 WEST, SAID POINT BEING A ROUND IRON  
PIN AND RUNNING THENCE S44° 24' 28" W 152.27' TO A SET IRON  
PIN, THENCE S67° 52' 21" W 406.89' TO A SET IRON PIN, THENCE  
N12° 47' 07" W 798.08', THENCE N78° 46' 47" E 117.54' TO A ROUND  
RAILROAD SPIKE, THENCE S24° 25' 54" E 492.38' TO A SET IRON  
PIN, THENCE S87° 35' 21" E 330.00' TO THE POINT OF  
BEGINNING. CONTAINING 4.77 ACRES, MORE OR LESS,  
SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD,  
IF ANY.

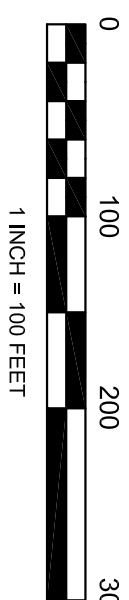
DATE	REVISION

**Vicinity Map**

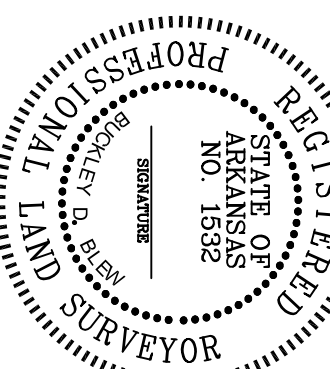


**Utility Notes**

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 14TH DAY OF MARCH, 2014.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL, AND  
NOT THE SIGNATURE OF THE REGISTERED PROFESSIONAL LAND  
SURVEYOR, THIS SEAL IS INVALID. ANY REPRODUCTION OF THIS SEAL  
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:	RETAINED BY:	SURVEYED BY:
G.A.C. 6/1/2014	S.B.	T.C.
COUNTY & STATE:	JOB NUMBER:	
WASHINGTON COUNTY, ARKANSAS	14-045	

SECTION 23 & SECTION 26, TOWNSHIP 17 NORTH, RANGE 31 WEST  
FOR THE USE AND BENEFIT OF:  
**TRACT SPLIT**  
**GLEN DALE & LOISE**  
**ROUSE TRUST**