



PARENT PARCEL (TAKEN FROM WARRANTY DEED 2014-17299)

A part of the SE 1/4 of the NE 1/4 of Section 15, Township 17 North, Range 31 West, and being more particularly described as follows: commence at the southeast corner of said forty acre tract; thence N 1° 40' 52" E along the East line of said forty acre tract; thence N 88° 42' 53" W 259.48 feet to a set iron pin for the point of beginning and running thence N 88° 42' 53" W 729.18 feet to a set iron pin; thence S 1° 40' 52" W along said East line 117.43 feet; thence N 88° 42' 53" W leaving said East line 259.48 feet to a set iron pin; thence S 1° 40' 52" W 335.76 feet to the point of beginning and containing 8.28 acres, more or less, Washington County, Arkansas.

TRACT 1

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE N03°00'25"E 543.71 FEET; THENCE N87°23'20"W 466.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N87°23'20"W 262.60 FEET; THENCE N03°00'25"E 452.65 FEET; THENCE N87°23'20"W 271.45 FEET; THENCE S03°00'25"W 87.43 FEET TO THE POINT OF BEGINNING, CONTAINING 5.98 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

TRACT 2

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE N03°00'25"E 543.71 FEET; THENCE N87°23'20"W 259.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N87°23'20"W 262.60 FEET; THENCE N03°00'25"E 452.65 FEET; THENCE N87°23'20"W 271.45 FEET; THENCE S03°00'25"W 87.43 FEET TO THE POINT OF BEGINNING, CONTAINING 2.30 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

NOTES:

- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD, WHICH MAY AFFECT THIS SURVEY AND ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION, THE MADE TO TONTIOWM GIS MONUMENT #7 HAVING PUBLISHED COORDINATES OF N63750.306, E64479.790, ELEV.1293.44 (NAVD-88), CONVERGENCE -018157.5184"
- BENCHMARK: CITY OF TONTIOWM, GIS MONUMENT #7 HAVING A PUBLISHED ELEVATION OF 1293.44 (NAVD-88).
- COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCE UNLESS OTHERWISE NOTED.
- UNDERGROUND GAS, WATER, & TELEPHONE UTILITIES SHOWN WERE TAKEN FROM PRIOR SURVEYS. LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD _____ DAY, 2015

IN PLAT BOOK NO. _____, PAGE _____

SIGNED: _____ CIRCUIT CLERK

OWNERS DEDICATION:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE HAVE LAD, PLATTED, AND SUBDIVIDED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE PUBLIC THE STREETS, ALLEYS, AND EASEMENTS AS SHOWN ON THIS PLAT.

WARREN HARPER _____ KIM HARPER _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

TONTIOWM CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____ TONTIOWM PLANNER

SIGNED: _____ TONTIOWM COMMISSION MEMBER

SIGNED: _____ MAYOR, CITY OF TONTIOWM

SIGNED: _____ RECORDER/TREASURER CITY OF TONTIOWM

FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS NUMBER: 150200493 F. MAP REVISION DATE: MAY 19, 2008.

DECLARATION OF ACCURACY OF SURVEY

I, THOMAS COSTELLO HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS THE BOUNDARIES, SURVEY MADE BY ME AND ALL INSTRUMENTS CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE STATE OF ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE: _____

SIGNED: _____ ARKANSAS REGISTERED LAND SURVEYOR #1286

SE CORNER
SE 1/4, NE 1/4
SEC. 15-TWP. 17-N.
R. 31-W. WASHINGTON
COUNTY, ARKANSAS
MONUMENT PER PLAT
2013-2202

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

500-17N-31W-0-15-120-72-1286

TRACT SPLIT

for WARREN & KIM HARPER

PART OF THE SE 1/4 OF THE NE 1/4
SECTION 15, T-17-N, R-31-W
WASHINGTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4924

JOB NO.: 15014 FIELD DATE: 02/02/15
SHEET 1 OF 1 DRAWING: BNDY

