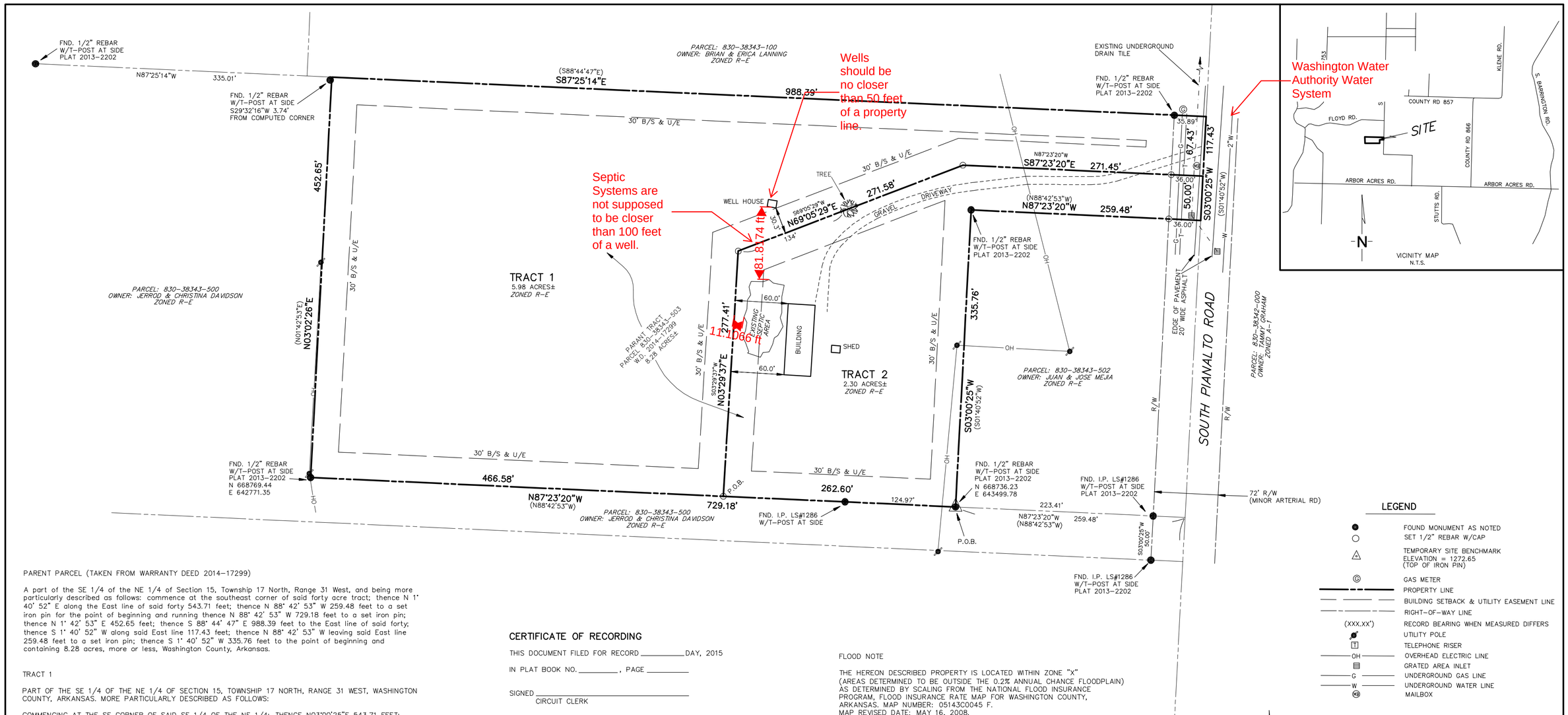

PARENT PARCEL (TAKEN FROM WARRANTY DEED 2014-17299)

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 543.71 feet; 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 N 1° 42' 53" E 452.65 feet; thence S 88° 44' 47" E 988.39 feet to the East line of said forty; 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 522.08 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N87°23'20"W 466.58 FEET; THENCE N03°02'26"E 452.65 FEET; THENCE S87°25'14"E 988.39 FEET; THENCE S03°00'25"W 67.43 FEET; THENCE N87°23'20"W 271.45 FEET; THENCE S69°05'29"W 271.58 FEET; THENCE S03°29'37"W 277.41 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°29'37"E 277.41 FEET; THENCE N69°05'29"E 271.58 FEET; THENCE S87°23'20"E 271.45 FEET; THENCE S03°00'25"W 50.00 FEET; THENCE N87°23'20"W 259.48 FEET; THENCE S03°00'25"W 335.76 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:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
4. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION. TIE MADE TO TONTITOWN GIS MONUMENT #7 HAVING PUBLISHED COORDINATES OF N.673750.306, E.644797.290, ELEV.1293.44 (NAVD-88). CONVERGENCE -01°18'57.5184"
5. BENCHMARK: CITY OF TONTITOWN GIS MONUMENT #7 HAVING A PUBLISHED ELEVATION OF 1293.44 (NAVD-88).
6. COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
7. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCE UNLESS OTHERWISE NOTED.
8. 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 LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO 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

TONTITOWN 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 PLANNER
COMMISSION MEMBER

SIGNED _____
MAYOR, CITY OF TONTITOWN

SIGNED _____
RECORDER/TREASURE
CITY OF TONTITOWN

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. MAP NUMBER: 05143C0045 F. MAP REVISED DATE: MAY 16, 2008.

OWNER:
PARCEL NO. 830-38343-503
WARREN & KIM HARPER
1957 SOUTH PIANALTO RD
TONTITOWN, AR. 72762
479-268-0172

DECLARATION OF ACCURACY OF SURVEY

I, THOMAS COSTELLO HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE STATE OF ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE: 03/13/2015

SIGNED: _____
ARKANSAS REGISTERED LAND SURVEYOR #1286

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO.1286 — SIGNATURE — THOMAS E. COSTELLO

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

REV. 1	03-13-15	REVISED PER CITY PLANNING COMMENTS

MINOR SUBDIVISION

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) 226-4524

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