

DAUGHERTY LOTS 1 & 2

LOT SPLIT

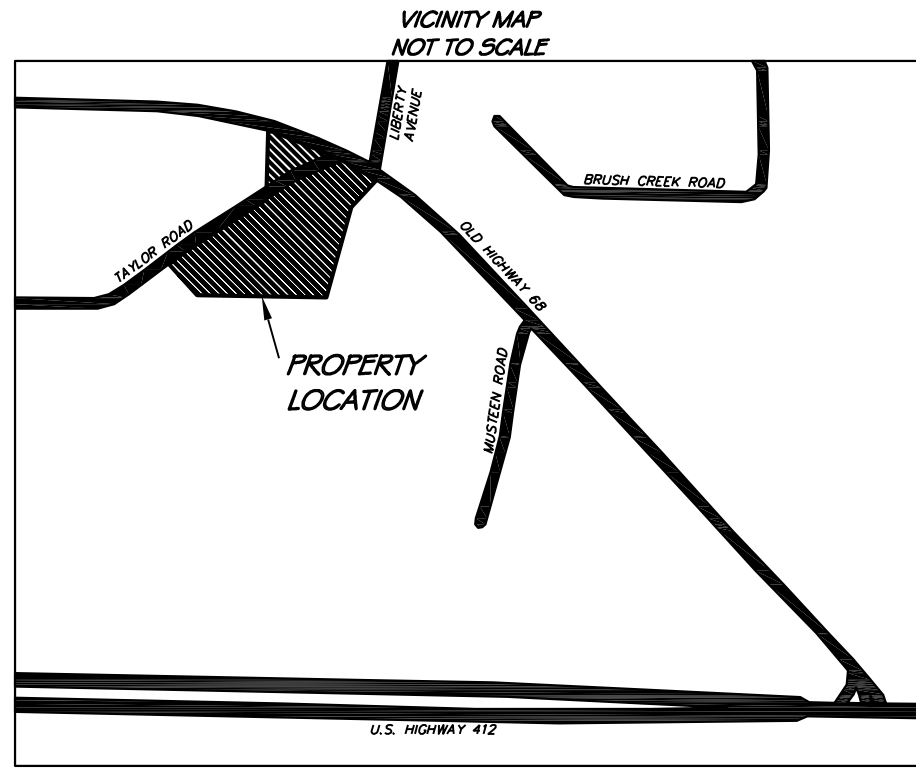
SURVEYED PROPERTY DESCRIPTION

Parent Tract

Part of the Northwest Quarter of the Northwest Quarter of Section 4 and part of the Northeast Quarter of the Northeast Quarter of Section 5, all in Township 17 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing 1 inch square stock marking the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 5. Thence along the South line of said Forty, North 87 degrees 16 minutes 07 seconds West, 165.64 feet to an existing rebar. Thence leaving said South line, North 71 degrees 16 minutes 35 seconds West, 226.94 feet to a set rebar with cap on the South right of way line of Taylor Road.

BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 & PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS



PLANNING COMMISSION APPROVAL:

Chairman _____ Date _____

ALLOTTERS:

BY _____ BOB DAUGHERTY

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

On this day before me, the undersigned Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared in person(s), _____ and

known to me to be the person(s) whose name(s) are subscribed to the within instruments and acknowledge that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal this _____ day of _____ 20_____

Notary Public

My Commission Expires: _____

CITY COUNCIL APPROVAL:

Date _____

Mayor _____

Attest By City Clerk _____



500-17N-31W-04-440-02-0147-1443
500-17N-31W-05-110-02-0147-1443

CONTACT: BOB DAUGHERTY
2745 HIDDEN SPRINGS ROAD
FAYETTEVILLE, AR 72703
PHONE: (479)-530-4264

Drawn by: J.D.B. Satterfield Land Surveyors P.A.
Scale: 1"=60'
Date: 6-4-15
Job No. 40,853

Lot 1

Part of the Northwest Quarter of the Northwest Quarter of Section 4 and part of the Northeast Quarter of the Northeast Quarter of Section 5, all in Township 17 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing 1 inch square stock marking the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 5. Thence along the South line of said Forty, North 87 degrees 16 minutes 07 seconds West, 165.64 feet to an existing rebar. Thence leaving said South line, North 71 degrees 16 minutes 35 seconds West, 226.94 feet to a set rebar with cap on the South right of way line of Taylor Road.

Lot 2

Part of the Northwest Quarter of the Northwest Quarter of Section 4, Township 17 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing 1 inch square stock marking the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 5. Thence along the East line of said Forty, North 03 degrees 04 minutes 54 seconds East, 370.80 feet to a set nail on the centerline of Taylor Road and the Point of Beginning.

PARCEL #830-37902-450
BRUCE L & DORIS C COOK
14000 OLD HWY 68
SPRINGDALE, AR 72762
ZONE - RE

PARCEL #830-37902-300
BRUCE L & DORIS C COOK
14000 OLD HWY 68
SPRINGDALE, AR 72762
ZONE - RE

PARCEL #830-37902-100
DAUGHERTY-STEARMAN CO LLC
12382 W HIGHWAY 62
FARMINGTON, AR 72730
ZONE - C2

PARCEL #830-37902-150
ROBERT T & RONNA L PRUITT
3368 GRAY DR
SPRINGDALE, AR 72764
ZONE - RE

PARCEL #830-37902-500
DAUGHERTY-STEARMAN CO LLC
12382 W HIGHWAY 62
FARMINGTON, AR 72730
ZONE - C2

N 68°05'28.22" E
E 633874.57'

N 68°05'18.41" E
E 634109.07'

Table with 6 columns: CURVE, DELTA, CHORD BEARING, CHORD DIST., RADIUS, LENGTH, TANGENT. Row 1: C1, 17°02'08", N 66°33'10" E, 122.47', 413.42', 122.92', 61.82'

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Panel No. 05143C0045F Dated: May 16, 2008.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

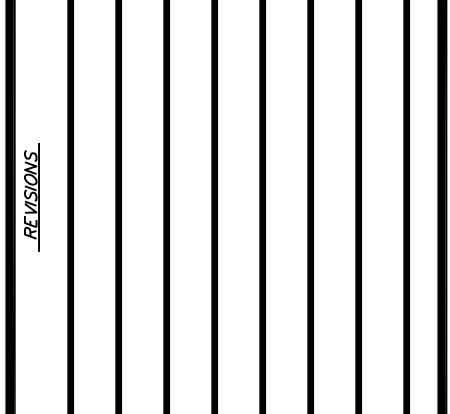
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This Lot Split has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

FILED FOR RECO
Terry W. Carpenter, P.E.
at _____ o'clock, Tontitown City Engineer, July 13, 2015

SURVEYORS DISCLAIMER AND STATEMENT OF USE
This survey was conducted by the written or verbal authorization of the person named as the buyer and/or use as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

LEGEND: S.R.B. = SET 1/2" REBAR W/ CAP, S.P.A.N. = SET P/K NAIL, S.R.R.S. = SET RAILROAD SPIKE, S.N. = SET NAIL, E.R.B. = EXISTING REBAR, E.I.P. = EXISTING IRON PIN, E.P.A.N. = EXISTING P/K NAIL, E.N. = EXISTING NAIL, E.R.R.S. = EXISTING RAILROAD SPIKE, EXISTING STONE, EXISTING STATE MONUMENT, EXISTING FENCE, EXISTING FENCE, COMPUTED POINT, F.C. = FENCE CORNER



SCALE: 1"=60'
DATE: 6-4-15
JOB NO. 40,853
1 - SATTERFIELD LAND SURVEYORS - #40,769 - 4/13/15
2 - HARVEY D. LUTRELL FOR ROBERT JOE CLARK - 12/9/97
3 - HANDECH ENGINEERING, INC. - #96169 - 9/12/96
BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATES GRID NORTH