DAUGHERTY LOTS 1 \$ 2 BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 LOT SPLIT # PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5. ALL SURVEYED PROPERTY DESCRIPTION IN TOWNSHIP I 7 NORTH, RANGE 3 I WEST, WASHINGTON COUNTY, ARKANSAS Parent Tract VICINITY MAP 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 PLANNING COMMISSION APPROVAL: 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 ALLOTTERS: 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. Thence along said right of way line the following bearings and distances: North 53 degrees 05 minutes 46 seconds East, 206.18 feet to a set rebar BOB DAUGHERTY ACKNOWLEDGMENT PROPERTY with cap. North 56 degrees 40 minutes 02 seconds East, 281.08 LOCATION feet to a set rebar with cap on the West line of the Northwest Quarter of the Northwest Quarter of Section 4. Thence leaving said right of way line and along the West line of said Forty, North 03 degrees 04 minutes 54 seconds East, 211.53 feet to a set STATE OF _____ rebar with cap on the South right of way line of Old Highway 68. COUNTY OF _____ Thence leaving said West line and along said right of way line the following bearings and distances: South 69 degrees 15 minutes 14 seconds East, 230.14 feet to an existing iron pin. South 61 degrees 36 minutes 32 seconds East, 81.71 feet to an existing On this day before me, the undersigned Notary Public within rebar. South 59 degrees 45 minutes 14 seconds East, 51.19 feet to an existing rebar. South 56 degrees 38 minutes 11 seconds East, and for the County and State aforesaid, duly commissioned and acting, oppeared in person(s), _____ and 72.34 feet to an existing rebar at a fence. Thence leaving said right of way line and along said fence, South 27 degrees 28 minutes 13 seconds West, 149.66 feet to a fence corner. Thence known to me to be the person(s) whose name(s) are leaving said fence, South 24 degrees 27 minutes 44 seconds West, subscribed to the within instruments and acknowledge that 287.08 feet to an existing rebar on the South line of the he/she/they executed the same for the purposes therein Northwest Quarter of the Northwest Quarter. Thence along the South line of said Forty, North 87 degrees 36 minutes 16 seconds West, 234.72 feet to the Point of Beginning, containing 5.53 acres and subject to Road Rights of Way and any Easements of Record. N 681831.52 *633959.02* 5 87°30'59" E. SW CORNER SW 1/4 SW 1/4. WITNESS my hand and seal this _____day of 14.28 SECTION 33, ______ 20____. REF#1 \$ 2 EX. MONU. Lot 1 T-18-N, R-31-W EX. MONU. Part of the Northwest Quarter of the Northwest Quarter of Section 4 and part of the Northeast Quarter of the Northeast Quarter of NW CORNER Section 5, all in Township 17 North, Range 31 West, Washington NW 1/4 NW 1/4, Notary Public County, Arkansas being more particularly described as follows: SECTION 4, T-17-N, R-31-W My Commission Expires: Beginning at an existing 1 inch square stock marking the N 681832.14 Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 5. Thence along the South line of said Forty, E 633944.75 North 87 degrees 16 minutes 07 seconds West, 165.64 feet to an existing rebor. Thence leaving said South line, North 71 degrees 16 minutes 35 seconds West, 226.94 feet to a set rebor with cap on CITY COUNCIL APPROVAL: the South right of way line of Taylor Road. Thence along said right of way line the following bearings and distances: North 53 Mayor_____ degrees 05 minutes 46 seconds East, 206.18 feet to a set rebar with cap. North 56 degrees 40 minutes 02 seconds East, 281.08 Attest By City Clerk _____ feet to a set rebar with cap on the West line of the Northwest Quarter of the Northwest Quarter of Section 4. Thence leaving said right of way line and along the West line of said Forty, North 03 degrees 04 minutes 54 seconds East, 11.28 feet to a set nail on the centerline of Taylor Road. Thence leaving said West line and along said centerline the following bearings and distances: North 58 degrees 02 minutes 07 seconds East, 86.25 feet. Around a curve to the right having a radius of 413.42 feet, and subtended by a chord bearing and distance of North 66 degrees 33 minutes 10 seconds East, 122.47 feet. North 75 degrees 04 minutes 14 seconds East, 58.88 feet to the South right of way line of Old Highway 68. Thence leaving said centerline and along said right of way line the following bearings and distances: South 61 degrees 36 minutes 32 seconds East, 63.03 feet to an existing rebar. South 59 degrees 45 minutes 14 seconds East, 51.19 feet to an existing rebar. South 56 degrees 38 minutes 11 seconds East, 72.34 feet to an existing rebar at a fence. Thence leaving said right of way line and along said fence, South 27 degrees 28 minutes 13 INSERT seconds West, 149.66 feet to a fence corner. Thence leaving said fence, South 24 degrees 27 minutes 44 seconds West, 287.08 feet to an existing rebar on the South line of the Northwest Quarter of the Northwest Quarter. Thence along the South line of said Forty, North 87 degrees 36 minutes 16 seconds West, 234.72 feet to the ⁄S 85°36'39" E Point of Beginning, containing 5.04 acres and subject to Road 10.15 Rights of Way and any Easements of Record. Rark 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 PARCEL #830-37902-300 Quarter of Section 5. Thence along the East line of said Forty, BRUCE L & DORIS C COOK 14000 OLD HWY 68 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 SPRINGDALE, AR 72762 Beginning. Thence leaving said centerline and continuing along said East line, North 03 degrees 04 minutes 54 seconds East, 200.25 ZONE - RE feet to a set rebar with cap on the South right of way line of Old Highway 68. Thence leaving said West line and along said right of way line the following bearings and distances: South 69 degrees 15 minutes 14 seconds East, 230.14 feet to an existing iron pin. South 61 degrees 36 minutes 32 seconds East, 18.68 feet to the centerline of Taylor Road. Thence leaving said right of way line PARCEL #830-37902-100 and along said centerline the following bearings and distances: DAUGHERTY-STEARMAN CO LLC South 75 degrees 04 minutes 14 seconds West, 58.88 feet. Around 12382 W HIGHWAY 62 a curve to the left having a radius of 413.42 feet, and subtended by a chord bearing and distance of South 66 degrees 33 minutes 10 seconds West, 122.47 feet. South 58 degrees 02 minutes 07 FARMINGTON, AR 72730 ZONE - C2 seconds West, 86.25 feet to the Point of Beginning, containing 0.49 of an acre and subject to Road Rights of Way and any PARENT TRACT Easements of Record. 5.53 ACRES POB refers to "Tract" and the parcel is referred to as "Lot" PARCEL #830-37902-450 BRUCE L & DORIS C COOK 14000 OLD HWY 68 SPRINGDALE, AR 72762 5.04 ACRES ZONE - RE 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 LEGEND ZONE - C2 N 680528.22 E 633874.57 ▲ - EX. MONU. - EXISTING MONUMENT • - E.R.B. - 1/2" EXISTING REBAR SE CORNER • - E.I.P. - 3/4" EXISTING IRON PIN NE 1/4 NE 1/4. • - F.C. - FENCE CORNER SECTION 5, 20' REAR YARD SETBACK PARCEL #830-379 | 1-300 O - S.R.B. - 1/2" SET REBAR W/CAP N 680518.41 T-17-N, R-31-W N - B.V - BLOWOFF VALVE DAUGHERTY-STEARMAN CO LLC E 634109.07 OLD FENCE **⊞** - W.M. - WATER METER 12382 W HIGHWAY 62 (UP & DOWN) -O-- P.P. - POWER POLE FARMINGTON, AR 72730 N87°16'07"W165.64 ZONE - C2 \longleftarrow - G.A. - GUY ANCHOR (DEEDED 164.46', N 87°36'16" W 234.72' BOUNDARY (DEEDED 234.23') **CURVE TABLE** 9 22°43'21" E · CENTERLINE CURVE DELTA CHORD BEARING CHORD DIST. RADIUS LENGTH TANGENT **2**.05' TO A T-POST -x -- x -- x -- - FENCE 170208" N 66°33'10" E 122.47' 413.42' 122.92' 61,82 <u> P</u>ARCEL #830-379 | 1-100 PARCEL #830-37897-200 - QUARTER LINE DAUGHERTY-STEARMAN CO LLC DAUGHERTY-STEARMAN CO LLC - EDGE OF PAVEMENT OR GRAVEL SURVEYOR'S NOTE: This property does not lie within the 100-Year 12382 W HIGHWAY 62 12382 W HIGHWAY 62 - RWY LINE - RIGHTY OF WAY LINEY Flood Zone, according to the Flood Map for Washington County, FARMINGTON, AR 72730 FARMINGTON, AR 72730 Arkansas Community Panel No. 05143C0045F Dated: May 16, 2008. SFTRACK LINE ZONE - C2 ZONE - C2 This Lot Split has been reviewed for general Satterfield Land Surveyors P.A., Copyright 2015 SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis compliance with the City of Tontitown Zoning W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., and Planning Ordinances. 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Any copies used without this red seal are independent search for easements of record, encumbrances, restrictive o'clock Tontitown City Engineer, July 13, 2015 considered unauthorized copies and are considered a copyright infringement. covenants, ownership title evidence, or any other facts which an After filing with State Surveyor's office, survey becomes public record. accurate and current title search may disclose.