





CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATES IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_ SIGNED: \_\_\_\_\_

NAME AND ADDRESS \_\_\_\_\_  
SOURCE OF TITLE: D.R. \_\_\_\_\_  
PAGE: \_\_\_\_\_

CERTIFICATE OF SURVEYING ACCURACY

I, BUCKLEY BLEW, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 7/7/2015

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1532  
STATE OF ARKANSAS

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: \_\_\_\_\_

TONTITOWN PLANNING  
COMMISSION CHAIRMAN

MAYOR, CITY OF TONTITOWN

RECORDER/TREASURER,  
CITY OF TONTITOWN

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD \_\_\_\_\_ DAY, 2015 IN PLAT BOOK  
NO. \_\_\_\_\_ PAGE: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
CIRCUIT CLERK

Miscellaneous Notes

STATE RECORDING NUMBER:  
500-17N-30W-0-19-110-1532

COMPLETED FIELD WORK:  
MAY 26, 2015

BASIS OF BEARING:  
ARKANSAS STATE PLANE, NORTH ZONE, NAD83.

REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED BOOK 2006 AT PAGE 39839.  
2. SURVEY PLAT FILED IN PLAT BOOK 24 AT PAGE 33.

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 "AL" OF THE FLOOD  
INSURANCE RATE MAP, COMMUNITY PANEL NO.  
05143C0069F, WHICH BEARS AN EFFECTIVE DATE OF  
05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD  
AREA.

Zoning & Setback Information

ZONED AS R-1, RESIDENTIAL  
SETBACKS:  
FRONT: 25'  
SIDE: 7'  
REAR: 25'

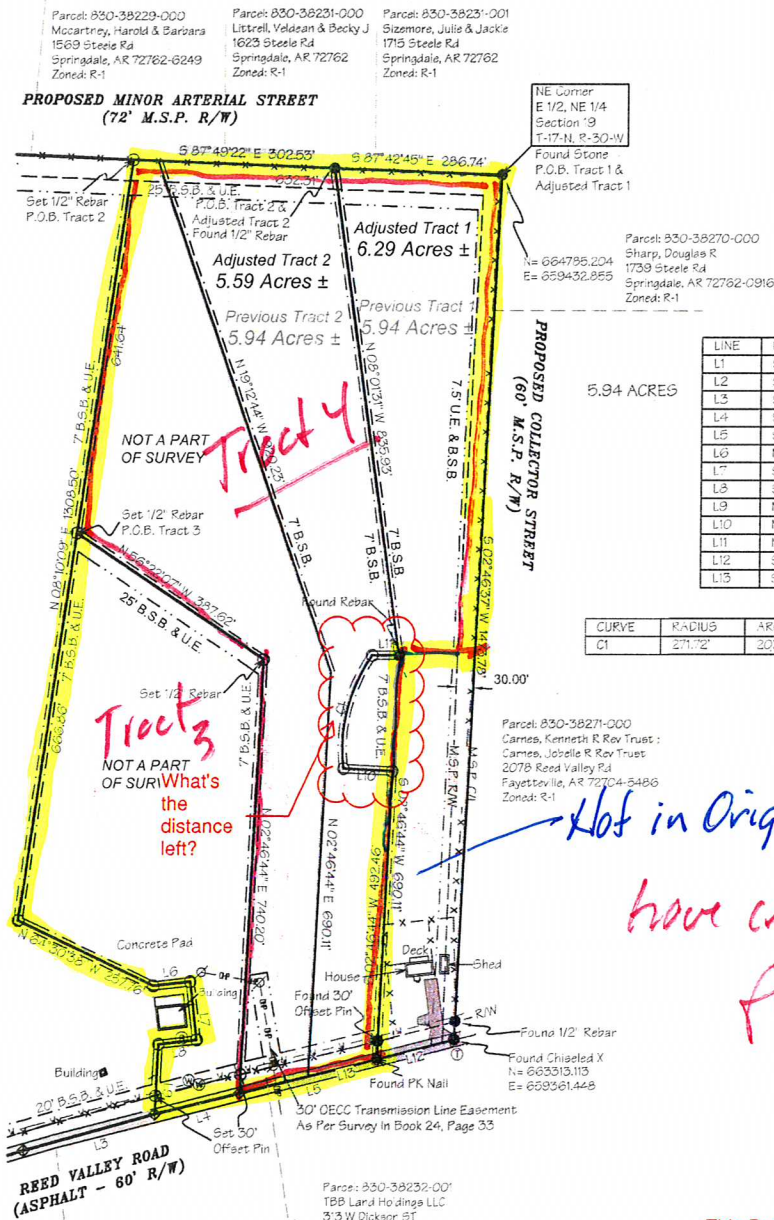
OWNERSHIP INFORMATION

PARCEL: 830-38237-000  
CLEAR CREEK LAND & CATTLE LLC  
1317 STEELE RD  
SPRINGDALE, AR 72764  
(479) 790-4655

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- BUILDING SET BACK
- UTILITY EASEMENT
- WATER LINE
- OVERHEAD POWER LINE
- POWER POLE
- GAS METER
- SET/FOUND MONUMENT (AS NOTED)
- TELEPHONE PEDESTAL
- WATER METER
- B.S.B. BUILDING SETBACK

PROPERTY LINE ADJUSTMENT



This Property Line Adjustment 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.

Terry W. Carpenter, P.E.  
Tontitown City Engineer, July 13, 2015

THERE IS NO BENCHMARK WITHIN 1/2 MILE OF THIS SITE.

AT THE TIME OF THIS SURVEY, THERE ARE NO PROPOSED SANITARY SEWER  
SYSTEMS FOR THIS PROPERTY.

AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF ANY EXISTING  
FRESH WATER PROBLEMS ON SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF ANY ABANDONED  
WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPROVEMENTS, AND  
UNDERGROUND STRUCTURES WITHIN THE PROJECT.

THERE ARE NO EXISTING OR PROPOSED SIDEWALKS FOR THIS SITE.

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY.

STATIC PRESSURE FOR HYDRANTS ON AVAILABLE WATER LINE IS 120 PSI.

ANY RELOCATION OF OR NEW FACILITIES WILL BE AT THE DEVELOPER'S  
EXPENSE.

ALL EASEMENTS ARE GENERAL UTILITY EASEMENTS.

RECORDING BLOCK



Survey Description

PREVIOUS TRACT 1

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST,  
WASHINGTON COUNTY, ARKANSAS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING  
AT A POINT AT THE NORTHEAST CORNER OF SAID EIGHTY  
ACRE TRACT, SAID POINT BEING A FOUND STONE AND  
RUNNING THENCE S02°46'37\"

ADJUSTED TRACT 1

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST,  
WASHINGTON COUNTY, ARKANSAS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING  
AT A POINT AT THE NORTHEAST CORNER OF SAID EIGHTY  
ACRE TRACT, SAID POINT BEING A FOUND STONE AND  
RUNNING THENCE S02°46'37\"

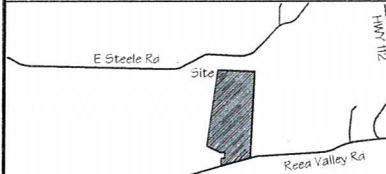
PREVIOUS TRACT 2

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST,  
WASHINGTON COUNTY, ARKANSAS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING  
AT A POINT THAT IS N87°42'45\"

ADJUSTED TRACT 2

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST,  
WASHINGTON COUNTY, ARKANSAS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING  
AT A POINT THAT IS N87°42'45\"

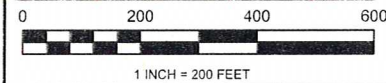
Vicinity Map



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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND  
NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT  
THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE  
CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT  
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, P.A.  
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:	REVIEWED BY:	SURVEYED BY:
M.B. 7/7/2015	H.M.	R.S.
COUNTY & STATE:	JOB NUMBER:	
WASHINGTON COUNTY, AR	15-391	

SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST  
FOR THE USE AND BENEFIT OF  
CLEAR CREEK LAND  
& CATTLE LLC