

PROJECT #
2014-017
WASHINGTON CO.
PLANNING DEPT.

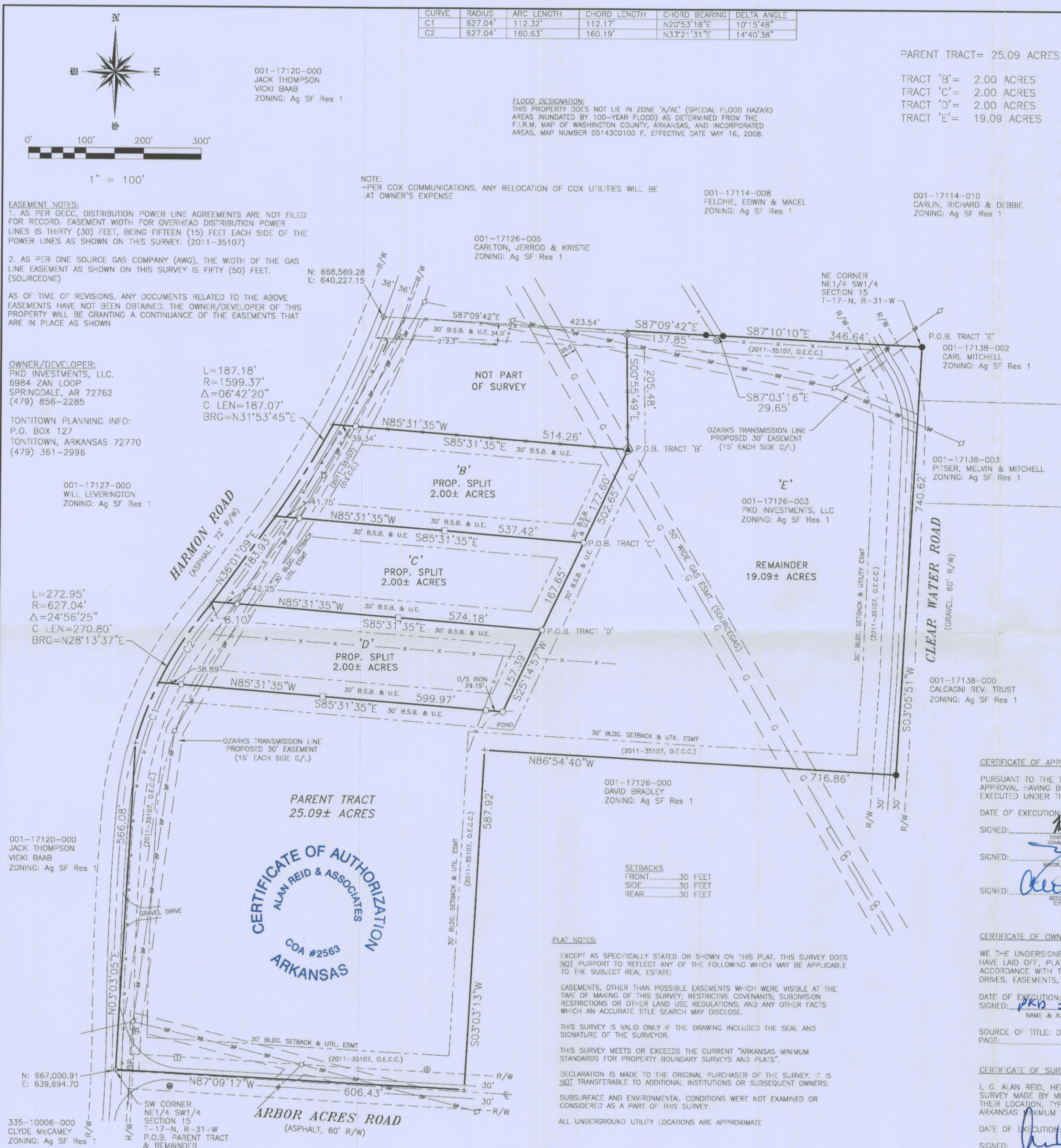
WA. CO. ORD. 99-32 SEC. 11-61 (C)(A) THERE SHALL BE A DEED RESTRICTION WITH EACH LAND CONVEYANCE THAT NO NEW IMPROVEMENTS WILL BE CONSTRUCTED WITHIN A SUFFICIENT DISTANCE FROM THE CENTERLINE OF ANY EXISTING PUBLIC ROAD TO ACCOMMODATE FUTURE ROAD IMPROVEMENTS.

Doc ID: 015569960001 Type: REL
Kind: SURVEY
Recorded: 01/23/2014 at 02:14:51 PM
Fee Amt: \$15.00 Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk

File **2014-00001753**

Doc ID: 015590770001 Type: REL
Kind: SURVEY
Recorded: 02/10/2014 at 02:21:12 PM
Fee Amt: \$15.00 Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk

File **2014-00003150**



SURVEY DESCRIPTION - PARENT TRACT 25.09 ACRES
A PART OF THE NORTH-EAST QUARTER (NE1/4) OF THE SOUTH-WEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-WEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N30°03'05"E 566.08 FEET ALONG SAID WEST LINE OF SAID 40 ACRE TRACT TO A POINT IN THE CENTER OF HARMON ROAD, SAID POINT BEING ON A 627.04 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY 272.95 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N28°13'37"E 270.80 FEET TO THE POINT OF TANGENCY; THENCE N36°01'32"E 190.38 FEET ALONG THE CENTERLINE OF SAID ROAD TO THE BEGINNING OF A TANGENT 1599.37 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 188.83 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N31°55'31"E 188.72 FEET, TO A SET COTTON SPINDLE; THENCE LEAVING SAID CENTERLINE, S85°31'35"E 514.26 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING NAIL IN A FENCE CORNER POST; THENCE N00°54'49"W 205.48 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING 1/2" IRON REBAR; THENCE S87°09'42"E 137.85 FEET TO AN EXISTING IRON REBAR; THENCE S87°03'16"E 29.65 FEET TO AN EXISTING IRON; THENCE S87°10'10"E 346.64 FEET TO AN EXISTING IRON AT THE NORTH-EAST CORNER OF SAID 40 ACRE TRACT; THENCE S03°05'51"W 740.62 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO AN EXISTING IRON; THENCE N86°54'40"W 716.86 FEET TO A POINT; THENCE S03°03'13"W 587.92 FEET TO A POINT ON THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE N87°09'17"W 606.43 FEET TO THE POINT OF BEGINNING, CONTAINING 25.09 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 25.09 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF ARBOR ACRES ROAD, HARMON ROAD, CLEAR WATER ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION - TRACT 'B'
A PART OF THE NORTH-EAST QUARTER (NE1/4) OF THE SOUTH-WEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE N87°10'10"W 346.64 FEET TO AN EXISTING IRON REBAR; THENCE N87°03'16"W 29.65 FEET TO AN EXISTING IRON REBAR; THENCE N87°09'42"W 137.85 FEET TO AN EXISTING IRON REBAR; THENCE S00°54'49"E 205.48 FEET TO AN EXISTING NAIL IN A FENCE CORNER POST FOR THE TRUE POINT OF BEGINNING; THENCE S25°14'57"W 177.60 FEET TO A SET 1/2" IRON REBAR; THENCE N85°31'36"W 537.42 FEET TO A POINT IN THE CENTER OF HARMON ROAD, SAID POINT BEING THE BEGINNING OF A 1599.37 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY OF SAID ROAD BEARS S85°31'35"E 41.75 FEET; THENCE NORTHEASTERLY 187.18 FEET ALONG SAID CURVE, THE CHORD FOR WHICH BEING N31°55'31"E 187.07 FEET TO A POINT FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY OF SAID ROAD BEARS S85°31'35"E 39.34 FEET; THENCE LEAVING SAID CURVE AND CENTERLINE, S85°31'35"E 514.26 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 2.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARMON ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION - TRACT 'C'
A PART OF THE NORTH-EAST QUARTER (NE1/4) OF THE SOUTH-WEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE N87°10'10"W 346.64 FEET TO AN EXISTING IRON REBAR; THENCE N87°03'16"W 29.65 FEET TO AN EXISTING IRON REBAR; THENCE N87°09'42"W 137.85 FEET TO AN EXISTING IRON REBAR; THENCE S00°54'49"E 205.48 FEET TO AN EXISTING NAIL IN A FENCE CORNER POST; THENCE S25°14'57"W 177.60 FEET TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE S25°14'57"W 167.65 FEET TO A SET 1/2" IRON REBAR; THENCE N85°31'36"W 574.18 FEET TO A POINT IN THE CENTER OF HARMON ROAD FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY OF SAID ROAD BEARS S85°31'35"E 42.25 FEET; THENCE N36°01'09"E 183.89 FEET TO A POINT FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY OF SAID ROAD BEARS S85°31'35"E 41.75 FEET; THENCE LEAVING SAID CENTERLINE, S85°31'35"E 537.42 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 2.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARMON ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION - TRACT 'E'
A PART OF THE NORTH-EAST QUARTER (NE1/4) OF THE SOUTH-WEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-WEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N00°54'49"E 566.08 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT IN THE CENTER OF HARMON ROAD, SAID POINT BEING ON A 627.04 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY 112.32 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N28°13'37"E 112.17 FEET TO A POINT FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S85°31'35"E 38.89 FEET; THENCE LEAVING SAID CENTERLINE, S85°31'35"E 599.97 FEET TO A SET 1/2" IRON REBAR; THENCE N25°14'57"E 502.65 FEET TO AN EXISTING NAIL IN A FENCE CORNER POST; THENCE N00°54'49"W 205.48 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING 1/2" IRON REBAR; THENCE S87°09'42"E 137.85 FEET TO AN EXISTING IRON REBAR; THENCE S87°03'16"E 29.65 FEET TO AN EXISTING IRON; THENCE S87°10'10"E 346.64 FEET TO AN EXISTING IRON AT THE NORTH-EAST CORNER OF SAID 40 ACRE TRACT; THENCE S03°05'51"W 740.62 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO AN EXISTING IRON; THENCE N86°54'40"W 716.86 FEET TO A POINT; THENCE S03°03'13"W 587.92 FEET TO A POINT ON THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE N87°09'17"W 606.43 FEET TO THE POINT OF BEGINNING, CONTAINING 19.09 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 19.09 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF ARBOR ACRES ROAD, HARMON ROAD, CLEAR WATER ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION - TRACT 'D'
A PART OF THE NORTH-EAST QUARTER (NE1/4) OF THE SOUTH-WEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE N87°10'10"W 346.64 FEET TO AN EXISTING IRON REBAR; THENCE N87°03'16"W 29.65 FEET TO AN EXISTING IRON REBAR; THENCE N87°09'42"W 137.85 FEET TO AN EXISTING IRON REBAR; THENCE S00°54'49"E 205.48 FEET TO AN EXISTING NAIL IN A FENCE CORNER POST; THENCE S25°14'57"W 177.60 FEET TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE S25°14'57"W 157.39 FEET TO A SET 1/2" IRON REBAR; THENCE N85°31'36"W 599.97 FEET TO A POINT IN THE CENTER OF HARMON ROAD, SAID POINT BEING ON A 627.04 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S85°31'35"E 38.89 FEET; THENCE NORTHEASTERLY 160.63 FEET ALONG SAID CURVE, THE CHORD FOR WHICH BEING N33°21'31"E 106.19 FEET TO THE POINT OF TANGENCY; THENCE N36°01'09"E 8.10 FEET ALONG SAID CENTERLINE TO A POINT FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY OF SAID ROAD BEARS S85°31'35"E 574.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 2.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARMON ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: 1-22-2014

SIGNED: *Mich. Wagner*

SIGNED: *John K. Allen*

SIGNED: *Keith Allen*

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 LAID OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE 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: 1/22/14

SIGNED: *PKD Investments, LLC*

NAME & ADDRESS: 6954 Zm Amp Springdale, AR 72762

SOURCE OF TITLE: D.R. PAGE:

CERTIFICATE OF SURVEYING ACCURACY

I, G. ALAN REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MAKERS 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: 12/12/13

SIGNED: *G. Alan Reid*

NAME & ADDRESS: G. ALAN REID, INC. 1001 S. STATE OF ARKANSAS

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD _____ DAY, 200__ IN PLAT BOOK NO. _____ PG. _____

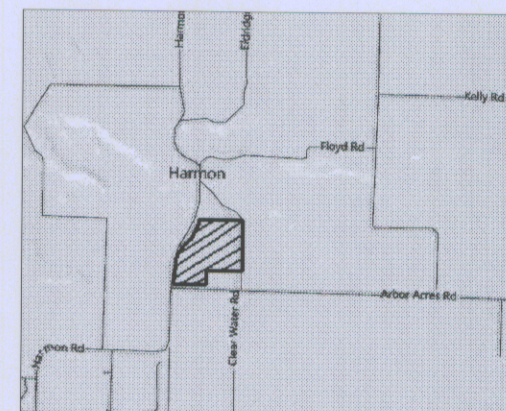
SIGNED: _____

CIRCUIT CLERK

THE INCIDENTAL/MINOR SUBDIVISION HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF TONTIOWN ZONING AND PLANNING ORDINANCES. OVERSIGHT OF ANY REGULATIONS DOES NOT RELIEVE THE OWNER/DEVELOPER OF THEIR RESPONSIBILITY TO COMPLY WITH ALL REGULATIONS.

TERRY W. CARPENTER, P.E.
TONTIOWN CITY ENGINEER NOVEMBER 25, 2013

LEGEND



VICINITY MAP

PROPOSED USE: RESIDENTIAL

- SET COTTON SPINDLE
- COMPUTED POINT
- SET 1/2" IRON REBAR
- EXISTING IRON
- EXISTING R.R. SPIKE
- FENCE CORNER POST
- GAS METER
- POWER POLE
- TELEPHONE BOX
- WATER METER
- FIRE HYDRANT
- BLDG. SETBACK
- UTILITY ESMT
- RIGHT-OF-WAY
- OVERHEAD POWER
- WATER LINE
- PROPERTY LINE

SHEET 1 OF 1	DATE	REVISIONS		BY	DATE	DRAFTSMAN	JCC
		DATE	DESCRIPTION				
		11/07/13	REVISIONS	JCC			
		11/27/13	REVISIONS	JCC			
PKD INVESTMENTS, LLC HARMON ROAD TONTIOWN, ARKANSAS							
INCIDENTAL SUBDIVISION- MINOR SUBDIVISION							

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
479 444 8784 FAX
1 888 548 8784
arasurveying@araglobal.net

Alan Reid & Associates
PROFESSIONAL LAND SURVEYORS
BOUNDARY SURVEYING
GPS
ODS

CHECKED: _____
SCALE: 1" = 100'
SHEET SIZE: 24" x 36"