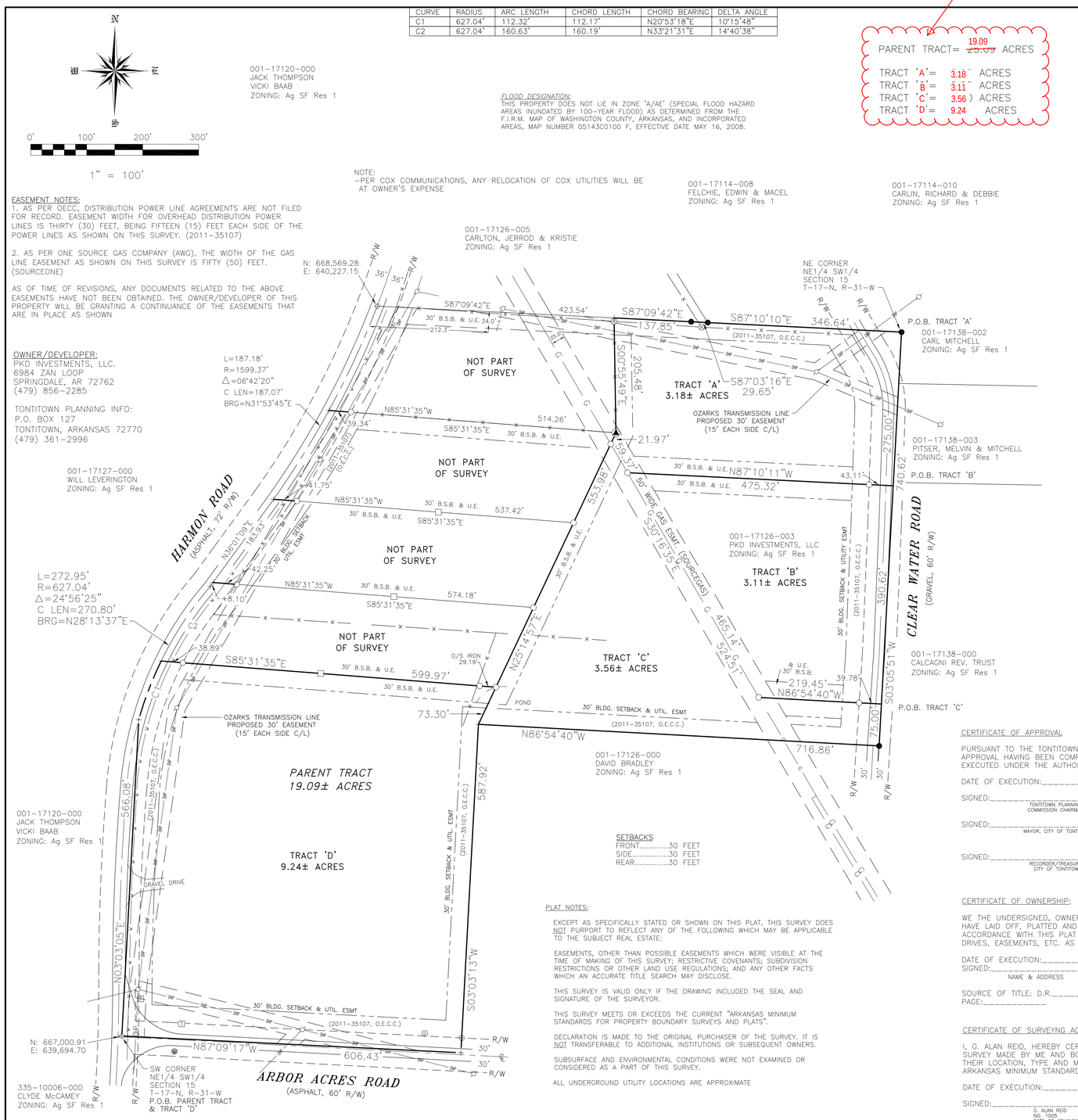
Need to revise to apply to this Minor Subdivision

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	627.04'	112.32'	112.17'	N20°53'18"E	10°15'48"
C2	627.04'	160.63'	160.19'	N33°21'31"E	14°40'38"

PARENT TRACT= ~~23.09~~ 19.09 ACRES

TRACT 'A'= 3.18 ACRES
TRACT 'B'= 3.11 ACRES
TRACT 'C'= 3.56 ACRES
TRACT 'D'= 9.24 ACRES



NOTE:
-PER COX COMMUNICATIONS, ANY RELOCATION OF COX UTILITIES WILL BE AT OWNER'S EXPENSE

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0100 F, EFFECTIVE DATE MAY 16, 2008.

EASEMENT NOTES:
1. AS PER OECC, DISTRIBUTION POWER LINE AGREEMENTS ARE NOT FILED FOR RECORD. EASEMENT WIDTH FOR OVERHEAD DISTRIBUTION POWER LINES IS THIRTY (30) FEET, BEING FIFTEEN (15) FEET EACH SIDE OF THE POWER LINES AS SHOWN ON THIS SURVEY. (2011-35107)

2. AS PER ONE SOURCE GAS COMPANY (AWG), THE WIDTH OF THE GAS LINE EASEMENT AS SHOWN ON THIS SURVEY IS FIFTY (50) FEET. (SOURCEONE)

AS OF TIME OF REVISIONS, ANY DOCUMENTS RELATED TO THE ABOVE EASEMENTS HAVE NOT BEEN OBTAINED. THE OWNER/DEVELOPER OF THIS PROPERTY WILL BE GRANTING A CONTINUANCE OF THE EASEMENTS THAT ARE IN PLACE AS SHOWN

OWNER/DEVELOPER:
PKD INVESTMENTS, LLC.
6984 ZAN LOOP
SPRINGDALE, AR 72762
(479) 856-2285

TONTITOWN PLANNING INFO:
P.O. BOX 127
TONTITOWN, ARKANSAS 72770
(479) 361-2996

SETBACKS
FRONT.....30 FEET
SIDE.....30 FEET
REAR.....30 FEET

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) CITY OF TONTITOWN, ARKANSAS GIS MONUMENTATION (GIS 3, GIS 6)

STATE LAND SURVEYOR FILE CODE
500-17N-31W-0-15-310-72-1005

SURVEY DESCRIPTION - PARENT TRACT
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST 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 SOUTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N03°03'05"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 SOUTHEAST; THENCE NORTHEASTERLY 112.32 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N20°53'18"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 NORTHEAST 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 'A'
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST 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 NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE S03°05'51"W 275.00 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT FROM WHICH A SET 1/2" REFERENCE IRON ON THE WEST RIGHT-OF-WAY LINE OF CLEAR WATER ROAD BEARS N87°10'11"W 43.11 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°10'11"W 475.32 FEET TO A SET 1/2" IRON REBAR; THENCE N30°16'35"W 59.37 FEET TO A SET 1/2" IRON REBAR; THENCE N25°14'57"E 21.97 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 THE POINT OF BEGINNING, CONTAINING 3.18 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 3.18 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF 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 NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE S03°05'51"W 275.00 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING AND FROM WHICH A SET 1/2" REFERENCE IRON ON THE WEST RIGHT-OF-WAY LINE OF CLEAR WATER ROAD BEARS N87°10'11"W 43.11 FEET; THENCE S03°05'51"W 390.62 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT FROM WHICH A 1/2" REFERENCE IRON SET ON THE WEST RIGHT-OF-WAY LINE OF CLEAR WATER ROAD BEARS N86°54'40"W 39.78 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N86°54'40"W 219.45 FEET TO A SET 1/2" IRON REBAR; THENCE N30°16'35"W 465.14 FEET TO A SET 1/2" IRON REBAR; THENCE S87°10'11"E 475.32 FEET TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 3.11 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF CLEAR WATER ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION - TRACT 'C'
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE S03°05'51"W 665.62 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING AND FROM WHICH A SET 1/2" REFERENCE IRON ON THE WEST RIGHT-OF-WAY LINE OF CLEAR WATER ROAD BEARS N86°54'40"W 39.78 FEET; THENCE S03°05'51"W 75.00 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO AN EXISTING IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N86°54'40"W 716.86 FEET TO A POINT FROM WHICH AN EXISTING IRON REBAR BEARS N25°14'57"E 73.30 FEET; THENCE N25°14'57"E 553.98 FEET TO A SET 1/2" IRON REBAR; THENCE S30°16'35"E 524.51 FEET TO A SET 1/2" IRON REBAR; THENCE S86°54'40"E 219.45 FEET TO THE POINT OF BEGINNING, CONTAINING 3.56 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 3.56 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF 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 NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST 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 SOUTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N03°03'05"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 SOUTHEAST; THENCE NORTHEASTERLY 112.32 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N20°53'18"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 AT THE EDGE OF A POND AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N85°31'35"W 29.19 FEET; THENCE S25°14'57"W 73.30 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 9.24 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 AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

9.24 acre?

CERTIFICATE OF APPROVAL

PURSUANT TO THE TONTITOWN 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:_____

SIGNED:_____
TONTITOWN PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR, CITY OF TONTITOWN

SIGNED:_____
RECORDER/TREASURER, CITY OF TONTITOWN

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 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:_____
SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R._____
PAGE:_____

CERTIFICATE OF SURVEYNG 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:_____

SIGNED:_____
G. ALAN REID
NO. 1005
SATE OF ARKANSAS

CERTIFICATE OF RECORDING

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

SIGNED:_____
CIRCUIT CLERK

~~THE INCIDENTAL/MINOR SUBDIVISION HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF TONTITOWN 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.~~
~~TONTITOWN CITY ENGINEER NOVEMBER 25, 2013~~

This Minor Subdivision 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, August 10, 2015

VICINITY MAP

PROPOSED USE: RESIDENTIAL

LEGEND

- 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
JOB# 2013-45

REVISIONS		
DATE	DESCRIPTION	BY

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
479 444 0794 FAX
1 888 549 8784
arasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO
GPS

DRAFTSMAN	JCC
DATE	07/27/2015
CHECKED	–
SCALE	1" = 100'
SHEET SIZE	24"x 36"

PKD INVESTMENTS, LLC
CLEAR WATER ROAD
TONTITOWN, ARKANSAS

INCIDENTAL SUBDIVISION– MINOR SUBDIVISION