

**Survey Description**

**PARENT TRACT - PARCEL 001-17233-000**  
 A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°24'13"E 400.00' FROM THE SOUTHWEST CORNER OF SAID TWENTY ACRE TRACT, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE N02°24'13"E 613.67' TO A FOUND IRON PIN, THENCE S86°46'07"E 427.86' TO A SET IRON PIN, THENCE S02°23'08"W 236.03' TO A SET IRON PIN, THENCE S89°01'45"W 208.66' TO A SET IRON PIN, THENCE S02°23'57"E 208.70' TO A SET IRON PIN, THENCE N89°02'36"E 208.68' TO A SET IRON PIN, THENCE N86°41'03"W 428.06' TO THE POINT OF BEGINNING. CONTAINING 6.03 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

**TRACT 1**  
 A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°24'13"E 400.00' FROM THE SOUTHWEST CORNER OF SAID SECTION 22, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE N02°24'13"E 613.67' TO A FOUND IRON PIN, THENCE S86°46'07"E 427.86' TO A FOUND IRON PIN, THENCE S02°23'08"W 236.03' TO A SET IRON PIN, THENCE S89°01'45"W 208.66' TO A SET IRON PIN, THENCE S02°23'57"E 208.70' TO A SET IRON PIN, THENCE N89°02'36"E 208.68' TO A SET IRON PIN, THENCE N86°41'03"W 169.54' TO A SET IRON PIN, THENCE N 86°41'08" W 428.06' TO THE POINT OF BEGINNING. CONTAINING 5.03 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

**TRACT 2**  
 A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°24'13"E 400.00', S86°41'03"E 428.06 AND N02°22'47"E 169.53 FROM THE SOUTHWEST CORNER OF SAID TWENTY ACRE TRACT, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S89°02'36"W 208.68' TO A SET IRON PIN, THENCE N02°23'57"E 208.70' TO A SET IRON PIN, THENCE S89°01'45"W 208.65' TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

**Legend of Symbols & Abbreviations**

- BOUNDARY LINE
- - - FORTY LINE
- - - CENTERLINE OF ROAD
- - - RIGHT-OF-WAY
- x - x FENCE
- - - OVERHEAD POWER LINE
- - - BUILDING SETBACK & UTILITY EASEMENT
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP
- ⊕ COMPUTED POINT
- ⊙ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ LIGHT
- ⊕ SEPTIC LINE
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

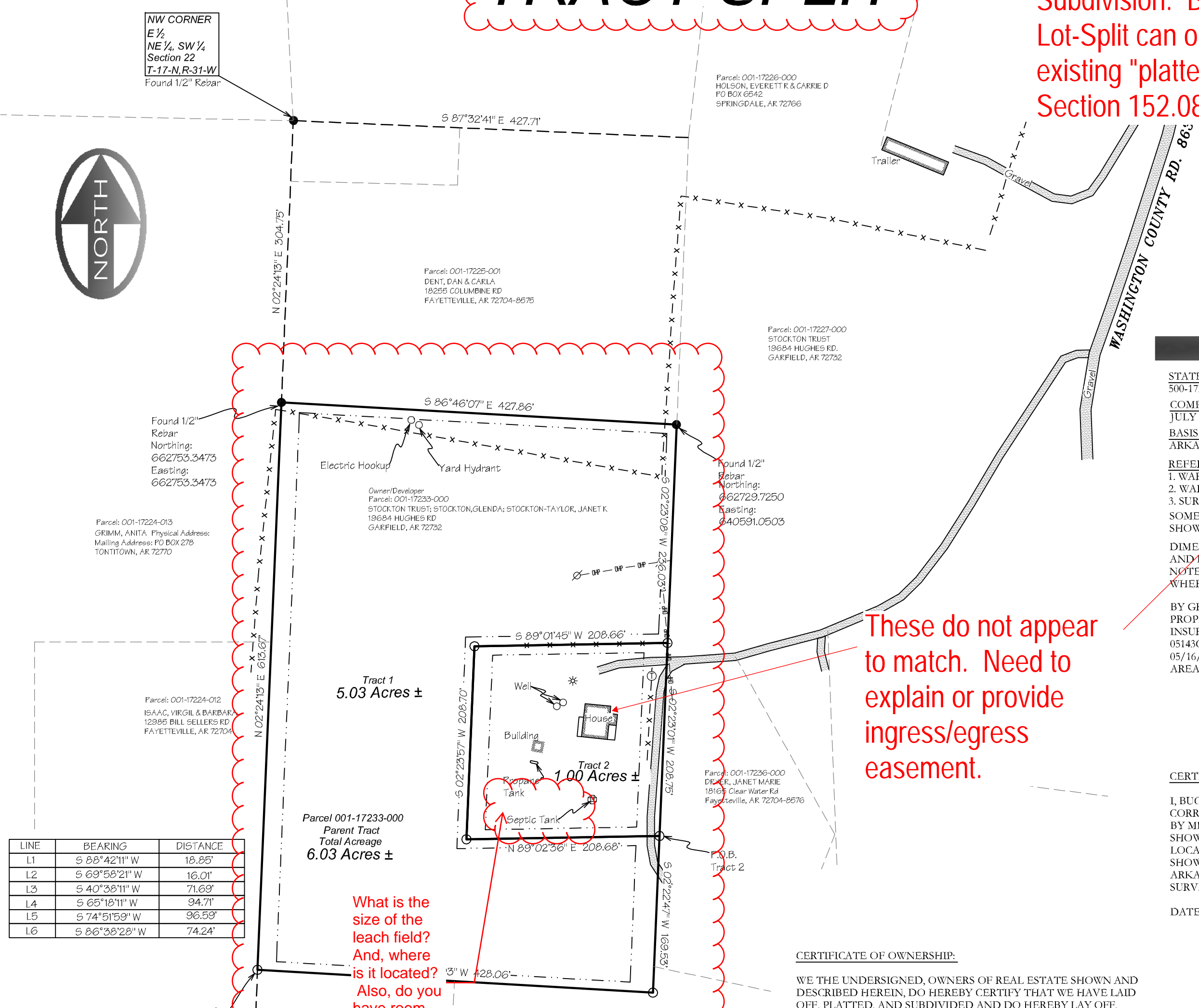
**Zoning & Setback Information**

**ZONING:**  
 AG/RES  
**BUILDING SETBACKS:**  
 FRONT: 25' (B.S.B. & U.E.)  
 SIDE: 10'  
 REAR: 20'

Do these meet County regulations?

# TRACT SPLIT

Change this to a Minor Subdivision. By definition a Lot-Split can only be done in an existing "platted subdivision." Section 152.080(B)(2).



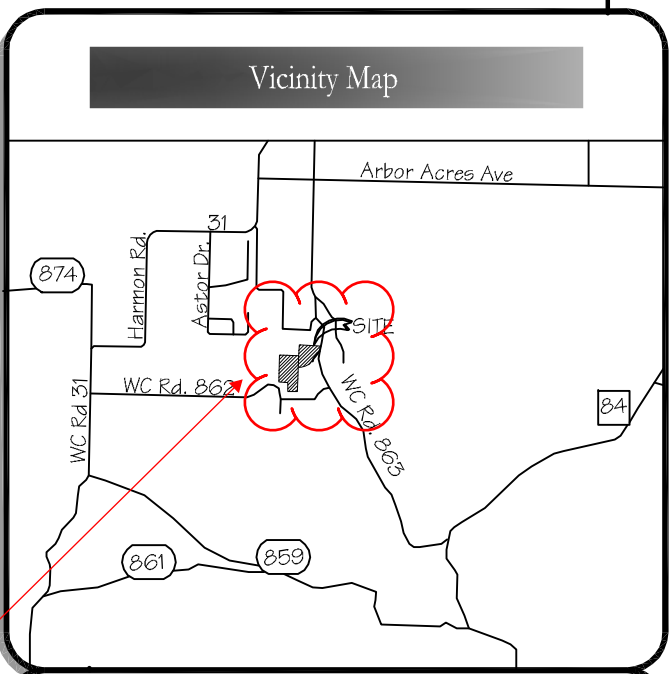
These do not appear to match. Need to explain or provide ingress/egress easement.

What is the size of the leach field? And, where is it located? Also, do you have room for an alternate field?

LINE	BEARING	DISTANCE
L1	S 88°42'11" W	18.85'
L2	S 69°58'21" W	16.01'
L3	S 40°38'11" W	71.69'
L4	S 65°18'11" W	94.71'
L5	S 74°51'59" W	96.59'
L6	S 86°38'28" W	74.24'

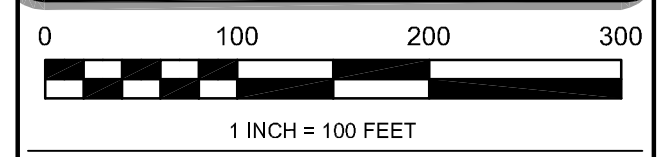
**Miscellaneous Notes**

STATE RECORDING NUMBER:  
 500-17N-31W-022-302-72-1532  
 COMPLETED FIELD WORK:  
 JULY 23, 2015  
 BASIS OF BEARING:  
 ARKANSAS STATE PLANE, NORTH ZONE, NAD 83  
 REFERENCE DOCUMENTS:  
 1. WARRANTY DEED FILED IN DEED BOOK 97 AT PAGE 63810.  
 2. WARRANTY DEED FILED IN DEED BOOK 2013 AT PAGE 8463.  
 3. SURVEY PLAT FILED IN PLAT BOOK # AT PAGE #.  
 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 "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 051430045F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**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 23RD DAY OF JULY, 2015.



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.

**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 \_\_\_\_\_  
 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 SURVEYS HAVE BEEN MET.

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

**CERTIFICATE OF APPROVAL:**

PURSUANT TO THE TONTTOWN 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: \_\_\_\_\_  
 TONTTOWN PLANNING  
 COMMISSION CHAIRMAN

**CERTIFICATE OF RECORDING:**

THIS DOCUMENT FIELD FOR RECORD \_\_\_\_\_ DAY,  
 2014 IN PLAT BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 CIRCUIT CLERK

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

**BLEW & ASSOCIATES, PA**  
 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. 8-3-2015	W.L.	W.A.
COUNTY & STATE:	JOB NUMBER:	
WASHINGTON COUNTY, ARKANSAS	15-725	

LOCATION:  
 SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST

FOR THE USE AND BENEFIT OF:  
 LARRY & JUDY CLINCKSDALE