

PROPERTY LINE ADJUSTMENT

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: _____

NAME AND ADDRESS _____ SIGNED: _____
SOURCE OF TITLE, DR. _____

CERTIFICATE OF SURVEYING ACCURACY:

I, BUD CLEY 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: 7/7/2015
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1532
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL
PRESIDENT TO THE TOWNSHIP 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: _____

TOWNSHIP PLANNING
COMMISSION CHAIRMAN

MAYOR, CITY OF TOWNSHIP

RECORDED / TREASURER
CITY OF TOWNSHIP

CIRCUIT CLERK

Miscellaneous Notes

- STATE RECORDING NUMBER: 500-173-300-01-19-110-1532
- COMPLETED FIELD WORK: MAY 26, 2015
- BASIS OF BEARING: ARKANSAS STATE PLANE, NORTH ZONE, NAD83
- REFERENCE DOCUMENTS: 1. WARRANTY DEED FILED IN DEED BOOK 2066 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

- BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE X OR Y OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0518400609, WHICH BEAMS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- NO VISIBLE WETLANDS ON SITE
- NO KNOWN OR VISIBLE EROSION PERTAINING TO OTHER WATER FEATURES ON SITE

Parcel: 830-38229-000
McCartney, Harold & Barbara
1809 Steele Rd
Springdale, AR 72762-0249
Zone: R-1

Parcel: 830-38293-000
Sherry, Douglas R
1739 Steele Rd
Springdale, AR 72762
Zone: R-1

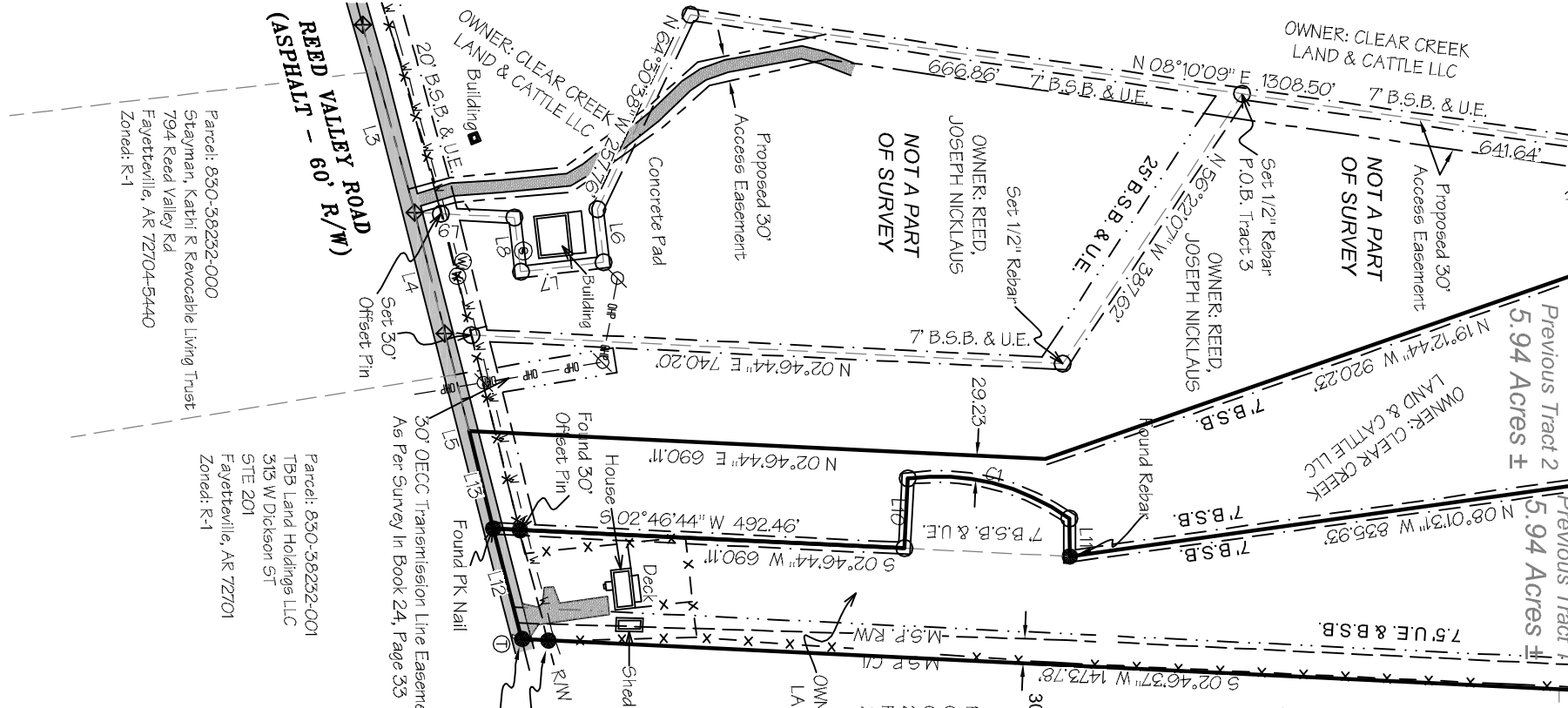
Parcel: 830-38224-001
Sherry, Douglas R & Jackie
1739 Steele Rd
Springdale, AR 72762
Zone: R-1

Parcel: 830-38223-001
Sherry, Douglas R
1739 Steele Rd
Springdale, AR 72762
Zone: R-1

PROPOSED MINOR ARTERIAL STREET (72' M.S.P. R/W)

NE Corner
E 112' N.E. 1/4
Sec. 19
T.17N. R.30W.
Found Stone
P.O.B. Tract 1 &
Adjusted Tract 1

Parcel: 830-38270-000
Sherry, Douglas R
1739 Steele Rd
Springdale, AR 72762-0916
Zone: R-1



LINE	BEARING	DISTANCE
L1	S 75° 29' 01" W	529.307
L2	S 72° 49' 02" W	244.867
L3	S 74° 27' 47" W	233.037
L4	S 76° 10' 31" W	149.277
L5	S 75° 56' 23" W	240.007
L6	N 83° 25' 10" E	63.937
L7	S 08° 34' 50" E	99.907
L8	S 02° 25' 10" W	69.017
L9	N 02° 46' 44" E	19.377
L10	N 87° 13' 16" W	83.747
L11	N 89° 40' 24" E	45.477
L12	S 75° 44' 04" W	135.997
L13	S 75° 56' 23" W	120.007

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	271.72'	203.65'	192.91'	N 15° 53' 27" E

Zoning & Setback Information

ZONED AS R-1, RESIDENTIAL.
SETBACKS:
FRONT: 20'
SIDE: 7'
REAR: 25'

OWNERSHIP INFORMATION

PARCEL: 830-38271-000
CLEAR CREEK LAND & CATTLE LLC
1317 STEELED RD
SPRINGDALE, AR 72764
4797 790-4655

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTRAL LINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- UTILITY EASEMENT
- WATER LINE
- OVERHEAD POWER LINE
- POWER POLE
- 6x6 METER
- FOUND MONUMENT (AS NOTED)
- TELEPHONE LEGAL
- WATER METER
- B.S.B. BUILDING SETBACK

Legend of Symbols & Abbreviations

- 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 EROSION PROBLEMS ON SITE OR WITHIN 100' DOWNSLOPE OF THE PROPERTY.
- AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF ANY ABANDONED WELLS, SINKS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
- THERE ARE NO EXISTING OR PROPOSED SIDEWALKS FOR THIS SITE.
- THERE ARE NO FINE HYDRAULICS ON THIS PROPERTY.
- STATIC PRESSURE FOR HYDRANTS ON AVAILABLE WATER LINES IS 120 PSI.
- ANY RELOCATION OF DEED FACILITIES WILL BE AT THE DEVELOPERS' 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°46'57"W 1473.78'; THENCE S75°48'55"W 1841.1'; THENCE N02°46'44"E 690.11' TO A FOUND IRON PIN; THENCE N89°01'51"W 855.97' TO A SET IRON PIN; THENCE S87°42'45"E 286.79' TO THE POINT OF BEGINNING, CONTAINING 594 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

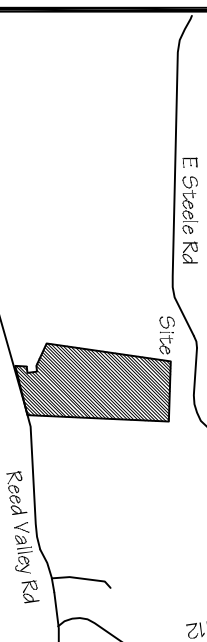
ADJUSTED TRACT 1
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND STONE AND RUNNING THENCE S02°46'57"W 1473.78'; THENCE S75°48'55"W 135.98'; THENCE S67°30'50"W 0.08'; THENCE N02°46'44"E 492.46' TO A SET IRON PIN; THENCE N87°13'16"W 83.74'; THENCE S87°42'45"E 286.79' TO A FOUND IRON PIN; THENCE S87°42'45"E 286.79' TO THE POINT OF BEGINNING, CONTAINING 6.29 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

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"W 286.79' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND IRON PIN; THENCE S02°46'44"W 690.11' TO A FOUND IRON PIN; THENCE S75°56'23"W 120.00'; THENCE N02°46'44"E 690.11' TO A FOUND IRON PIN; THENCE S87°42'45"E 286.79' TO A SET IRON PIN; THENCE S87°42'45"E 286.79' TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

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"W 286.79' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND IRON PIN AND RUNNING THENCE S08°01'51"E 835.97' TO A FOUND IRON PIN; THENCE S89°40'24"W 45.47' TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 271.72', AN ARC LENGTH OF 203.65', AND A CHORD BEARING AND DISTANCE OF S15°53'27"W 192.91' TO A SET IRON PIN; THENCE S02°46'44"W 492.46' TO A SET IRON PIN; THENCE N02°46'44"E 690.11' TO A SET IRON PIN; THENCE N19°12'44"W 920.23'; THENCE S87°42'45"E 402.76' TO THE POINT OF BEGINNING, CONTAINING 5.59 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PROPOSED 30' ACCESS EASEMENT
A 30' EASEMENT FOR INGRESS & EGRESS, THE CENTRAL LINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, THENCE S02°46'57"W 1473.78'; THENCE S75°48'55"W 58.94' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N15°40'02"W 51.06'; THENCE S08°01'51"E 138.15'; THENCE N35°46'06"W 131.68'; THENCE N42°04'26"W 74.44'; THENCE N22°27'21"W 183.97'; THENCE N88°10'09"E 1128.72'; THENCE S87°42'45"E 53.15' TO THE POINT OF TERMINATION.

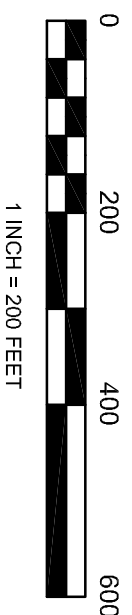
Vicinity Map



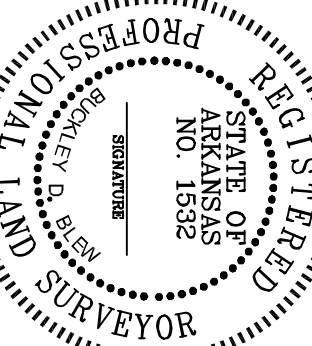
Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND UTILITIES 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 IN THE POSSESSION OF THE REGISTERED PROFESSIONAL LAND SURVEYOR, THE SEAL AND SIGNATURE DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA CIVIL ENGINEERS & LAND SURVEYORS

524 W. ST. CAMORÉ ST., SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
WWW.BLEWINC.COM

Certificate of Authorization No. 1534

DATE	REVIEWER	DATE	REVIEWER
7/7/2015	H.M.		R.S.

FOR THE USE AND BENEFIT OF:
CLEAR CREEK LAND & CATTLE LLC

DATE	REVISION
7-15-15	SHOW LINES SCREENED AS NOT A PART, SHOW OWNERSHIP