

SURVEY NOTES:

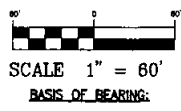
THIS PLAT REPRESENTS A FIELD SURVEY OF A PLAT OR A PART THEREOF, REFERENCED IN PLAT BOOKS 0023 AT PAGE 0000287 AND 2008 PAGE 00007316 OF THE WASHINGTON COUNTY RECORDS.

ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN.

34	35	36
3	2	1
10	11	12



ABBREVIATIONS:

UTILITY EASEMENT.....U.E.
 DRAINAGE EASEMENT.....D.E.
 ACCESS EASEMENT.....A.E.
 RIGHT OF WAY.....R.O.W.
 POINT OF BEGINNING.....P.O.B.
 BACK OF CURB.....B.O.C.

CERTIFICATE OF DEDICATION:

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF TONTOWN AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF TONTOWN AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

STATE OF ARKANSAS
 COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF Sept. 2008.

NOTARY PUBLIC/CITY CLERK
 TERESA K. CHAPPELL
 BENTON COUNTY
 MY COMMISSION EXPIRES 08-10-13

LAND SURVEY CERTIFICATION:

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

LEGEND

- FOUND 1/2" REB
- FOUND PK NAIL
- SET 1/2" REBAR
- PROPERTY LINE
- LOT LINE TO BE PROPOSED LOT L
- RIGHT OF WAY
- EXISTING EASEMENT
- BUILDING SETBACK
- EXISTING CENTERLINE
- EXISTING ASPHALT
- UTILITY EASEMENT
- 24" UTILITY/ACRE

This Large Scale Development 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, October 26, 2015

FLOOD CERTIFICATION:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" WHICH IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0045F WITH AN EFFECTIVE DATE OF MAY 16, 2008.

LEGAL DESCRIPTION ORIGINAL LOT B:

LOT 8 OF TONTOWN PLAZA TO THE CITY OF TONTOWN, ARKANSAS, AS SHOWN ON PLAT BOOK 0023 AT PAGE 00000287.

LEGAL DESCRIPTION ORIGINAL LOT 10:

LOT 9 OF TONTOWN PLAZA TO THE CITY OF TONTOWN, ARKANSAS, AS SHOWN ON PLAT BOOK 0023 AT PAGE 00000287.

LEGAL DESCRIPTION ORIGINAL LOT 12:

LOT 10 AND PART OF LOT 9 OF TONTOWN PLAZA TO THE CITY OF TONTOWN, ARKANSAS, AS SHOWN ON PLAT BOOK 0023 AT PAGE 00000287, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE S87°12'01"E 285.83 FEET TO A FOUND IRON PIN, THENCE S03°29'20"W 257.86 FEET TO A SET IRON PIN, THENCE N87°12'01"E 285.13 FEET TO A FOUND IRON PIN, THENCE N03°17'09"E 196.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD OR FACT.

LEGAL DESCRIPTION ORIGINAL TRACT B-2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN WHICH IS S86°16'56"E 635.07 FEET AND S03°29'24"W 383.44 FEET FROM A POINT LOCATED AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°01'31"E 160.04 FEET TO A FOUND IRON PIN, THENCE S03°29'37"W 435.78 TO A FOUND IRON PIN, THENCE N85°20'11"W 99.00 FEET TO A FOUND IRON PIN, LOCATED ON THE RIGHT-OF-WAY OF FLORENCE AVENUE, THENCE ALONG SAID ROAD RIGHT-OF-WAY TO AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 61.00' AND A CHORD BEARING AND DISTANCE OF N53°12'57"W 61.00' TO A FOUND IRON PIN, THENCE LEAVING SAID ROAD RIGHT-OF-WAY N03°29'20"E 374.33' TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.53 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

LEGAL DESCRIPTION PROPOSED LOT 12:

LOT 10 AND PART OF LOT 9 OF TONTOWN PLAZA TO THE CITY OF TONTOWN, ARKANSAS, AS SHOWN ON PLAT BOOK 0023 AT PAGE 00000287, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE S87°12'01"E 285.83 FEET TO A FOUND IRON PIN, THENCE S03°29'20"W 257.86 FEET TO A SET IRON PIN, THENCE N87°12'01"E 285.13 FEET TO A FOUND IRON PIN, THENCE N03°17'09"E 196.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD OR FACT.

LEGAL DESCRIPTION PROPOSED LOT 13:

PART OF LOT 8 AND PART OF LOT 9 OF TONTOWN PLAZA TO THE CITY OF TONTOWN, ARKANSAS, AS SHOWN ON PLAT BOOK 0023 AT PAGE 00000287, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF TONTOWN PLAZA, THENCE S03°17'09"W 26.06 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING, THENCE S87°12'01"E 261.24 FEET TO A SET IRON PIN, THENCE S03°29'20"W 257.86 FEET TO A SET IRON PIN, THENCE 36.51 FEET AROUND A 61.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF S53°17'23"W 35.97 FEET TO A FOUND IRON PIN, THENCE 18.78 FEET ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF S84°27'37"W 18.02 FEET, THENCE N87°12'01"E 197.82 FEET TO A FOUND IRON PIN, THENCE 30.01 FEET AROUND A 19.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF N41°58'07"W 26.99 FEET, THENCE N03°17'09"E 269.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD OR FACT.

LEGAL DESCRIPTION PROPOSED LOT 14:

ALL OF TRACT B-2 PER PLAT 2008-00007316 AND PART OF LOTS 8 AND LOT 9 OF TONTOWN PLAZA TO THE CITY OF TONTOWN, ARKANSAS, AS SHOWN ON PLAT BOOK 0023 AT PAGE 00000287, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, THENCE S87°21'03"E 635.07 FEET TO A FOUND PK NAIL, THENCE S03°29'20"W 383.44 FEET TO A FOUND IRON PIN, THENCE S87°01'31"E 160.04 FEET TO A FOUND IRON PIN, THENCE S03°29'37"W 435.78 FEET TO A FOUND IRON PIN, THENCE N85°20'11"W 99.00 FEET TO A FOUND IRON PIN, THENCE 119.98 FEET ALONG A 61.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF N53°12'57"W 61.00 FEET TO A SET IRON PIN, THENCE N03°29'20"E 257.86 FEET TO A SET IRON PIN, THENCE S87°12'01"E 23.89 FEET TO A SET IRON PIN, THENCE N03°29'20"E 121.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1.67 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD OR FACT.

ORIGINAL CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING
C5	95.44	61.00	N41°41'20"W
C6	61.05	61.00	S84°48'59"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DISTANCE
C1	119.98	61.00	N53°12'57"W	101.56
C2	36.51	61.00	S53°17'23"W	35.97
C3	18.78	19.00	S84°27'37"W	18.02
C4	30.01	19.00	N41°58'07"W	26.99

REV. 3	REVISED PER CITY OF TONTOWN	NOB	8/19/08	JEI	8/19/08
REV. 2	REVISED PER CITY OF TONTOWN	NOB	8/8/08	JEI	8/8/08
REV. 1	REVISED PER CITY OF TONTOWN	JRH	7/15/08	JEI	7/15/08

NORTHSTAR ENGINEERING CONSULTANTS, INC.
 Civil Engineering
 Environmental Engineering
 Land Surveying
 Planning

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CHECKED: [Signature]
 DRAWN: [Signature]
 PROJECT MGR: [Signature]
 FILE NAME: 1520-D_PLA.dwg
 PROJECT NO.: 620-001
 PLOT DATE/REV.: 8/19/08 / 3
 SHEET No. 1

PROPERTY LINE ADJUSTMENT

PART OF THE NW 1/4 OF SE 1/4
 SEC. 2, T-17-N, R-31-W
 NAPLES ST. & FLORENCE AVE.
 TONTOWN, ARKANSAS