

KIMREY LOTS 1 & 2

BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 35, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS.



Parcel #830-3769-1-450
GENE & DEBBIE PERRY
1000 JAVELLO RD
SPRINGDALE, AR 72762
ZONE - R-E

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GENE & DEBBIE PERRY
1000 JAVELLO RD
SPRINGDALE, AR 72762
ZONE - R-E

Parcel #830-3769-1-450
CHARLES W BEARD, BRENDA L LOGIE & STEVEN GRAHAM,
870 JAVELLO RD
SPRINGDALE, AR 72764
ZONE - R-E

Parcel #830-3769-1-350
LARRY D & MARY C WILLIAMS
PO BOX 638
TONTITOWN, AR 72770
ZONE - R-E

Parcel #830-3769-2-290
BERNICE PAY BETTENCOURT
261 JAVELLO RD
SPRINGDALE, AR 72762
ZONE - R-E

Parcel #830-3769-2-270
GARY, JANICE & ALICIA SABATINI
PO BOX 476
TONTITOWN, AR 72770
ZONE - R-E

Parcel #830-3769-2-320
DARRIN & LEANNE HOSFORD
1612 LIBERTY
SPRINGDALE, AR 72762
ZONE - R-E

Parcel #830-3769-2-340
CHRISTINA WISEMAN
PO BOX 113
TONTITOWN, AR 72770
ZONE - R-E

Parcel #830-3769-2-500
ROGER D GRIFFIN
PO BOX 8534
FAITHEVILLE, AR 72703
ZONE - R-E

CERTIFICATE OF OWNERSHIP
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted, and subdivided and do hereby lay off, plot, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on said plat.

Date of Execution: _____
Signed: _____
Name & Address _____
Source of Title: D.R. _____
Page _____

CERTIFICATE OF RECORDING
This document filed for record _____ day, 20____, in Plat Book No. _____ Page _____
Signed: _____
City Clerk

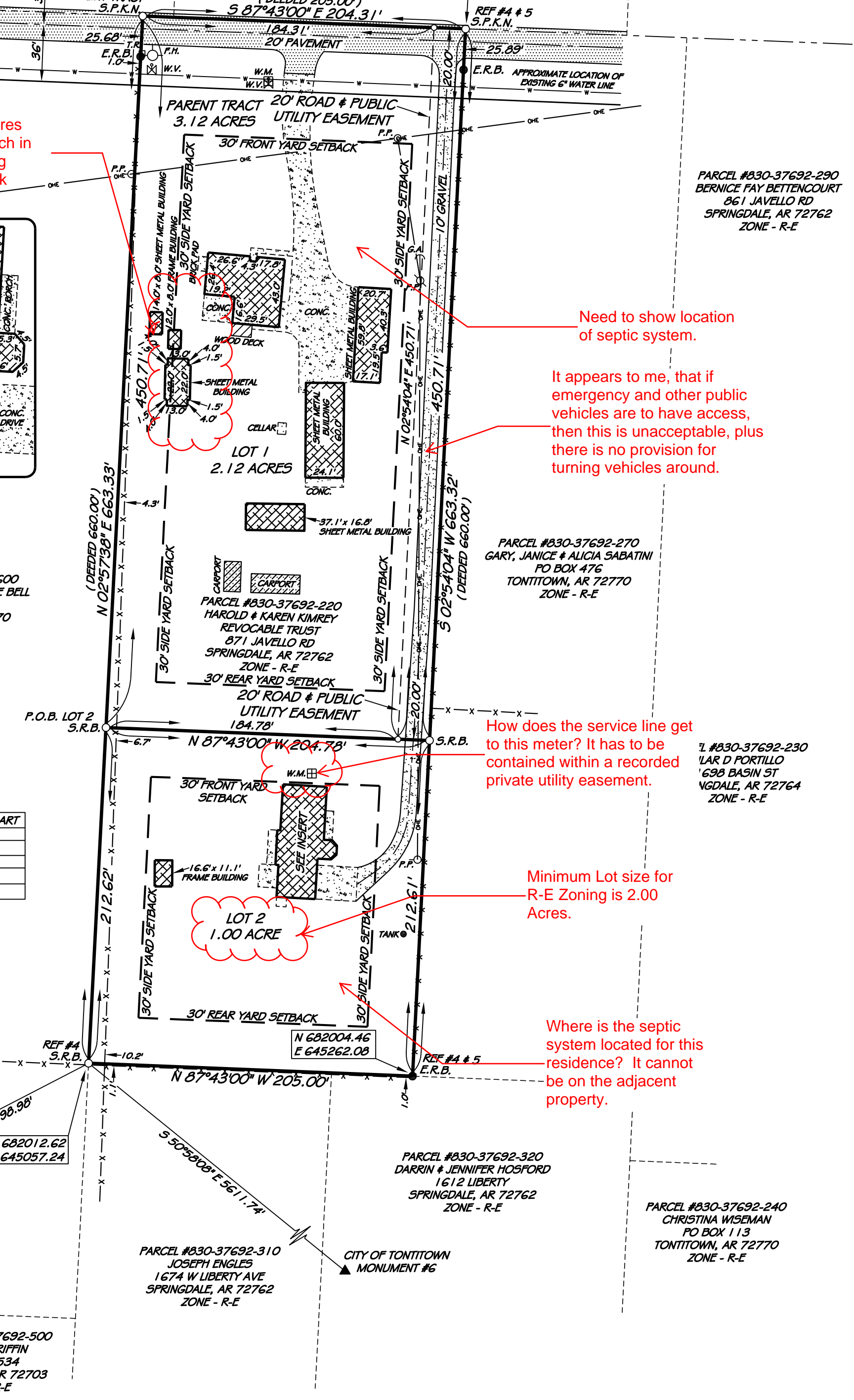
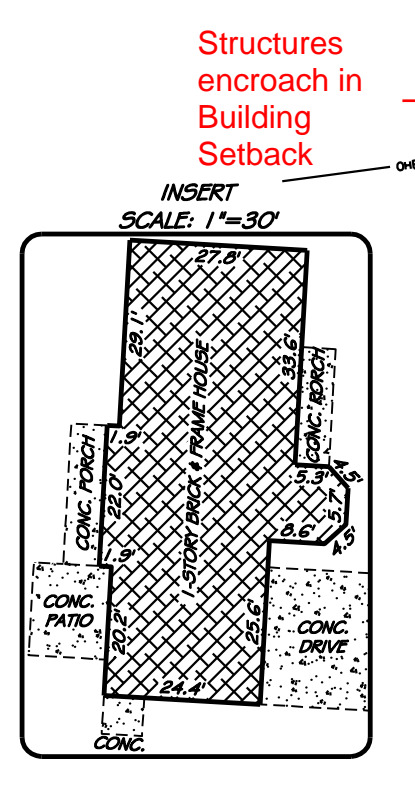
CERTIFICATE OF SURVEYING ACCURACY
I, _____ hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

CERTIFICATE OF APPROVAL
Pursuant to the Tontitown 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: _____
Signed: _____
Tontitown Planning Commission Chairman
Signed: _____
Mayor, City of Tontitown
Signed: _____
Recorder/Treasurer, City of Tontitown

ZONE R-E SETBACK REQUIREMENT CHART

FRONT SETBACK	30'
REAR SETBACK	30'
SIDE SETBACK INT.	30'
EXT. 30'	
HOUSING DENSITY	= 1 PER 2 ACRES
RESIDENTIAL ESTATE - SEC.	133,401



NOTE:
NO EVIDENCE OF WETLANDS AS DELINEATED BY APPROPRIATE AUTHORITIES.
NO EVIDENCE OF ANY PREVIOUS OVER-FLOW PROBLEMS ON-SITE.
NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF PROPERTY.
NO EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMP, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS AND UNDERGROUND STRUCTURES WITHIN THE PARENT PARCEL.
FIRE HYDRANT LOCATED AT NORTHWEST CORNER OF PARENT PARCEL. ID: D4-121 - STATIC: 96 - FLOW: GPM: 1,438

SURVEYED PROPERTY DESCRIPTION
Parent Tract
Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northwest Corner of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 527.37 feet to a set p/k nail and the Point of Beginning. Thence continue along said North line, South 87 degrees 43 minutes 00 seconds East, 204.31 feet to a set p/k nail. Thence leaving said North line, South 02 degrees 54 minutes 04 seconds West, 663.32 feet to an existing rebar. Thence North 87 degrees 43 minutes 00 seconds West, 205.00 feet to a set rebar with cap. Thence North 02 degrees 57 minutes 38 seconds East, 450.71 feet to the Point of Beginning, containing 3.12 acres and subject to Road Rights of Way and any Easements of Record.

Lot 1
Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northwest Corner of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 527.37 feet to a set p/k nail and the Point of Beginning. Thence continue along said North line, South 87 degrees 43 minutes 00 seconds East, 204.31 feet to a set p/k nail. Thence leaving said North line, South 02 degrees 54 minutes 04 seconds West, 450.71 feet to a set rebar with cap. Thence North 02 degrees 57 minutes 38 seconds East, 450.71 feet to the Point of Beginning, containing 2.12 acres and subject to Road Rights of Way and any Easements of Record.

Also subject to and having rights to the East 20.00 feet for a Road and Public Utility Easement.
Lot 2

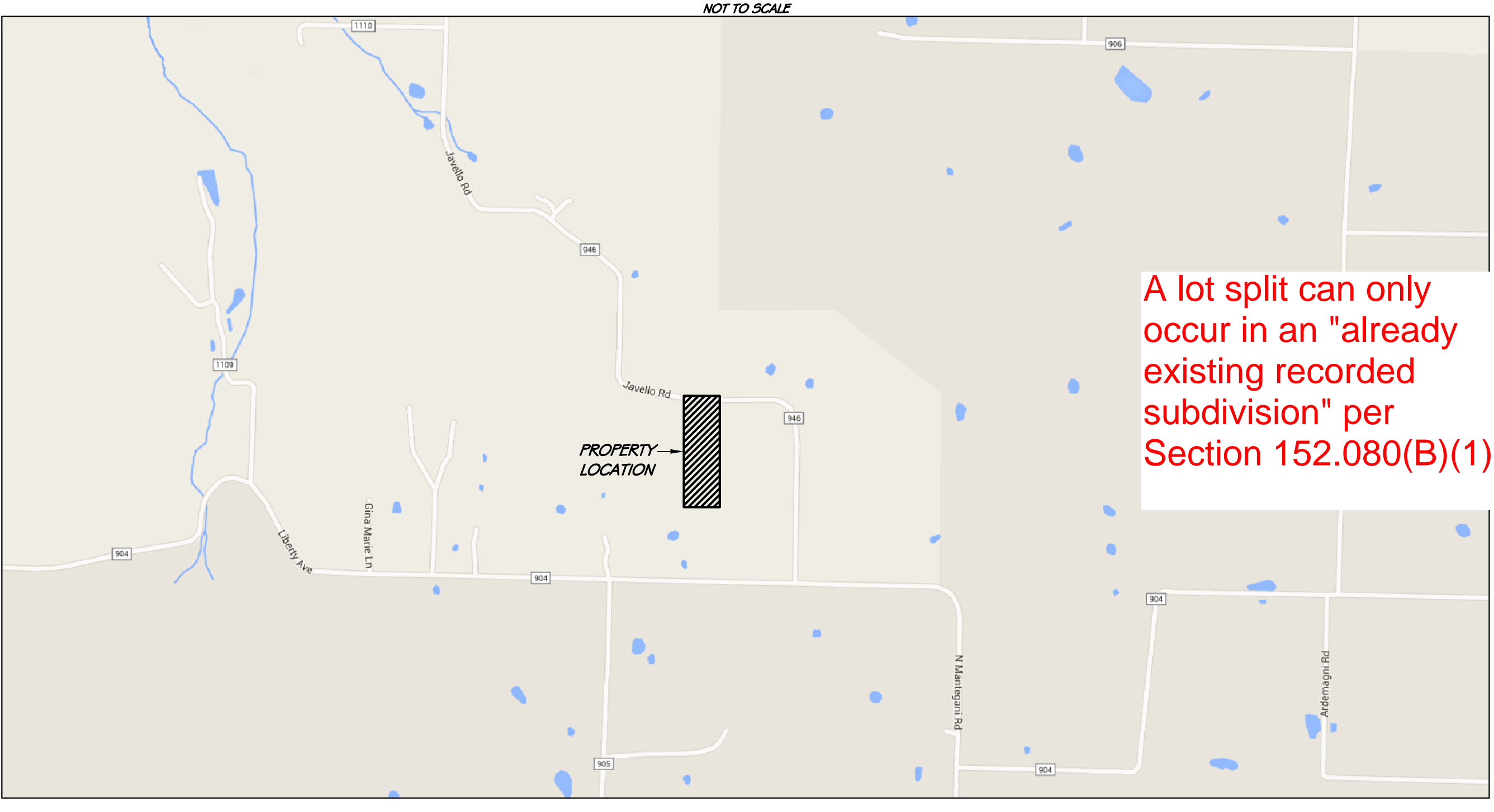
Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northwest Corner of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 527.37 feet to a set p/k nail and the Point of Beginning. Thence leaving said North line, South 02 degrees 57 minutes 38 seconds West, 450.71 feet to a set rebar with cap and the Point of Beginning. Thence South 87 degrees 43 minutes 00 seconds East, 204.78 feet to a set rebar with cap. Thence South 02 degrees 54 minutes 04 seconds West, 212.61 feet to an existin rebar. Thence North 87 degrees 43 minutes 00 seconds West, 205.00 feet to a set rebar with cap. Thence North 02 degrees 57 minutes 38 seconds East, 212.62 feet to the Point of Beginning, containing 1.00 acre and subject to any Easements of Record.

Also having rights to a 20.00 foot Road and Public Utility Easement being more particularly described as follows:

Beginning at a set rebar with cap marking the Northeast Corner of the above described tract. Thence North 87 degrees 43 minutes 00 seconds West, 20.00 feet. Thence North 02 degrees 54 minutes 04 seconds East, 450.71 feet to the North line of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 20.00 feet to a set p/k nail. Thence leaving said North line, South 02 degrees 54 minutes 04 seconds West, 450.71 feet to the Point of Beginning.

This Lot Split Adjustment 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, November 20, 2015



A lot split can only occur in an "already existing recorded subdivision" per Section 152.080(B)(1)

LOT SPLIT
500-12N-31W-0-35-330-72-0147-1443

CONTACT: HAROLD KIMREY
871 JAVELLO ROAD
TONTITOWN, AR, 72762
PHONE: (479)225-1733

- LEGEND
- - E.R.B. - 1/2" EXISTING REBAR
- - S.R.B. - 1/2" SET REBAR WITH CAP
- - S.P.K.N. - SET P/K NAIL
- ▲ - EX. MONU. - EXISTING MONUMENT
- ⊗ - W.V. - WATER VALVE
- ⊕ - W.M. - WATER METER
- - F.H. - FIRE HYDRANT
- - T.R. - TELEPHONE RISER
- - P.P. - POWER POLE
- - G. - GUY ANCHOR
- ▨ - BUILDING
- ▨ - PAVEMENT
- ▨ - COVERED AREA
- ▨ - CONC. - CONCRETE
- ▨ - GRAVEL
- ▨ - BUILDING
- ▨ - BOUNDARY
- ▨ - CENTERLINE
- ▨ - CONC. - CONCRETE
- ▨ - EASEMENT
- ▨ - FENCE
- ▨ - ADJOINING PROPERTY OWNER
- ▨ - QUARTER LINE
- ▨ - EDGE OF PAVEMENT OR GRAVEL
- ▨ - RW LINE - RIGHT OF WAY LINE
- ▨ - OVERHEAD ELECTRIC

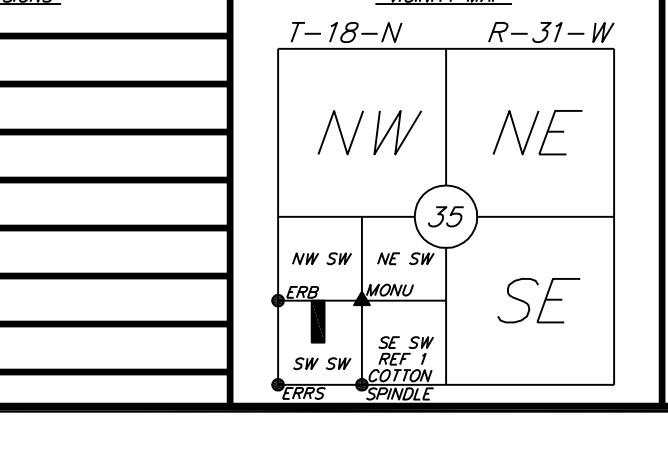
SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Panel No. 0514-3C0045F Dated: May 16, 2008.
SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718, Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921
SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2015
This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

REVISIONS

1	ALAN REID & ASSOCIATES - #10155 - 8/24/10
2	ALAN REID & ASSOCIATES - #02218 - 6/15/04
3	SURVEY, INC. - #93337 - 3/16/00
4	ADVANCED PROFESSIONAL SURVEYORS - #95-581 - 12/28/95
5	ADVANCED PROFESSIONAL SURVEYORS - #94-296 - 6/31/94

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH



LEGEND

- S.R.B. - SET 1/2" REBAR W/ CAP
- S.P.K.N. - SET P/K NAIL
- S.R.R.S. - SET RAILROAD SPIKE
- SW - SET NAIL
- CRB - EXISTING REBAR
- E.L.P. - EXISTING IRON PIN
- E.P.K.N. - EXISTING P/K NAIL
- EX. - EXISTING NAIL
- E.R.R.S. - EXISTING RAILROAD SPIKE
- EX. - EXISTING MONUMENT
- EX. - EXISTING STATE MONUMENT
- EX. - EXISTING R/W MARKER
- EX. - EXISTING FENCE
- C.P. - COMPUTED POINT
- F.C. - FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE
This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

DRAWN BY: J.D.B.
SCALE: 1"=60'
DATE: 8-25-15
JOB NO. 41,049

Satterfield Land Surveyors P.A.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com