

TRACT SPLIT

CERTIFICATE OF APPROVAL.
 PURSUANT 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: _____

SIGNED: _____

TOWNSHIP PLANNING COMMISSION CHAIRMAN

SIGNED: _____

MAYOR, CITY OF TONTOWN

SIGNED: _____

RECORDER / TREASURER, CITY OF TONTOWN

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 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 AND ADDRESS

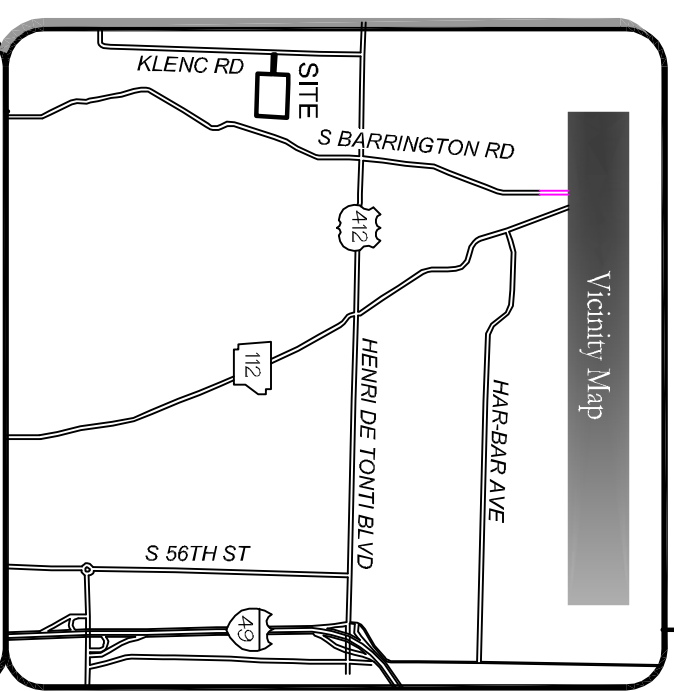
SOURCE OF TITLE: DR _____

PAGE: _____

CERTIFICATE OF RECORDING.
 THIS DOCUMENT FILED FOR RECORD _____ DAY, 200__ IN PLAT BOOK _____ PAGE _____

SIGNED: _____

CIRCUIT CLERK



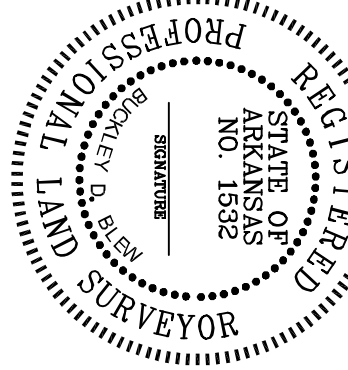
Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPROPRIATES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

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 NOVEMBER, 2015.



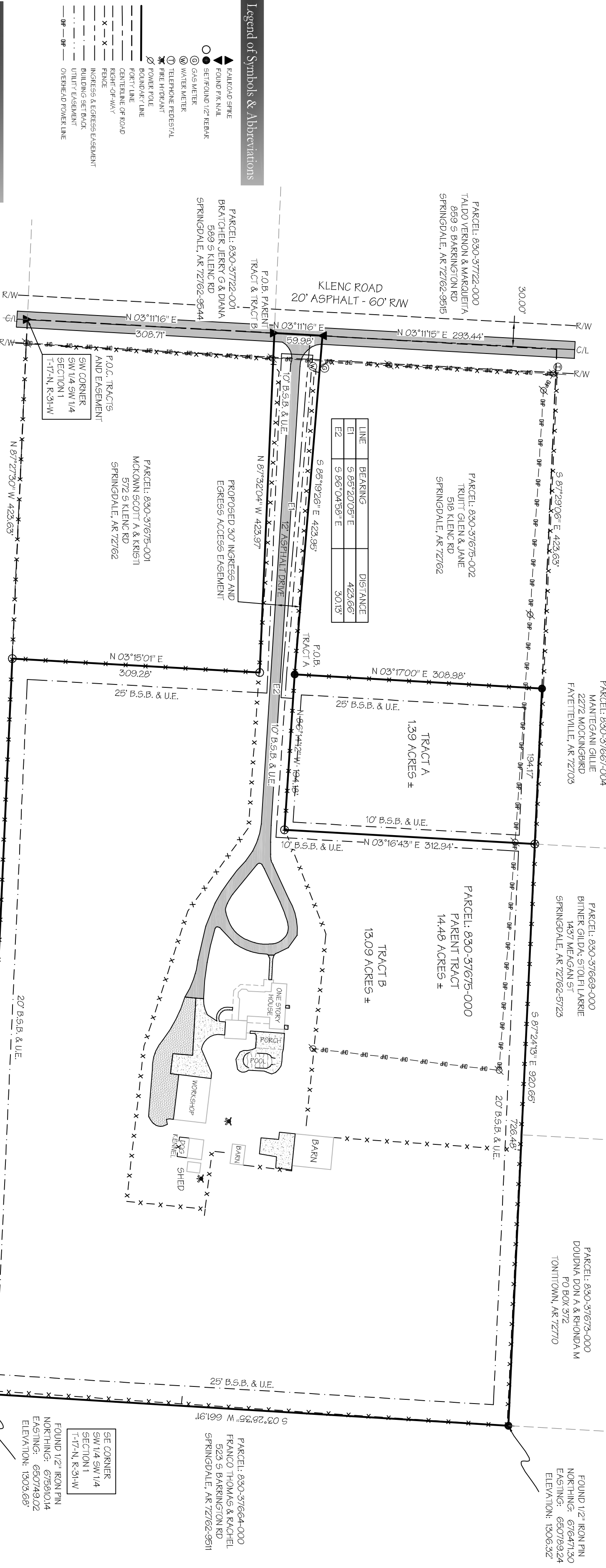
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL, AND NOT IN FULL COMPLIANCE WITH THE RULES AND REGULATIONS, THIS SEAL SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA
 CIVIL ENGINEERS & LAND SURVEYORS
 524 W. STAMMORF ST, SUITE 4
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 WWW.BLEWINC.COM

Certificate of Authorization: No 1534

DATE	APPROVED BY	SURVEYED BY
CARP 11/25/2015	H.M.	R.S.
CLIENT & STATE	JOB NUMBER	
WASHINGTON COUNTY, ARKANSAS	15-1309	

FOR THE USE AND BENEFIT OF:
TODD EDWARDS



Legend of Symbols & Abbreviations

- ▲ REALTID SIGN
- FOUND PIV. NAIL
- SET POINT / 1/2\" REBAR
- GAS METER
- WATER METER
- TELEPHONE REG. TAP
- FIRE HYDRANT
- POWER POLE
- FENCE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- INGRESS & EGRESS EASEMENT
- BUILDING SETBACK
- UTILITY EASEMENT
- OVERHEAD POWER LINE

Miscellaneous Notes

STATE RECORDING NUMBER: 500-17N-31W-2401-330-2-1312

COMPLETED FIELD WORK: NOVEMBER 23, 2015

BASIS OF BEARING: ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
 1. WARRANTY DEED FILED IN DEED BOOK 2002 AT PAGE 75740.
 2. SURVEY PLAT FILED IN PLAT BOOK 2006 AT PAGE 11827.

SOME BEARINGS 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 LOCATED AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE \"A\" OR \"A-E\" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 051480663, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Zoning & Setback Information

CITY OF TONTOWN ZONING SETBACKS:
 ZONED: R-3
 FRONT: 20 FEET
 INTERIOR SIDE: 10 FEET
 EXTERIOR SIDE: 20 FEET
 REAR: 25 FEET

Owner/Developer

PARCEL: 830-37675-000
 EDWARDS, TODD & CARRIE
 PHYSICAL & MAILING ADDRESS:
 540 S KLENC RD
 SPRINGDALE, AR 72762-9544

Survey Description

PARENT TRACT:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N03°11'16\"E 308.71' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING ON THE CENTERLINE OF KLENC ROAD AND RUNNING THENCE ALONG SAID CENTERLINE N03°11'16\"E 59.98' TO A FOUND P.I.V. NAIL, THENCE LEAVING SAID CENTERLINE S85°19'26\"E 423.95' TO A FOUND IRON PIN, THENCE N03°17'00\"E 312.94' TO A SET IRON PIN, THENCE S87°24'15\"E 72.48' TO A SET IRON PIN, THENCE N03°15'01\"E 309.28' TO A SET IRON PIN, THENCE N03°15'01\"E 309.28' TO A SET IRON PIN, THENCE N87°32'04\"W 423.97' TO THE POINT OF BEGINNING, CONTAINING IN ALL, 14.48 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYS OF RECORD, IF ANY.

TRACT A:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N03°11'16\"E 308.71' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING ON THE CENTERLINE OF KLENC ROAD AND RUNNING THENCE ALONG SAID CENTERLINE N03°11'16\"E 59.98' TO A FOUND P.I.V. NAIL, THENCE LEAVING SAID CENTERLINE S85°19'26\"E 423.95' TO A FOUND IRON PIN, THENCE N03°17'00\"E 312.94' TO A SET IRON PIN, THENCE S87°24'15\"E 72.48' TO A SET IRON PIN, THENCE N03°15'01\"E 309.28' TO A SET IRON PIN, THENCE N03°15'01\"E 309.28' TO A SET IRON PIN, THENCE N87°32'04\"W 423.97' TO THE POINT OF BEGINNING, CONTAINING IN ALL, 1.39 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYS OF RECORD, IF ANY.

TRACT B:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N03°11'16\"E 308.71' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING ON THE CENTERLINE OF KLENC ROAD AND RUNNING THENCE ALONG SAID CENTERLINE N03°11'16\"E 59.98' TO A FOUND P.I.V. NAIL, THENCE LEAVING SAID CENTERLINE S85°19'26\"E 423.95' TO A FOUND IRON PIN, THENCE N03°17'00\"E 312.94' TO A SET IRON PIN, THENCE S87°24'15\"E 72.48' TO A SET IRON PIN, THENCE N03°15'01\"E 309.28' TO A SET IRON PIN, THENCE N03°15'01\"E 309.28' TO A SET IRON PIN, THENCE N87°32'04\"W 423.97' TO THE POINT OF BEGINNING, CONTAINING IN ALL, 13.09 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYS OF RECORD, IF ANY.