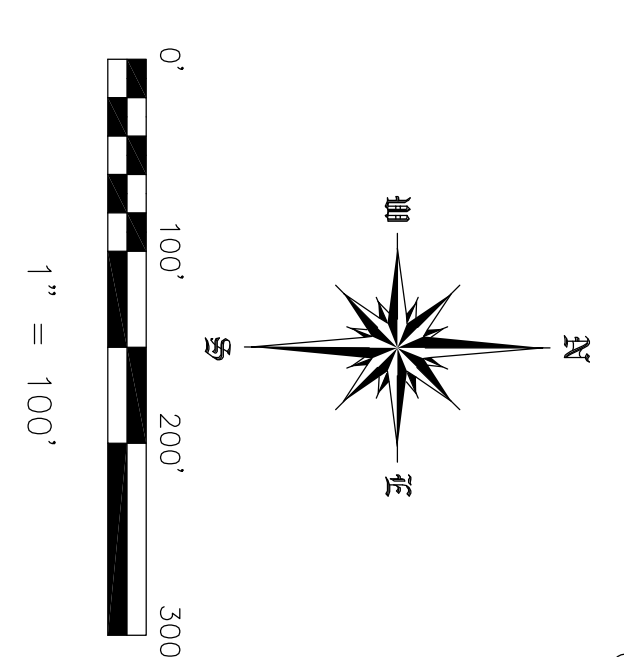


PARENT TRACT = 38.30 ACRES
TRACT 'A' = 33.28 ACRES
TRACT 'B' = 5.02 ACRES

SETBACKS
FRONT.....30 FEET
SIDE.....30 FEET
REAR.....30 FEET



LINE	BEARING	DISTANCE
L2	S01°20'20"W	64.03'
	S01°20'20"W	94.03'



ESSENTIAL NOTES:
DISTRIBUTION POWER LINE APPEARANCES ARE NOT FILED FOR RECORD. ESSENTIAL WIDTH FOR OVERHEAD DISTRIBUTION POWER LINES IS THIRTY (30) FEET, BEING FIFTEEN (15) FEET EACH SIDE OF THE POWER LINES AS SHOWN ON THIS SURVEY. (2011-35107)
2. AS PER ONE SOURCE GAS COMPANY (AWG), THE WIDTH OF THE GAS LINE ESSENTIAL AS SHOWN ON THIS SURVEY IS FIFTY (50) FEET. (SOURCEGAS)
AS OF TIME OF REVISIONS, ANY DOCUMENTS RELATED TO THE ABOVE ESSEMENTS HAVE NOT BEEN OBTAINED. THE OWNER/DEVELOPER OF THIS PROPERTY WILL BE GRANTING A CONTINUANCE OF THE ESSEMENTS THAT ARE IN PLACE AS SHOWN

TRACT 'A'
REMAINDER
33.28± ACRES
ZONING R-E

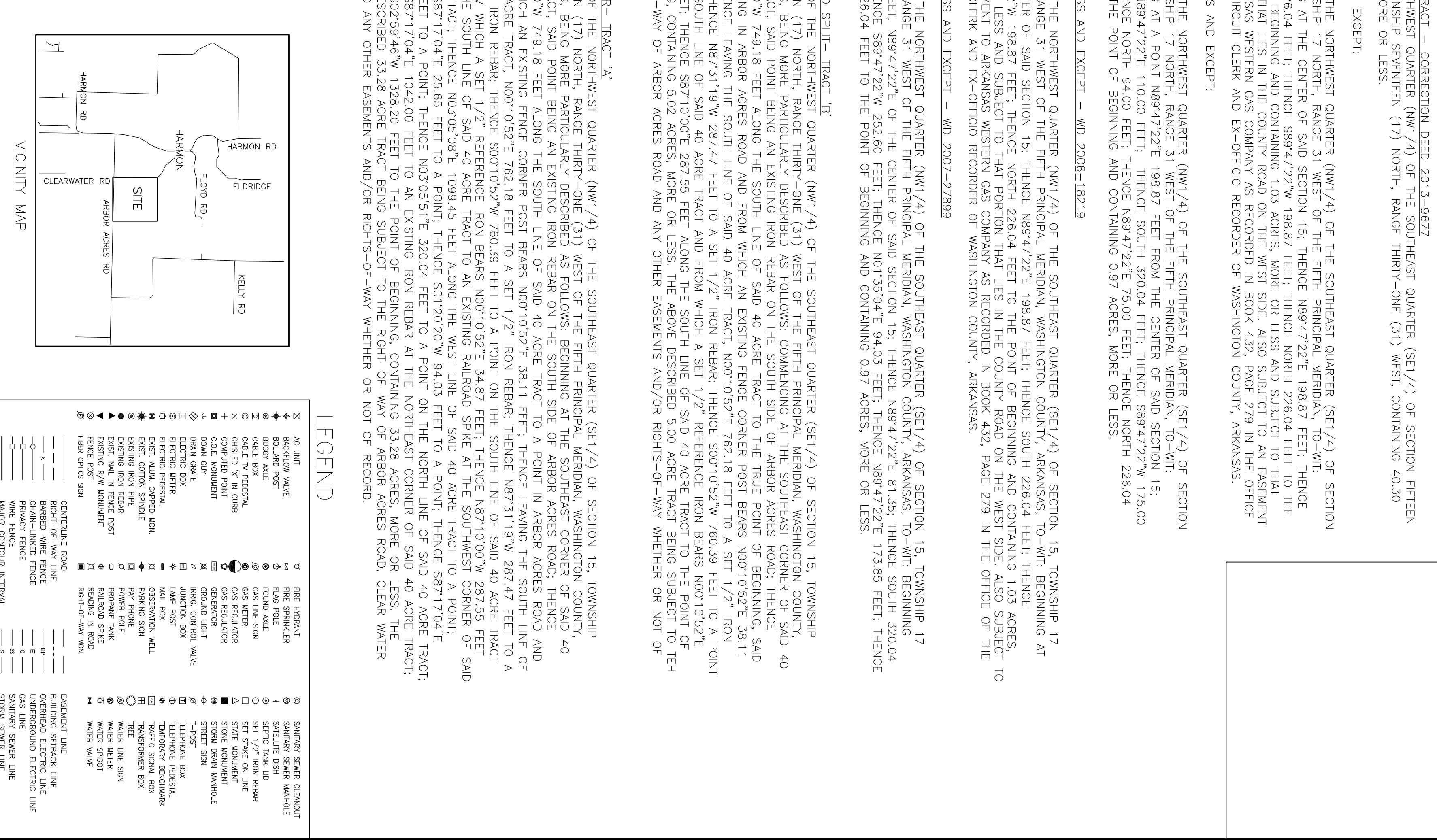
001-17138-000
PARENT TRACT
PT. NW1/4, SE1/4
T-17-N, R-31-W
38.30± ACRES

TRACT 'B'
PROPOSED SPLIT
5.02± ACRES

THIS MINOR SUBDIVISION HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF TONTONNOWN ZONING AND PLANNING ORDINANCES. OVERSIGHT OF ANY REGULATIONS DOES NOT RELIEVE THE OWNER/DEVELOPER OF THEIR RESPONSIBILITY TO COMPLY WITH ALL REGULATIONS.
TERRY W. CARPENTER, P.E.
TONTONNOWN CITY ENGINEER, DECEMBER 01, 2015

CERTIFICATE OF OWNERSHIP:
WE, THE UNDERSIGNED, OWNERS OF REAL ESTATE DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OUT, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OUT, P.L.A. AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE CITY OF TONTONNOWN ORDINANCES AND LAWS AND TO THE USE OF THE PUBLIC, THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.
DATE OF EXECUTION: _____
SIGNED: _____
NAME & ADDRESS: _____
SOURCE OF TITLE: D.R. _____
PAGE: _____

CERTIFICATE OF SURVEYING ACCURACY
I, G. ALAN REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.
DATE OF EXECUTION: _____
SIGNED: _____
G. ALAN REID
SMILE SURVEYERS



PROPOSED USE: RESIDENTIAL

REVISIONS	DATE	DESCRIPTION	BY
1	10/14/2015	DATE	DATE
2	10/14/2015	DESCRIPTION	DESCRIPTION
3	10/14/2015	BY	BY

ARL
118 S. COLLEGE AVENUE 72101
719.444.8384 FAX
479.444.8384 FAX
www.arl.com
info@arlsurvey.com

Alan Reid
PROFESSIONAL
LAND SURVEYORS
LICENSE NO. 11098
12642 ARBOR ACRES ROAD
TONTONNOWN, ARKANSAS

INCIDENTAL SUBDIVISION - MINOR SUBDIVISION

5 ASSOCIATES
PROFESSIONAL
LAND SURVEYORS
LICENSE NO. 11098
12642 ARBOR ACRES ROAD
TONTONNOWN, ARKANSAS

DATE: 10/14/2015
CHECKED: _____
SCALE: 1" = 100'
SHEET SIZE: 24" X 36"

DRAFTSMAN: JC
DATE: 10/14/2015

FLOOD DESIGNATION:
NOT IN FLOOD HAZARD ZONE
AREAS INDICATED BY 100-YEAR FLOOD AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS MAP NUMBER 051430004 F, EFFECTIVE DATE MAY 16, 2008

PLAT NOTES:
EVERY AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.
THIS SURVEY MEETS OR EXCEEDS THE CURRENT ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.
NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSFUL OWNERS.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR OBSERVED AS A PART OF THIS SURVEY.
ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE