INCIDENTAL

SUBDIVISION - MINOR SUBDIVISION

RECORDING BLOCK

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:
COMMENCING FROM THE NORTHEAST CORNER OF SAID
EIGHTY ACRE TRACT, AND RUNNING THENCE N87°42'45"W
1098.82', THENCE S02°41'27"W 599.80' TO A FOUND IRON PIN, THENCE N87°43'07"W 217.92' TO A FOUND IRON PIN, THENCE S02°42'33"W 474.88' TO THE TRUE POINT OF BEGINNING AND
RUNNING THENCE S63°05'14"E 349.98' TO A SET IRON PIN,
THENCE S01°30'43"E 555.16' TO THE CENTERLINE OF REED
VALLEY ROAD, THENCE ALONG SAID CENTERLINE
S75°28'01"W 329.30', THENCE LEAVING SAID CENTERLINE
AND RUNNING NO1°57'13"W 560.69' TO A FOUND IRON PIN,
THENCE N02°42'33"E 235.92' TO THE POINT OF BEGINNING,
CONTAINING 5.00 ACRES, MORE OR LESS, SUBJECT TO
CASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER 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 WHICH IS N87°42745"W 632.31' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING-SET IRON PIN, AND RUNNING THENCE S08°10'09'W 1308.50' TO A SET IRON PIN, THENCE S64°30'38"E 257.76' TO A SET IRON PIN, THENCE N83°25'10'E 63.93' TO A SET IRON PIN, THENCE S02°46'44'W 119.37' TO THE CENTERLINE OF REED VALLEY ROAD, THENCE S72°49'02'W 244.86', THENCE LEAVING-SAID CENTERLINE S74°27'47'W 233.09', THENCE AND RUNNING N01°30'43'W 555.19' TO A SET IRON PIN, THENCE N02°41'27"E 599.80' TO A FOUND IRON PIN, THENCE S87°43'07"E 217.92' TO A FOUND IRON PIN, THENCE S87°43'07"E 217.92' TO A FOUND IRON PIN, THENCE S87°42'45"E 466.51' TO THE POINT OF BEGINNING, CONTAINING-18.55 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PREVIOUS TRACT 3
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 WHICH IS N87°42'45"W 632.31' AND S08°10'00"W 641.64' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING SET IRON PIN, AND RUNNING THENCE \$56°22'07"E 387.62', TO A SET IRON PIN, THENCE S02°46'44"W 740.20' TO THE CENTERLINE OF REED VALLEY ROAD, THENCE LLAVING SAID CENTERLINE S76°10'31"W 149.27', THENCE LEAVING SAID CENTERLINE AND RUNNING N02°46'44"E 119.37' TO A SET IRON PIN, THENCE N06°34'50"W 99.90' TO A SET IRON PIN, THENCE S83°25'10"W 63.93' TO A SET IRON PIN, THENCE N66'30'38"W 257.76' TO A SET IRON PIN, THENCE S83°25'10"W 63.93' TO A SET IRON PIN, THENCE N66'80'TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORDS IF ANY.

TRACT 4
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:
COMMENCING FROM THE NORTHEAST CORNER OF SAID
EIGHTY ACRE TRACT, AND RUNNING THENCE N87°42'45"W
1098.82', THENCE S02°41'27"W 599.80' TO A FOUND IRON PIN,
THENCE N87°43'07"W 217.92' TO A FOUND IRON PIN, THENCE
S02°42'33"W 474.88', THENCE S63°05'14"E 349.98, THENCE
S01°30'43"E 250.96' TO THE TRUE POINT OF BEGINNING, SAID
POINT BEING A SET IRON PIN AND RUNNING THENCE
N80°30'18"E 33.93', THENCE N82°44'40"E 53.00', THENCE
S89°22'4E 43.93', THENCE S25°53'09"E 16.06', THENCE
S74°09'24"E 46.32', THENCE S61°53'29"E 47.74', THENCE
S88°02'11"E 46.54', THENCE S61°53'29"E 47.74', THENCE
S88°02'11"E 46.54', THENCE N84°34'53" E 20.12' TO A SET IRON
PIN, THENCE S06°5'37"E 120.85', THENCE S74°27'47"W 140.05',
THENCE S72°49'02"W 244.86', THENCE N01°30'43"W 304.20' TO
THE POINT OF BEGINNING. CONTAINING 1.88 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-WTI:
COMMENCING FROM THE NORTHEAST CORNER OF SAID
EIGHTY ACRE TRACT, AND RUNNING THENCE N87°42'45"W
1098.82', THENCE S02°41'27"W 599.80' TO A FOUND IRON PIN,
THENCE N87°43'07"W 217.92' TO A FOUND IRON PIN,
THENCE N87°43'07"W 27.19' TO A SET IRON PIN,
THENCE S13°10'18"E 18.28', THENCE S17°20'55'E 139.08',
THENCE S25°05'20"E 40.64', THENCE S42°59'25"E 56.58',
THENCE S53°08'47"E 26.10' TO A SET IRON PIN,
THENCE S80°30'18"W 33.93' TO A SET IRON PIN,
THENCE S80°30'18"W 33.93' TO A SET IRON PIN,
THENCE S01°30'43"E 304.20' TO A SET IRON PIN,
THENCE S01°30'44"E 26.10'10'44"E 26.10'10'440"W 53.00'10'A
THENCE S01°30'44"E 26.10'10'44"E 26.10'10'44"E 26.10'10'4

OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE N87°42'45"W 632.31, THENCE S08°10'09"W 641.64" TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S56°2207"E 387.62" TO A SET IRON PIN, THENCE S02°46'44"W 740.20", THENCE S76°10'31"W 52.18', THENCE N02°46'44"E 289.99' TO A SET IRON PIN, THENCE N87°13'16"W 345.41' TO A SET IRON PIN, THENCE N08°10'09"E 666.86' TO THE POINT OF BEGINNING. CONTAINING 5.11 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

## ADJUSTED TRACT 3 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: COMMENCING FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE IN 187°42'4"W 632.31 TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S08°10'09"W 1308.50' TO A SET IRON PIN, THENCE S08°10'09"W 1308.50' TO A SET IRON PIN, THENCE S05°41'14"E 228.69' TO A SET IRON PIN, THENCE S05°41'14"E 228.69' TO A SET IRON PIN, THENCE S06°59'37"W 120.85' TO A SET IRON PIN, THENCE N60°59'37"W 20.12', THENCE N60°21'14"W 46.54', THENCE N60°17'57"W 12.36', THENCE N60°21'14"W 46.54', THENCE N60°59'39"W 47.74', THENCE N50°08'47"W 26.10', THENCE N42°59'25"W 56.58', THENCE N50°08'47"W 26.10', THENCE N12°59'59'W 130.08', THENCE N13°018"W 18.28' TO A SET IRON PIN, THENCE N60°59'31"W 24.99', THENCE N50°08'47"W 26.10', THENCE N60°05'14"W 349.98', TO A SET IRON PIN, THENCE N60°59'14"W 349.98' TO A SET IRON PIN, THENCE N60°59'14"W 349.98', TO A SET IRON PIN, THENCE S87°43'07"E 217.92' TO A SET IRON PIN, THENCE S87°42'45"E 466.51' TO THE POINT OF BEGINNING. CONTAINING 16.08 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. Miscellaneous Notes

STATE RECORDING NUMBER: 500-17N-30W-0-19-110-1532 **NOVEMBER 20, 2015** 

BASIS OF BEARING: ARKANSAS STATE PLANE, NORTH ZONE, NAD83.

N 02°42'33" E 474.88'

Previous Tract 2 18.55 Acres ±

Adjusted Tract 2 16.08 Acres ±

# REFERENCE DOCUMENTS: 1. WARRANTY DEED FILED IN DEED BOOK 2006 AT PAGE 39839. 2. SURVEY PLAT FILED IN PLAT BOOK 24 AT PAGE 33.

t 1/2" Rebai ).B. Tract 1

Adjusted Tract 3 5.11 Acres ±

Set 1/2" Rel

Previous Tract 3 5.94 Acres ±

SOME FEATURES 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 FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0069F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

= 663528 = 659432

und 5/8"

.07.04L M 1,40.50.S

Set 1/2" Reb

THERE IS NO BENCHMARK WITHIN 1/2 MILE OF THIS SITE.

237-000 & Cattle Llc

Adjusted Tract 1

5.39Acres ±

Previous Tract 1
5.00 Acres ±

© N 01°57′13" W 560.69'

AT THE TIME OF THIS SURVEY, THERE ARE NO PROPOSED SANITARY SEWER SYSTEMS FOR THIS PROPERTY.

TRACT 5
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: COMMENCING FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE LIGHTY ACRE TRACT, AND RUNNING THENCE N87°42'45"W 632.31, THENCE S08°10'09"W 1308.50 TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S87°13'16"E 345.41' TO A SET IRON PIN, THENCE S02°46'44"W 289.99', THENCE S76°10'31"W 97.10', THENCE N64°30'38"W 237.08' TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY ABANDONED WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY EXISTING EROSION PROBLEMS ON SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

THERE ARE NO EXISTING OR PROPOSED SIDEWALKS FOR THIS SITE.

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY

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:

ERTIFICATE OF OWNERSHIP:

NAME AND ADDRESS

NAME AND ADDRESS

NAME AND ADDRESS

STATIC PRESSURE FOR HYDRANTS ON AVAILABLE WATER LINE IS 120 PSI

ALL EASEMENTS ARE GENERAL UTILITY EASEMENTS ANY RELOCATION OF OECC FACILITIES WILL BE AT THE DEVELOPERS EXPENSE

Fayetteville, AR 72701 Zoned: R-1

rcel: 830-38232-001
B Land Holdings LLC
B W Dickson ST
E 201

Parcel: 830-38232-000
Stayman, Kathi R Revocable Living
794 Reed Valley Rd
Fayetteville, AR 72704-5440
Zoned: R-1

THERE ARE NO KNOWN OCCURRENCES OF OVERFLOW ON THIS PROPERTY.. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY WETLANDS ON THIS PROPERTY.

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.

I, BUCKLEY 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 SURVEYORS HAVE BEEN MET. DATE OF EXECUTION:

TONTITOWN PLANNING COMMISSION CHAIRMAN

MAYOR, CITY OF TONTITOWN

RECORDER /TREASURER CITY OF TONTITOWN

OUNDARY LINE ENTERLINE OF ROAD IGHT-OF-WAY

SULLDING SET BACK
STILITY EASEMENT
VATER LINE
WERHEAD POWER LINE
OWER POLE
3AS METER

## Legend of Symbols & Abbreviations

## © POWER POLE © GAS METER O SET/FOUND MONUMENT (AS NOTED) O TELEPHONE PEDESTAL W WATER METER B.S.B. BUILDING SETBACK U.E. UTILITY EASEMENT

## Zoning & Setback Information SETBACKS: FRONT: 20' SIDE: 7' REAR: 25' ZONED AS R-1, RESIDENTIAL DATE

PARCEL: 830-38809-000 CLEAR CREEK LAND & CATTLE LLC 1317 STEELE RD SPRINGDALE, AR 72764 (479) 790-4655 OWNERSHIP INFORMATION CEL: 830-38809-000

REVISION

Vicinity Map SIL JMH

357 Steele Rd oringdale, AR 72762 oned: R-1

| Mccartney, Harold & Barbara | 1569 Steele Rd | Springdale, AR 72762-6249 | Zoned: R-1

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

STREET

Set 1/2" Rebar P.O.B. Tract 2

42'45" W 632.31

STEELE RD SPRINGDALE, AR 72764 (479) 790-4655 Zoned: R-1

CEL: 830-38809-000 AR CREEK LAND & CATTLE LLC

Parcel: 830-58235-000
Musgrave, Scott & Belinda
1301 Steele Rd
Springdale, AR 72762-0972
Zoned: R-1

N 02°41'27" E 599.80'

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES 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





HEREBY CERTIFY THIS TO BE TRUE AND CORRECTO THE BEST OF MY KNOWLEDGE AND BELIEFON THIS THE <u>20TH</u> DAY OF <u>NOVEMBER</u>, 2014.



STATE OF
ARKANSAS
NO. 1532

SIGNATURE
YOU
SI

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

REED VALLEY ROAD (ASPHALT - 60' R/W)

# BLEW&ASSOCIATES, PA

CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

M.B. Certificate of Authorization № 1534 11-20-2015 H.M. D.R.

CLEAR CREEK LAND & CATTLE LLC

SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST

WASHINGTON COUNTY, AR

15-391