

CERTIFICATE OF SURVEYING ACCURACY:

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: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1532  
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL:  
PURSUANT TO THE TONTTOWN 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 LAWS AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_

TONTTOWN PLANNING  
COMMISSION CHAIRMAN

MAYOR, CITY OF TONTTOWN

RECORDER /TREASURER,  
CITY OF TONTTOWN

# LOT LINE ADJUSTMENT

CERTIFICATE OF RECORDING:

THIS DOCUMENT FIELD FOR RECORD \_\_\_\_\_ DAY, 2015 IN PLAT BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_

SIGNED: \_\_\_\_\_  
CIRCUIT CLERK

STATE RECORDING NUMBER:

500-17N-31W-4-22-302-72-1532

COMPLETED FIELD WORK:

NOVEMBER 9, 2015

BASIS OF BEARING:

ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 97 AT PAGE 63810.
2. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 29259.
3. WARRANTY DEED FILED IN DEED BOOK 1038 AT PAGE 408.

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. 05143C0045, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Don't show the access easement on the Drake's property unless it already exists. It is not being addressed on this plat. No signature for them to grant.

PREVIOUS PARCEL # 001-17227-000

A PART OF THE EAST HALF OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°32'41"E 427.71' FROM THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, SAID POINT BEING A FOUND IRON PIN AND RUNNING THENCE S87°32'41"E 448.10' TO A SET IRON PIN, THENCE S02°22'45"W 214.48' TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF WASHINGTON COUNTY ROAD 863 AND THE CENTERLINE OF A PRIVATE DRIVE, THENCE ALONG SAID PRIVATE DRIVE CENTERLINE THE FOLLOWING 7 COURSES: S88°42'11"W 18.85', S69°58'21"W 16.01', S32°22'40"W 239.69', S40°38'11"W 71.69', S65°18'11"W 94.71', THENCE S74°51'59"W 96.59', S86°38'28"W 74.26', THENCE LEAVING SAID CENTERLINE N02°23'08"E 565.85' TO THE POINT OF BEGINNING, CONTAINING 4.62 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

ADJUSTED PARCEL # 001-17227-000

A PART OF THE EAST HALF OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°32'41"E 427.71' FROM THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, SAID POINT BEING A FOUND IRON PIN AND RUNNING THENCE S87°32'41"E 189.52' TO A SET IRON PIN, THENCE S22°18'36"E 7.22' TO A SET IRON PIN, THENCE S67°41'24"E 116.97' TO A SET IRON PIN, THENCE N22°18'36"E 49.46' TO A SET IRON PIN, THENCE S87°32'41"E 38.84' TO A SET IRON PIN, THENCE S16°59'37"E 93.65' TO A SET IRON PIN, THENCE S87°32'41"E 119.01' TO A SET IRON PIN, THENCE S02°22'45"W 123.83' TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF WASHINGTON COUNTY ROAD 863 AND THE CENTERLINE OF A PRIVATE DRIVE, THENCE ALONG SAID PRIVATE DRIVE CENTERLINE THE FOLLOWING 7 COURSES: THENCE S88°42'11"W 18.85', THENCE S69°58'21"W 16.01', THENCE S32°22'40"W 239.69', THENCE S40°38'11"W 71.69', THENCE S65°18'11"W 94.71', THENCE S74°51'59"W 96.59', THENCE S86°38'28"W 74.26', THENCE LEAVING SAID CENTERLINE N02°23'08"E 565.85' TO THE POINT OF BEGINNING, CONTAINING 4.32 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PREVIOUS PARCEL 001-17218-000 & 001-17218-001

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE 5TH P.M., WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT WHERE THE WEST LINE OF A PUBLIC ROAD, WHICH RUNS GENERALLY NORTH-SOUTH, INTERSECTS THE SOUTH LINE OF AFORE DESCRIBED SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), THENCE NORTHEASTERLY ALONG WEST LINE OF SAID ROAD 218 FEET; THENCE WEST 110 FEET; THENCE SOUTHWESTERLY 218 FEET; THENCE EAST 110 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 0.54 ACRES MORE OR LESS.

AND ALSO

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE 5TH P.M., WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT WHERE THE WEST LINE OF A PUBLIC ROAD, WHICH RUNS GENERALLY NORTH-SOUTH, INTERSECTS THE SOUTH LINE OF AFORE DESCRIBED SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), THENCE RUNNING WEST 110 FEET TO THE POINT OF BEGINNING, THENCE NORTHEASTERLY PARALLELING THE WEST LINE OF SAID PUBLIC ROAD 218 FEET TO A POINT 110 FEET WEST OF THE WEST LINE OF SAID PUBLIC ROAD, THENCE WEST 25 FEET; THENCE SOUTHWESTERLY 218 FEET TO A POINT 25 FEET WEST OF THE POINT OF BEGINNING, THENCE WEST 25 FEET TO THE POINT OF BEGINNING, WASHINGTON COUNTY, ARKANSAS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY, SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

ADJUSTED PARCEL 001-17218-000 & 001-17218-001

A PART OF THE EAST HALF OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°32'41"E 780.43' FROM THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT AND RUNNING THENCE S87°32'41"E 95.38' TO A SET IRON PIN, THENCE S02°22'45"W 90.65' TO A SET IRON PIN, THENCE N87°32'41"W 119.01' TO A SET IRON PIN, THENCE N16°59'37"E 93.65' TO THE POINT BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

AND ALSO

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE 5TH P.M., WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT WHERE THE WEST LINE OF A PUBLIC ROAD, WHICH RUNS GENERALLY NORTH-SOUTH, INTERSECTS THE SOUTH LINE OF AFORE DESCRIBED SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), THENCE RUNNING WEST 110 FEET TO THE POINT OF BEGINNING, THENCE NORTHEASTERLY PARALLELING THE WEST LINE OF SAID PUBLIC ROAD 218 FEET TO A POINT 110 FEET WEST OF THE WEST LINE OF SAID PUBLIC ROAD, THENCE WEST 25 FEET; THENCE SOUTHWESTERLY 218 FEET TO A POINT 25 FEET WEST OF THE POINT OF BEGINNING, THENCE WEST 25 FEET TO THE POINT OF BEGINNING, WASHINGTON COUNTY, ARKANSAS.

AND ALSO

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE 5TH P.M., WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT WHERE THE WEST LINE OF A PUBLIC ROAD, WHICH RUNS GENERALLY NORTH-SOUTH, INTERSECTS THE SOUTH LINE OF AFORE DESCRIBED SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), THENCE RUNNING WEST 110 FEET TO THE POINT OF BEGINNING, THENCE NORTHEASTERLY PARALLELING THE WEST LINE OF SAID PUBLIC ROAD 218 FEET TO A POINT 110 FEET WEST OF THE WEST LINE OF SAID PUBLIC ROAD, THENCE WEST 25 FEET; THENCE SOUTHWESTERLY 218 FEET TO A POINT 25 FEET WEST OF THE POINT OF BEGINNING, THENCE WEST 25 FEET TO THE POINT OF BEGINNING, WASHINGTON COUNTY, ARKANSAS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY, SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

PROPOSED ACCESS EASEMENT:

A 30' WIDE EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°32'41"E 741.66' AND S22°18'36"E 8.36' FROM THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND RUNNING THENCE S69°51'17"E 11.60', THENCE S61°21'30"E 82.87', THENCE S82°44'04"E 19.96', THENCE N68°26'52"E 22.22', THENCE N32°25'49"E 97.49', THENCE N40°09'53"E 8.32' TO THE POINT OF TERMINATION.

DATE	REVISION
12-9-15	PER CITY COMMENTS

① 001-17226-000  
HOLSON, EVERETT R & CARRIE D  
PO BOX 6542  
SPRINGDALE, AR 72766

② 001-17215-000  
MOORE, PHILLIP L & LESOVSKY-MOORE, TANA  
10215 COLUMBINE RD  
FAYETTEVILLE, AR 72704

③ 001-17216-000  
HINES, RICHARD  
18440 CLEAR WATER RD  
FAYETTEVILLE, AR 72704-5894

④ 001-17243-000  
DRAKE, TIMOTHY SR & VICKIE  
PO BOX 690  
TONTTOWN, AR 72770

⑤ 001-17250-000  
SMITH, CHARLES F; GAMBLE, SCHELA  
18091 CLEAR WATER RD  
FAYETTEVILLE, AR 72704

⑥ 001-17236-002  
MACIAS, MIGUEL HERRERA & JESSIE F HERRERA  
PO BOX 71  
TONTTOWN, AR 72770

⑦ 001-17236-000  
DRYER, JANET MARIE  
18165 Clear Water Rd  
Fayetteville, AR 72704-8576

⑧ 001-17233-000  
STOCKTON TRUST;  
STOCKTON, GLENDA;  
STOCKTON-TAYLOR, JANET K;  
19684 HUGHES RD  
GARFIELD, AR 72732

⑨ 001-17225-001  
DENT, DAN & CARLA  
18255 COLUMBINE RD  
FAYETTEVILLE, AR 72704-8575

⑩ 001-17226-001  
BREWER, PEGGY A  
18247 Columbine Rd  
Fayetteville, AR 72704-8575

⑪ 001-17236-005  
DRYER, JANET MARIE  
18165 Clear Water Rd  
Fayetteville, AR 72704-8576

## Zoning & Setback Information

ZONING:  
AG/SF RES  
  
BUILDING SETBACKS:  
FRONT: 25' (B.S.B. & U.E.)  
SIDE: 10'  
REAR

P.O.B. Parcel 001-17227-000  
Found 1/2" Rebar  
Northing: 663039.49  
Easting: 640603.90

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

AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY EXISTING EROSION PROBLEMS ON SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

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.

THERE ARE NO EXISTING OR PROPOSED SIDEWALKS FOR THIS SITE.

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY OR IN THIS AREA.

ALL EASEMENTS ARE GENERAL UTILITY EASEMENTS

AT THE OF THIS SURVEY THERE IS NO EVIDENCE OF ANY WETLANDS ON THIS PROPERTY.

## Utility Notes

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

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 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.

NAME & ADDRESS  
PARCEL 001-17227-000:

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME & ADDRESS  
PARCEL 001-17213-000:

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME & ADDRESS  
PARCEL 001-17218-000  
& 001-17218-001:

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

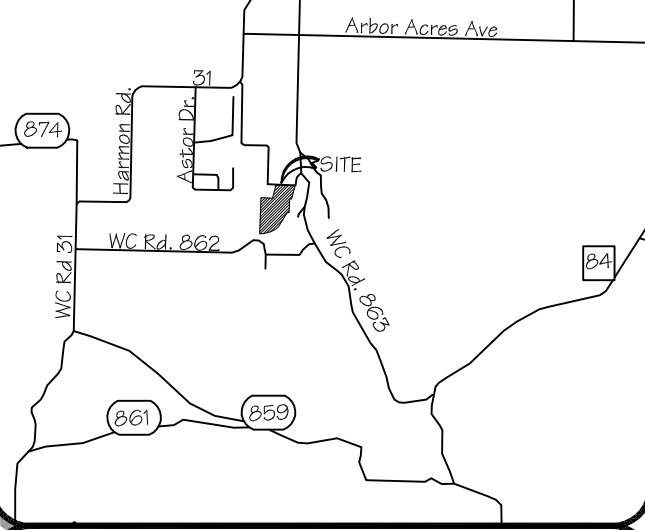
LINE	BEARING	DISTANCE
L1	S 68°42'11" W	18.85'
L2	S 69°58'21" W	16.01'
L3	S 40°38'11" W	71.69'
L4	S 65°18'11" W	94.71'
L5	S 74°51'59" W	96.59'
L6	S 86°38'28" W	74.26'
L7	N 87°32'41" W	8.41'
L8	N 87°32'41" W	30.42'

Access Easement as per  
Survey by Blew & Associates, Job No. 15-725,  
Dated August 25th 2015

This Property Line 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.

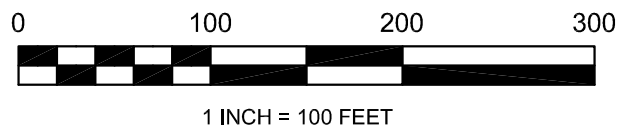
Terry W. Carpenter, P.E.  
Tontitown City Engineer, December 18, 2015

## Vicinity Map

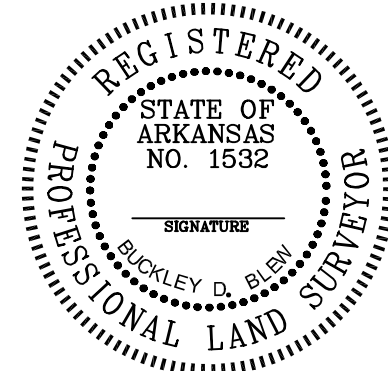


## Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- OVERHEAD POWER LINE
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP
- POWER POLE
- TELEPHONE PEDESTAL
- LIGHT
- SEPTIC LID
- WATER METER
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF NOVEMBER, 2015.



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.

FIRM:

**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

## Certificate of Authorization No 1534

DRAWN BY & DATE: M.B. 11-13-2015 REVIEWED BY: W.L. SURVEYED BY: W.A.

COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS JOB NUMBER: 15-1176

LOCATION: SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST

FOR THE USE AND BENEFIT OF:

LARRY & JUDY CLINKSCALES  
CECIL & CAROL CASE  
DAVID & ELIZABETH DUERR