



1 INCH = 100 FEET

**SURVEY DESCRIPTION - LOT 1**

PART OF THE SE/4 OF THE NW/4 AND PART OF THE SW/4 OF THE NW/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW/4 OF THE NW/4, THENCE S 87°16'55" E 28.79 FEET TO THE POINT OF BEGINNING, THENCE N 4°00'04" E 50.02 FEET, THENCE S 87°16'55" E 1504.82 FEET TO A FOUND IRON PIN, THENCE N 0°58'06" E 264.81 FEET, THENCE N 84°54'10" E 423.73 FEET, THENCE S 87°32'30" E 139.38 FEET, THENCE S 11°04'06" E 100.98 FEET TO A SET IRON PIN, THENCE N 88°36'35" E 438.80 FEET, THENCE N 85°16'28" E 331.08 FEET, THENCE S 2°23'42" W 213.72 FEET, THENCE S 75°42'35" W 224.22 FEET, THENCE N 87°16'55" W 2268.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.56 ACRES AND SUBJECT TO A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW/4 OF THE NW/4, THENCE S 87°16'55" E 28.79 FEET TO THE POINT OF BEGINNING, THENCE N 4°00'04" E 50.02 FEET, THENCE S 87°16'55" E 1504.82 FEET TO A FOUND IRON PIN, THENCE N 0°58'06" E 289.95 FEET, THENCE N 84°54'10" E 422.72 FEET, THENCE S 87°32'30" E 137.58 FEET, THENCE S 5°23'48" E 50.47 FEET, THENCE N 87°32'30" W 141.18 FEET, THENCE S 84°54'10" W 374.45 FEET, THENCE S 0°58'06" W 296.54 FEET, THENCE N 87°16'55" W 1557.49 FEET TO THE POINT OF BEGINNING.

**SURVEY DESCRIPTION - LOT 2**

PART OF THE SE/4 OF THE NW/4 AND PART OF THE SW/4 OF THE NW/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW/4 OF THE NW/4, THENCE S 87°16'55" E 28.79 FEET TO THE POINT OF BEGINNING, THENCE N 4°00'04" E 50.02 FEET, THENCE S 87°16'55" E 1504.82 FEET TO A FOUND IRON PIN, THENCE N 0°58'06" E 264.81 FEET TO THE POINT OF BEGINNING, THENCE N 84°54'10" E 423.73 FEET, THENCE S 87°32'30" E 139.38 FEET, THENCE N 5°23'48" W 100.99 FEET TO A SET IRON PIN, THENCE N 88°36'35" E 438.80 FEET, THENCE N 2°23'42" E 151.78 FEET, THENCE N 87°11'16" W 992.21 FEET, THENCE S 0°58'06" W 343.24 FEET TO THE POINT OF BEGINNING, CONTAINING 5.58 ACRES AND SUBJECT TO A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW/4 OF THE NW/4, THENCE S 87°16'55" E 28.79 FEET TO THE POINT OF BEGINNING, THENCE N 4°00'04" E 50.02 FEET, THENCE S 87°16'55" E 1504.82 FEET TO A FOUND IRON PIN, THENCE N 0°58'06" E 289.95 FEET, THENCE N 84°54'10" E 422.72 FEET, THENCE S 87°32'30" E 137.58 FEET, THENCE S 5°23'48" E 50.47 FEET, THENCE N 87°32'30" W 141.18 FEET, THENCE S 84°54'10" W 374.45 FEET, THENCE S 0°58'06" W 296.54 FEET, THENCE N 87°16'55" W 1557.49 FEET TO THE POINT OF BEGINNING.

**SURVEY DESCRIPTION - LOT 3**

PART OF THE SE/4 OF THE NW/4 AND PART OF THE SW/4 OF THE NW/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW/4 OF THE NW/4, THENCE S 87°16'55" E 28.79 FEET TO THE POINT OF BEGINNING, THENCE N 4°00'04" E 50.02 FEET, THENCE S 87°16'55" E 1504.82 FEET TO A FOUND IRON PIN, THENCE N 0°58'06" E 264.81 FEET, THENCE N 84°54'10" E 423.73 FEET, THENCE S 87°32'30" E 139.38 FEET TO THE POINT OF BEGINNING, THENCE N 5°23'48" W 100.99 FEET TO A SET IRON PIN, THENCE N 88°36'35" E 438.80 FEET, THENCE S 2°23'42" W 221.40 FEET, THENCE S 85°16'28" W 331.08 FEET, THENCE N 70°44'55" W 115.83 FEET TO A SET IRON PIN, THENCE N 11°04'06" E 100.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.27 ACRES AND BENEFITING FROM A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW/4 OF THE NW/4, THENCE S 87°16'55" E 28.79 FEET TO THE POINT OF BEGINNING, THENCE N 4°00'04" E 50.02 FEET, THENCE S 87°16'55" E 1504.82 FEET TO A FOUND IRON PIN, THENCE N 0°58'06" E 289.95 FEET, THENCE N 84°54'10" E 422.72 FEET, THENCE S 87°32'30" E 137.58 FEET, THENCE S 5°23'48" E 50.47 FEET, THENCE N 87°32'30" W 141.18 FEET, THENCE S 84°54'10" W 374.45 FEET, THENCE S 0°58'06" W 296.54 FEET, THENCE N 87°16'55" W 1557.49 FEET TO THE POINT OF BEGINNING.

**ORIGINAL DESCRIPTION - PARENT TRACT**

TRACT A: PART OF THE S/2 OF THE NW/4 OF SECTION 7 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND NAIL AT THE SW CORNER OF THE ALONG THE WEST LINE OF SAID NW/4 N 3°05'37" E 25.00 FEET, THENCE CONTINUE ALONG SAID WEST LINE N 3°05'37" E 21535.43 FEET, THENCE N 0°57'50" E 607.92 FEET TO THE OF SAID NW/4, THENCE ALONG SAID NORTH LINE S 87°11'16" SAID NW/4, THENCE ALONG SAID EAST LINE S 2°27'42" W 564.97 FEET, THENCE S 84°54'22" W 398.55 FEET, THENCE N 87°15'28" W 1561.38 FEET TO THE POINT OF BEGINNING,  
 TRACT B: PART OF THE S/2 OF THE NW/4 OF SECTION 7, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND NAIL AT THE SW CORNER OF THE N ALONG THE WEST LINE OF SAID NW/4 N 3°05'37" E 25.00 FEET, THENCE N 0°57'50" E 293.57 FEET, THENCE N 84°54' SAID EAST LINE S 2°27'42" W 281.04 FEET, THENCE N 87° LINE OF THE NW/4, THENCE ALONG THE EAST LINE S 2°27' S 76°02'38" W 231.69 FEET TO THE SOUTH LINE OF SAID 1 FEET TO THE POINT OF BEGINNING, 8.7 ACRES.

FIRE HYDRANT  
 C7-A41  
 STATIC 116  
 RESIDUAL 78  
 GPM 1174

PIAZZA ROAD  
 60' RIGHT-OF-WAY

830-38127-000  
 RALPH & NANCY PENDERGRAFT  
 1004 PIAZZA ROAD  
 SPRINGDALE, AR 72762  
 ZONED R-3

830-38132-000  
 ARTHUR & BETTY VAIL  
 1238 PIAZZA ROAD  
 SPRINGDALE, AR 72762  
 ZONED R-3

830-38131-000  
 WENCESLAO CENOBIO  
 1186 PIAZZA ROAD  
 SPRINGDALE, AR 72762  
 ZONED R-3

830-38133-000  
 DEANA HOGUE  
 1230 PIAZZA ROAD  
 SPRINGDALE, AR 72762  
 ZONED R-3

830-38124-000  
 KEVIN & KARI RIGGINS  
 1204 E. JOYCE BLVD.  
 FAYETTEVILLE, AR 72703  
 ZONED A-1

Needs to show the easement for the overhead electric and the Owner.

LINE	BEARING	DISTANCE
L1	S 87°16'55" E	28.79'
L2	N 04°00'04" E	50.02'
L3	N 11°04'06" E	100.98'
L4	N 05°23'48" W	100.99'
L5	N 0°58'06" E	25.14'

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0065F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED DECEMBER 11, 2015 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

**CONTACT INFORMATION:**

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 10437 WESTERN TRAILS DRIVE  
 SPRINGDALE, AR 72762  
 PH. 479-263-2838

TONTITOWN PLANNING  
 201 E HENRY DE TONTI BLVD  
 TONTITOWN, AR



**CERTIFICATE OF APPROVAL**

PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS 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

SIGNED: \_\_\_\_\_  
 MAYOR, CITY OF TONTITOWN

SIGNED: \_\_\_\_\_  
 CITY CLERK, CITY OF TONTITOWN