

CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plot, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Name & Address _____

Source of Title: D.R. _____

Page _____

CERTIFICATE OF RECORDING

This document filed for record _____ day, 20____, in Plat Book No. _____ Page _____

Signed: _____
City Clerk _____

CERTIFICATE OF SURVEYING ACCURACY

I, _____ 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. _____
State of Arkansas _____

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.

Date of Execution: _____

Signed: _____
Tontitown Planning Commission Chairman _____

Signed: _____
Mayor, City of Tontitown _____

Signed: _____
Recorder/Treasurer, City of Tontitown _____

LOTHES, LARRY - MINOR SUBDIVISION

BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS.

PROPERTY DESCRIPTION

Parent Tract

Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter. Thence along the South line of said Forty, North 87 degrees 23 minutes 47 seconds West, 584.89 feet to a set p/k nail. Thence leaving said South line, North 02 degrees 56 minutes 14 seconds East, 410.00 feet to an existing rebar. Thence South 86 degrees 51 minutes 31 seconds East, 29.91 feet to an existing rebar. Thence South 51 degrees 54 minutes 43 seconds East, 373.13 feet to an existing rebar. Thence South 87 degrees 22 minutes 05 seconds East, 250.00 feet to a set rebar with cap on the East line of the Southeast Quarter of the Southeast Quarter. Thence along the East line of said Forty, South 02 degrees 58 minutes 11 seconds West, 193.00 feet to the Point of Beginning, containing 3.50 acres and subject to Road Rights of Way and any Easements of Record.

Lot 1

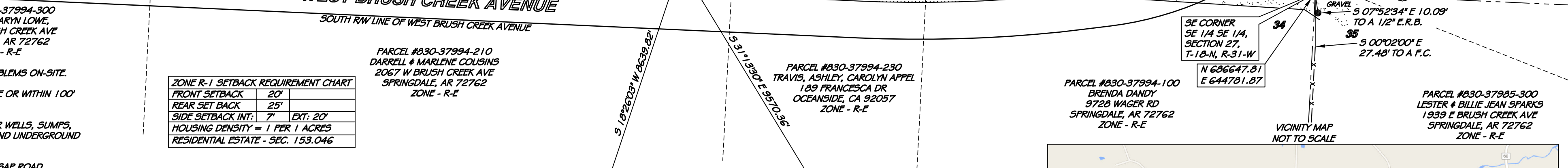
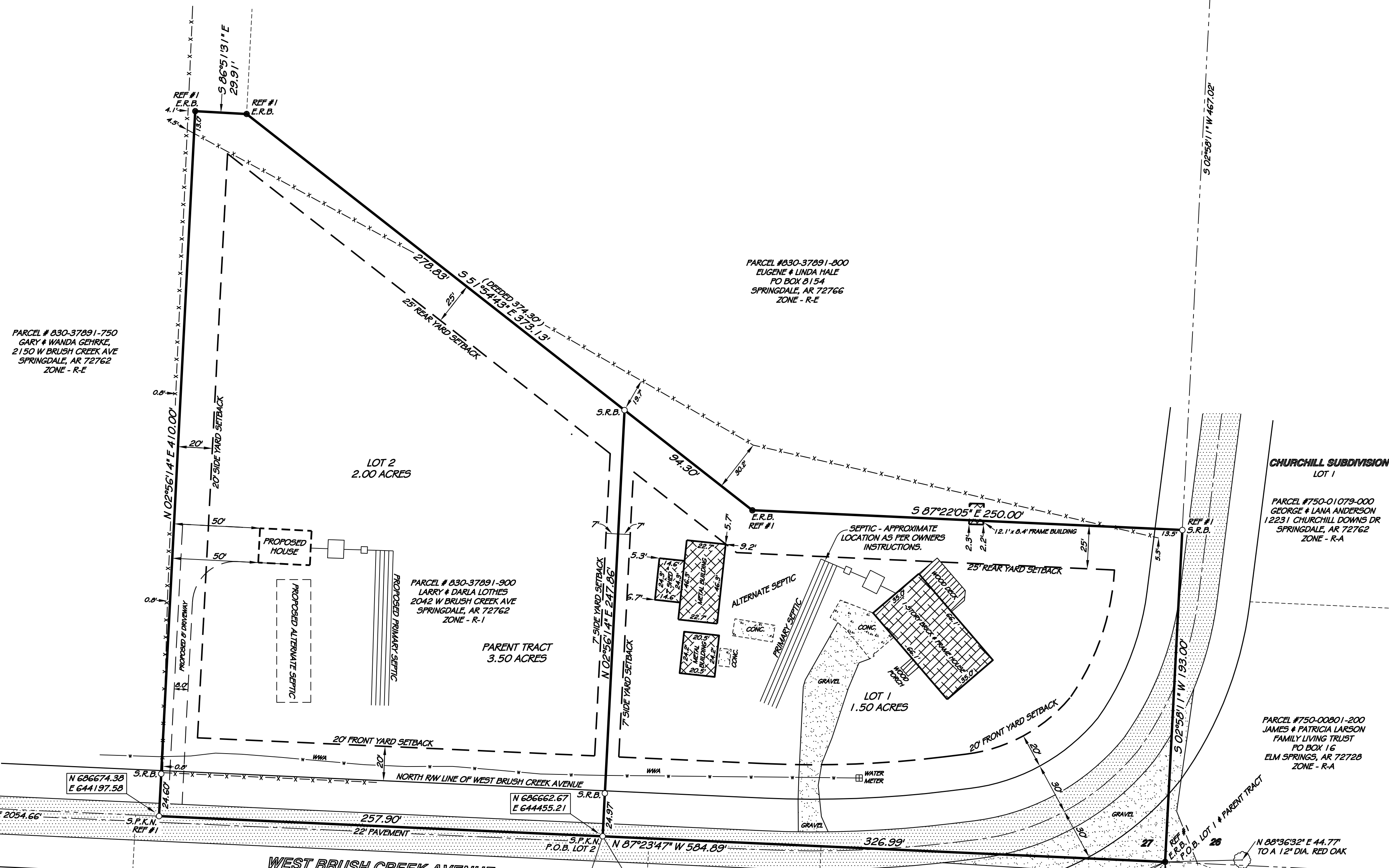
Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter. Thence along the South line of said Forty, North 87 degrees 23 minutes 47 seconds West, 326.99 feet to a set p/k nail. Thence leaving said South line, North 02 degrees 56 minutes 14 seconds East, 247.86 feet to a set rebar with cap. Thence South 51 degrees 54 minutes 43 seconds East, 94.30 feet to an existing rebar. Thence South 87 degrees 22 minutes 05 seconds East, 250.00 feet to a set rebar with cap on the East line of the Southeast Quarter of the Southeast Quarter. Thence along the East line of said Forty, South 02 degrees 58 minutes 11 seconds West, 193.00 feet to the Point of Beginning, containing 1.50 acres and subject to Road Rights of Way and any Easements of Record.

Lot 2

Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter. Thence along the South line of said Forty, North 87 degrees 23 minutes 47 seconds West, 326.99 feet to a set p/k nail and the Point of Beginning. Thence continue along said South line, North 87 degrees 23 minutes 47 seconds West, 257.90 feet to a set p/k nail. Thence leaving said South line, North 02 degrees 56 minutes 14 seconds East, 410.00 feet to an existing rebar. Thence South 86 degrees 51 minutes 31 seconds East, 29.91 feet to an existing rebar. Thence South 51 degrees 54 minutes 43 seconds East, 278.83 feet to a set rebar with cap. Thence South 02 degrees 56 minutes 14 seconds West, 247.86 feet to the Point of Beginning, containing 2.00 acres and subject to Road Rights of Way and any Easements of Record.



NOTE: NO EVIDENCE OF ANY PREVIOUS OVER-FLOW PROBLEMS ON-SITE.
NO KNOWN DISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF PROPERTY.
NO EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS AND UNDERGROUND STRUCTURES WITHIN THE PARENT PARCEL.
FIRE HYDRANT LOCATED AT THE WEST END OF MILSPAD ROAD. ID: D3-621 - STATIC: 70 - FLOW: GPM: 1,497
WETLAND INFORMATION NOT AVAILABLE
SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Flood No. 0514300035 Dated: May 16, 2008.
SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718, Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921
SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if requested according to utility company records, and/or above ground inspection. This survey was done in description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

ZONE R-1 SETBACK REQUIREMENT CHART

FRONT SETBACK	20'
REAR SETBACK	25'
SIDE SETBACK INT:	7' EXT: 20'
HOUSING DENSITY	= 1 PER 1 ACRES
RESIDENTIAL ESTATE - SEC. 153.046	

LEGEND

- E.R.B. - 1/2" EXISTING REBAR
- o - S.R.B. - 1/2" SET REBAR WITH CAP
- o - S.P.K.N. - SET P/K NAIL
- [Hatched] - BUILDING
- [Dotted] - PAVEMENT
- [Stippled] - CONC. - CONCRETE
- [Cross-hatched] - GRAVEL
- [Solid] - BUILDING
- [Dashed] - BOUNDARY
- [Dotted] - QUARTER LINE
- [Stippled] - CONC. - CONCRETE
- [Dashed] - PROPOSED HOUSE
- x-x-x-x-
- - - - - FENCE
- - - - - ADJOINING PROPERTY OWNER
- - - - - QUARTER LINE
- - - - - EDGE OF PAVEMENT OR GRAVEL
- - - - - RAW LINE - RIGHT OF WAY LINE

CONTACT: JEFF LOTHES
2042 WEST BRUSH CREEK
SPRINGDALE, AR, 72762
PHONE: (479)236-9624
EMAIL: jeff.lothes@samsclub.com

SURVEYOR: RICKY HILL
1928 HWY 71 NORTH
ALMA, AR, 72921
PHONE: (479)632-3565
EMAIL: ncky@slsurveying.com

TOTAL ACRES BEFORE SUBDIVISION - 3.50 ACRES
TOTAL ACRES AFTER SUBDIVISION (LOT 1) 1.50 ACRES
TOTAL ACRES AFTER SUBDIVISION (LOT 2) 2.00 ACRES

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

TRACT SPLIT
500-18N-31W-027-220-72-0147-1443

LOTHES, LARRY - MINOR SUBDIVISION

DRAWN BY: J.D.B.
SCALE: 1"=40'
DATE: 1-6-16
JOB NO. 41,340

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slurveying.com

REVISIONS

LEGEND

- o S.R.B. - SET 1/2" REBAR W/ CAP
- o S.P.K.N. - SET P/K NAIL
- o S.R.R.S. - SET RAILROAD SPIKE
- o S.W. - SET NAIL
- o C.R.B. - EXISTING REBAR
- o E.I.P. - EXISTING IRON PIN
- o E.S.P.K.N. - EXISTING P/K NAIL
- o E.C.N. - EXISTING NAIL
- o E.R.R.S. - EXISTING RAILROAD SPIKE
- o E.G.M. - EXISTING GOVERNMENT MONUMENT
- o E.S. - EXISTING STONE
- o E.S.M. - EXISTING STATE MONUMENT
- o E.F. - EXISTING FENCE
- o C.P. - COMPLETED POINT
- o F.C. - FENCE CORNER

PROPERTY REFERENCES

1 - BLEW & ASSOCIATES - SURVEYORS - #904 - 10/26/78

BASE OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH