

Lot Split of Admiral Addition E. Henri De Tonti Blvd. Tontitown, Arkansas

Washington County Recording Information

Owner:
Payton Properties, LLC
644 W. Ash
Fayetteville, AR 72703

Design/Builder:
Nabhoz Construction Corporation, dba/
Nabhoz Construction Services
3301 N. 2nd Street
Rogers, AR 72757

NOTES:

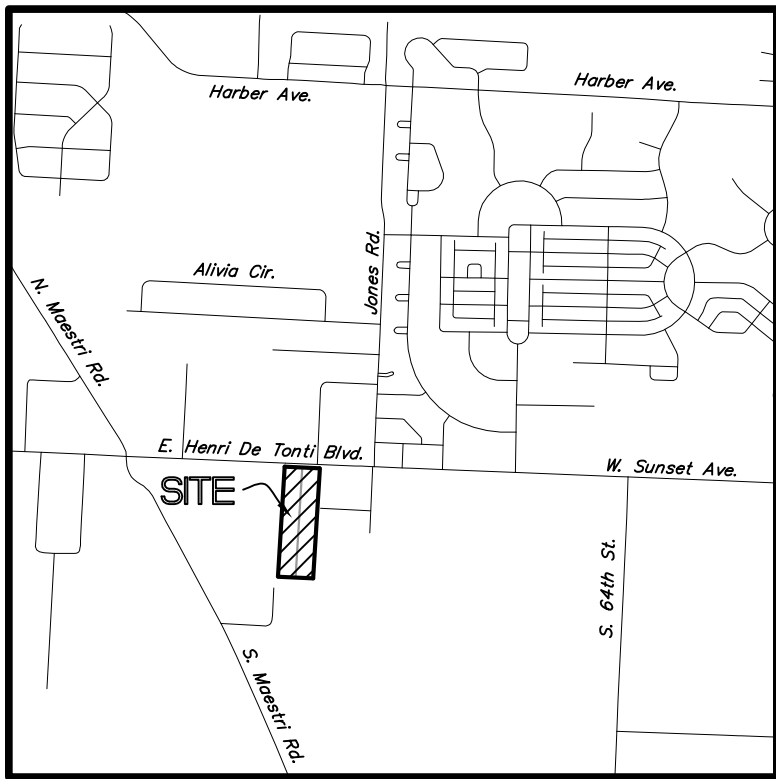
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a Lot Split Plat of the tract of land recorded as File No. 2015-11847 in the public records of Washington County, Arkansas and based on the survey performed by Jim Ramsey filed as DLS #201501020001.
- Basis of Bearings: NAD83, State Plane Coordinate System, AR North Zone based on OPUS position
- Benchmark: Set mag nail in parking lot East of Subject Property approximately 65.5' Southwest of a fire hydrant and approximately 41.5' East of a light pole with 2 lamps. Elevation = 1290.29'.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
- This survey is based on a Easement, Survey and Vesting Deed(s) Search Order#16-32274-143 supplied by Elite Title Company, Inc, and dated February 25, 2016.
- This property is zoned C-2 (General Commercial) per City of Tontitown, AR Code of Ordinance, Chapter 153: Zoning Regulations, 153.047 Commercial Districts. Building setbacks for zone C-2 are as follows:

Front	
With Parking in Front	50 Feet
Without Parking in Front	20 Feet
Side	
Adjacent to Non-Residential District	07 Feet
Adjacent to Residential District	30 Feet
Rear	
Adjacent to Non-Residential District	20 Feet
Adjacent to Residential District	30 Feet

Height Requirements:

Maximum Height: 60 Feet

- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas of 0.2% chance flood and not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Washington County, Arkansas.
Map Number: 05143C0065F
Map Revised: May 16, 2008
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- Arkansas State Law. The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- There is an apparent deed overlap along the East line of the Subject Property. The record deeds along the North line of the Northeast Quarter of the Southeast Quarter add up to be 1320'. The distance according to found monuments and AHTD Job #R40016 measures 1314.5±. The shortage between record and measured is apparent along the East side of this property. No Junior/Senior Rights has been determined at this time.



Vicinity Map

Not to Scale
Latitude: 36°10'27.68"N
Longitude: 94°12'47.25"W

Sheet Index

Sheet 1

Cover/Notes/Signatures

Sheet 2

Lot Split Sheet/Inset "A"

Sheet 3

Descriptions/Inset "B"



Arkansas * California * Georgia * Texas
Pennsylvania * Minnesota

Certificate of Recording

This document filed for record _____ day, 2016 in Plat Book No. _____, page _____.

Signed: _____
Circuit Clerk

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

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 estate 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: _____
Signed: _____

Name and Address _____

Source of Title: D.R. 2015-11847

Certificate of Surveying Accuracy

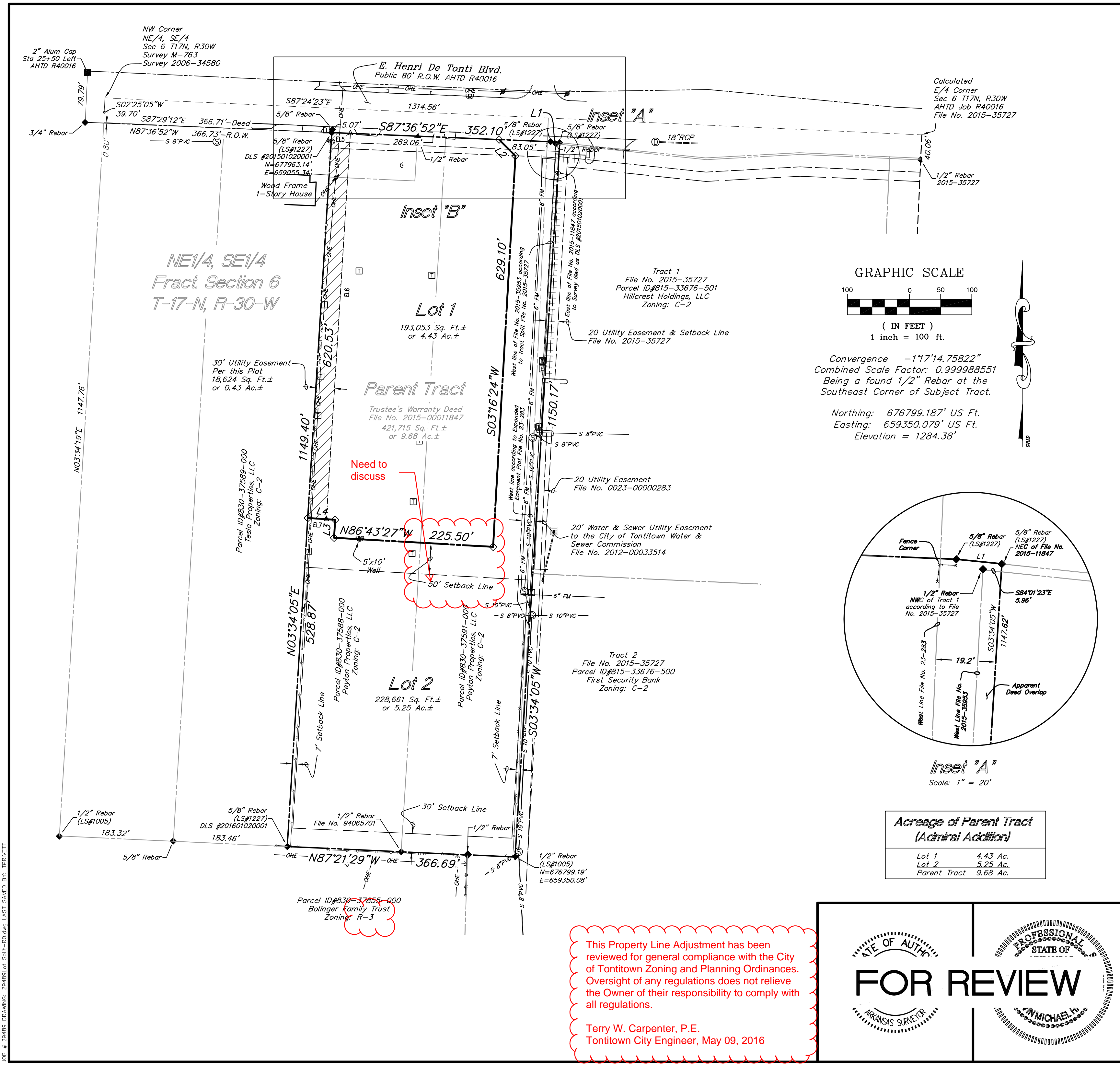
I, Kevin Michael Hall, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners location, type and material are correctly shown and Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1789
State of Arkansas

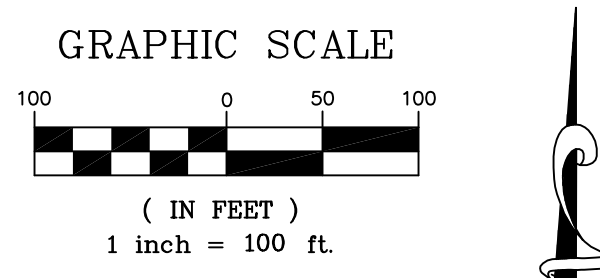
State Code: 500-17A-06-210-72-1789

				Sheet 1 of 3
NO.	DATE	DESCRIPTION		Rev-0
		REVISIONS		



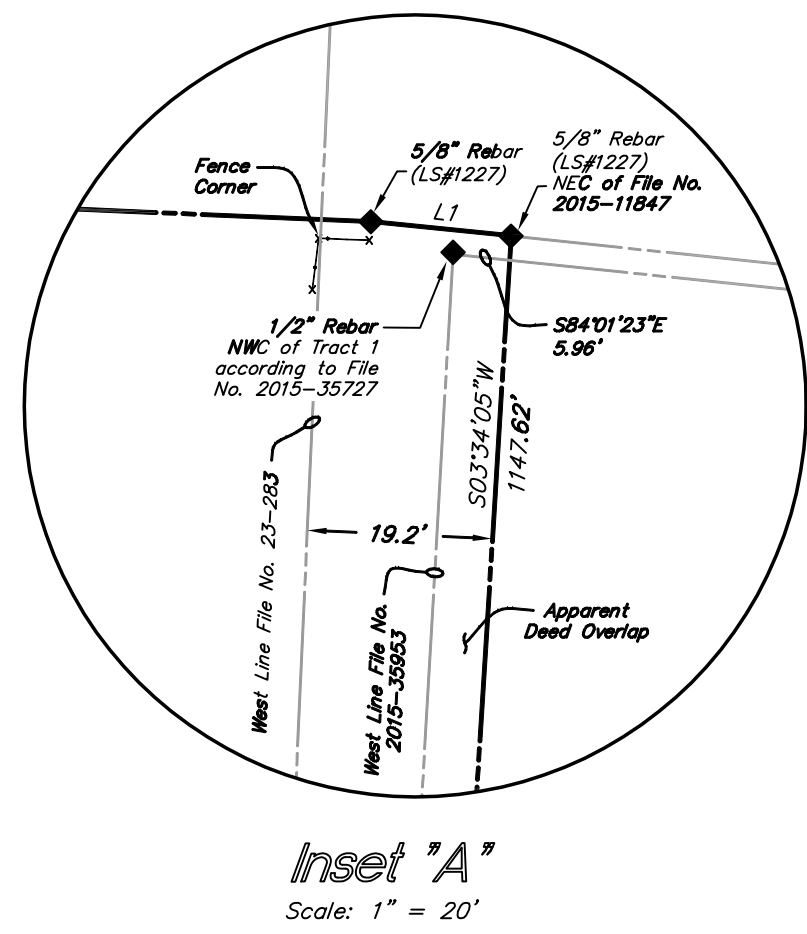
Washington County Recording Information

- LEGEND**
- Boundary Line
 - Adjoining Boundary Line
 - Existing Easement Line
 - Utility Easement Line
 - Right-of-Way Line
 - Setback Line
 - Gas Line
 - Overhead Electric Line
 - Sanitary Sewer Line
 - Storm Drainage Pipe
 - Water Line
 - Fence (Chainlink)
 - Fence (Wire/Metal)
 - Found Rebar (As Noted)
 - Set Rebar (LS#1789)
 - Found Aluminum Monument
 - Clean Out
 - Sanitary Sewer Manhole
 - Drainage Manhole
 - Grate Inlet (Square)
 - Fire Hydrant
 - Sign-Water
 - Well
 - Water Meter
 - Water Valve
 - Gas Meter
 - Guy Wire
 - Lightpole Overhanging
 - Light Pole Straight-2 Lamps
 - Light on Utility Pole
 - Electrical Riser
 - Utility Pole
 - Telephone Riser
 - Fiber Optic Warning Sign
 - Riser Cable TV



Convergence -1'17"14.75822"
Combined Scale Factor: 0.999988551
Being a found 1/2" Rebar at the
Southeast Corner of Subject Tract.

Northing: 676799.187' US Ft.
Easting: 659350.079' US Ft.
Elevation = 1284.38'



Acres of Parent Tract (Admiral Addition)

Lot 1	4.43 Ac.
Lot 2	5.25 Ac.
Parent Tract	9.68 Ac.

Property Line Table

Line #	Direction	Length
L1	N84°10'50"W	14.62'
L2	N45°02'25"W	37.35'
L3	N03°16'33"E	29.00'
L4	N86°25'55"W	44.12'

Sheet 2 Lot Split Sheet

State Code: 500-17N-30W-0-06-210-72-1789

NO.	DATE	DESCRIPTION
REVISIONS		
29489	4/29/16	KMH TLP KCD KMH
CEI PROJECT NO.	DATE	PLS DRW FLD CHK'R

Admiral Addition

CEI Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

PH: (479)273-9472
FAX: (479)273-0844

Lot Split
E. Henri De Tonti Blvd.
Tontitown, Arkansas

DATE
4/29/16
1:01 PM

SHEET NO.
2 OF 3

Rev-0

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, May 09, 2016

FOR REVIEW

STATE OF ARKANSAS

PROFESSIONAL SURVEYOR

STATE OF ARKANSAS

DATE OF AUTH.

DATE

BY MICHAEL W.

JOB # 29489 DRAWING: 29489Lot Split-R0.dwg LAST SAVED BY: PPRVETT

(Parent Tract) Legal Description per Trustee's Warranty Deed File No. 2015-00011847

Located in a part of the NE 1/4 of the SE 1/4 of Fractional Section 6, Township 17 North, Range 30 West in Tontitown, Washington County, Arkansas, more precisely described as follows: Starting at the Northwest Corner of the NE 1/4 of the SE 1/4 of Fractional Section 6; thence South 02 degrees 25 minutes 05 seconds West, 39.70 feet to a found 1/2" rebar; thence South 87 degrees 29 minutes 12 seconds East, 366.71 feet to a set 5/8" rebar and the true POINT OF BEGINNING; thence along the Southerly right-of-way of Arkansas State Highway # 412 the following courses: South 87 degrees 36 minutes 52 seconds East, 352.11 feet to a set 5/8" rebar; thence South 84 degrees 10 minutes 50 seconds East, 14.62 feet to a set 5/8" rebar; thence leaving said right-of-way, South 03 degrees 34 minutes 05 seconds West, 1150.17 feet to a found 1/2" Reid rebar; thence North 87 degrees 21 minutes 29 seconds West, 366.69 feet to a set 5/8" rebar; thence North 03 degrees 34 minutes 05 seconds East, 1149.40 feet to set 5/8" rebar and the TRUE POINT OF BEGINNING containing 9.681 acres more or less and being subject to the right-of-way of Arkansas State Highway# 412 and any easements of record.

Subject to any rights-of-way, easements, and other restrictions of record, if any.

Lot 1 Description

A tract of land being a portion of the tract of land described in File No. 2015-00011847, located in a part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section 6, Township 17 North, Range 30 West in Tontitown, Washington County, Arkansas, more precisely described as follows:

COMMENCING at the Northwest Corner of said Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4);
THENCE South 02° 25' 05" West, 39.70 feet;
THENCE South 87° 29' 12" East, 366.71 feet to a found 5/8" rebar (LS#1227) according to DLS #201501020001 on the South Right-of-Way of E. Henri De Tonti Blvd. (Arkansas State Highway #412) according to AHTD Job R40016 and the POINT OF BEGINNING;

THENCE along said South Right-of-Way of E. Henri De Tonti Blvd., South 87° 36' 52" East, crossing a found 1/2" rebar a distance of 138.13 feet and continuing for a total distance of 269.06 feet to a set 5/8" rebar with cap (LS#1789);
THENCE leaving said South Right-of-Way, South 45° 02' 25" East a distance of 37.35 to a set 5/8" rebar with cap (LS#1789);
THENCE South 03° 16' 24" West a distance of 629.10 feet to a set 5/8" rebar with cap (LS#1789);
THENCE North 86° 43' 27" West a distance of 225.50 feet to a set 5/8" rebar with cap (LS#1789);
THENCE North 03° 16' 33" East a distance of 29.00 feet to a set 5/8" rebar with cap (LS#1789);
THENCE North 86° 25' 55" West a distance of 44.12 feet to a set 5/8" rebar with cap (LS#1789) on the West line of said File No. 2015-00011847;
THENCE along said West line, North 03° 34' 05" East a distance of 620.52 feet to the POINT OF BEGINNING containing 193,053 square feet or 4.43 acres, more or less.

Lot 2 Description

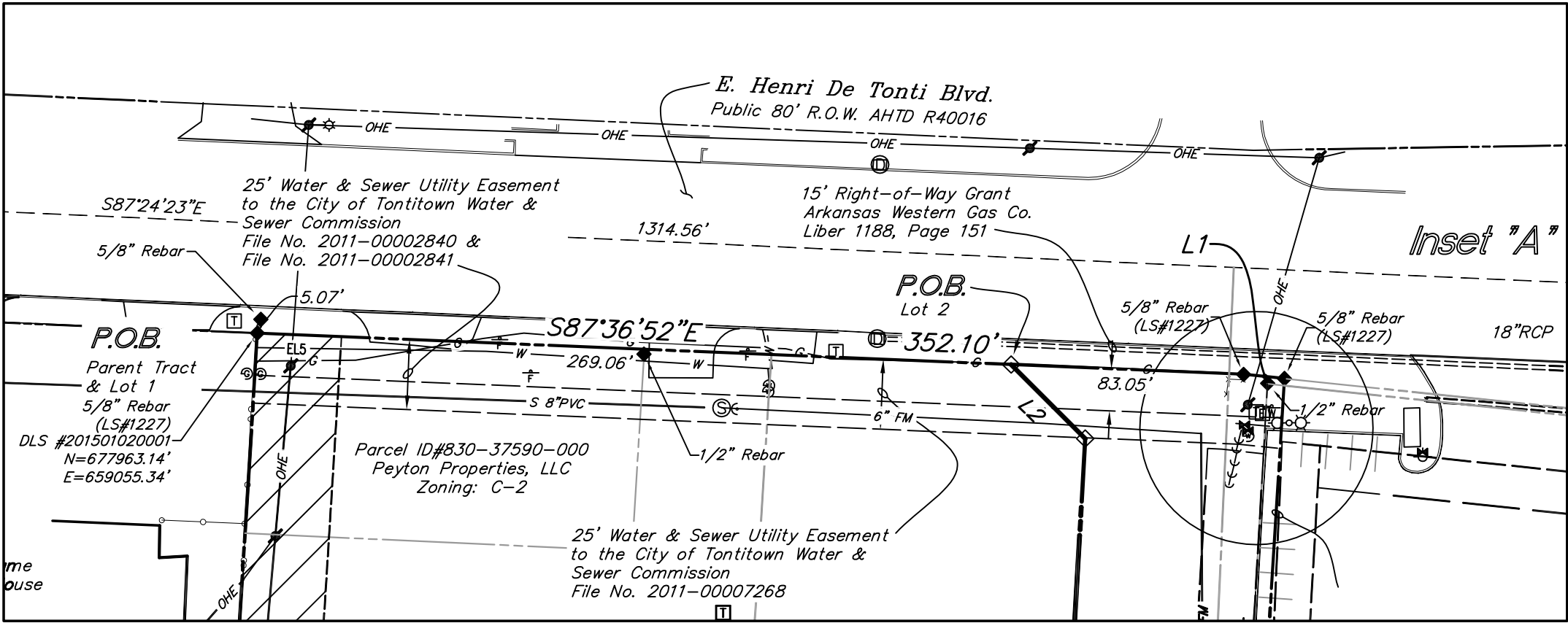
A tract of land being a portion of the tract of land described in File No. 2015-00011847, located in a part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Fractional Section 6, Township 17 North, Range 30 West in Tontitown, Washington County, Arkansas, more precisely described as follows:

COMMENCING at the Northwest Corner of said Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4);
THENCE South 02° 25' 05" West, 39.70 feet;
THENCE South 87° 29' 12" East, 366.71 feet to a found 5/8" rebar (LS#1227) according to DLS #201501020001 on the South Right-of-Way of E. Henri De Tonti Blvd. (Arkansas State Highway #412) according to AHTD Job R40016;
THENCE along said South Right-of-Way of E. Henri De Tonti Blvd., South 87° 36' 52" East, crossing a found 1/2" rebar a distance of 138.13 feet and continuing for a total distance of 269.06 feet to a set 5/8" rebar with cap (LS#1789) and the POINT OF BEGINNING;

THENCE continuing along said South Right-of-Way the following two (2) courses:

- (1) South 87° 36' 52" East a distance of 83.05 feet to a found 5/8" rebar (LS#1227);
(2) South 84° 10' 50" West a distance of 14.62 feet to a found 5/8" rebar (LS#1227) being the Northeast corner of File No. 2015-11847;

THENCE leaving said South Right-of-Way and along the East line of said File No. 2015-0011847, South 03° 34' 05" West a distance of 1150.17 feet to a found 1/2" rebar with cap (LS#1005);
THENCE along the South line of said File No. 2015-00011847, North 87° 21' 29" West crossing a found 1/2" rebar a distance of 76.14 feet and crossing a 1/2" rebar according to File No. 94065701 a distance of 183.39 feet and continuing for a total distance of 366.69 to a found 5/8" rebar (LS#1227) according to DLS #201601020001;
THENCE along the West line of said File No. 2015-0011847, North 03° 34' 05" East a distance of 528.87 feet to a set 5/8" rebar with cap (LS#1789);
THENCE South 86° 25' 55" East a distance of 44.12 feet to a set 5/8" rebar with cap (LS#1789);
THENCE South 03° 16' 33" West a distance of 29.00 feet to a set 5/8" rebar with cap (LS#1789);
THENCE South 86° 43' 27" East a distance of 225.50 feet to a set 5/8" rebar with cap (LS#1789);
THENCE North 03° 16' 24" East a distance of 629.10 feet to a set 5/8" rebar with cap (LS#1789);
THENCE North 45° 02' 25" West a distance of 37.35 to the POINT OF BEGINNING containing 228,661 square feet or 5.25 acres, more or less.



Inset "B"
Scale: 1" = 50'

Sheet 3 Descriptions

State Code: 500-17N-30W-0-06-210-72-1789

NO.	DATE	DESCRIPTION				
REVISIONS						
29489		4/29/16	KMH	TLP	KCD	KMH
CEI PROJECT NO.		DATE	PLS	DRW	FLD	CHK'R

Admiral Addition



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3 OF 3

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Terry W. Carpenter, P.E.
Tontitown City Engineer, May 09, 2016



FOR REVIEW