

# SUBDIVISION

STATE RECORDING NUMBER:  
500-17N-31W-0-05-110-72-1659

COMPLETED FIELD WORK:  
MAY 7, 2019

BASIS OF BEARING:  
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD 83. CONVERGENCE ANGLE= -1°20'15.85003"

DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000065870338616

REFERENCE DOCUMENTS:  
1. CORRECTION DEED FILED IN DEED BOOK 2015 AT PAGE 32934.

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. 05143C0045F, WHICH BEARS AN EFFECTIVE DATE OF 5/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

R5UBH:  
SYSTEM RIVERINE (R) : THE RIVERINE SYSTEM INCLUDES ALL WETLANDS AND DEEPWATER HABITATS CONTAINED WITHIN A CHANNEL, WITH TWO EXCEPTIONS: (1) WETLANDS DOMINATED BY TREES, SHRUBS, PERSISTENT EMERGENTS, EMERGENT MOSSES, OR LICHENS, AND (2) HABITATS WITH WATER CONTAINING OCEAN-DERIVED SALTS OF 0.5 PPT OR GREATER. A CHANNEL IS AN OPEN CONDUIT EITHER NATURALLY OR ARTIFICIALLY CREATED WHICH PERIODICALLY OR CONTINUOUSLY CONTAINS MOVING WATER, OR WHICH FORMS A CONNECTING LINK BETWEEN TWO BODIES OF STANDING WATER.

SUBSYSTEM UNKNOWN PERENNIAL (S) : THIS SUBSYSTEM DESIGNATION WAS CREATED SPECIFICALLY FOR USE WHEN THE DISTINCTION BETWEEN LOWER PERENNIAL, UPPER PERENNIAL, AND TIDAL CANNOT BE MADE FROM AERIAL PHOTOGRAPHY AND NO DATA IS AVAILABLE.

CLASS UNCONSOLIDATED BOTTOM (UB) : INCLUDES ALL WETLANDS AND DEEPWATER HABITATS WITH AT LEAST 25% COVER OF PARTICLES SMALLER THAN STONES (LESS THAN 6-7 CM), AND A VEGETATIVE COVER LESS THAN 30%.

WATER REGIME PERMANENTLY FLOODED (H) : WATER COVERS THE SUBSTRATE THROUGHOUT THE YEAR IN ALL YEARS.

PUBHh:  
SYSTEM PALUSTRINE (P) : THE PALUSTRINE SYSTEM INCLUDES ALL NONTIDAL WETLANDS DOMINATED BY TREES, SHRUBS, PERSISTENT EMERGENTS, EMERGENT MOSSES OR LICHENS, AND ALL SUCH WETLANDS THAT OCCUR IN TIDAL AREAS WHERE SALINITY DUE TO OCEAN-DERIVED SALTS IS BELOW 0.5 PPT. IT ALSO INCLUDES WETLANDS LACKING SUCH VEGETATION, BUT WITH ALL OF THE FOLLOWING FOUR CHARACTERISTICS: (1) AREA LESS THAN 8 HA (20 ACRES); (2) ACTIVE WAVE-FORMED OR BEDROCK SHORELINE FEATURES LACKING; (3) WATER DEPTH IN THE DEEPEST PART OF BASIN LESS THAN 2.5 M (8.2 FT) AT LOW WATER; AND (4) SALINITY DUE TO OCEAN-DERIVED SALTS LESS THAN 0.5 PPT.

CLASS UNCONSOLIDATED BOTTOM (UB) : INCLUDES ALL WETLANDS AND DEEPWATER HABITATS WITH AT LEAST 25% COVER OF PARTICLES SMALLER THAN STONES (LESS THAN 6-7 CM), AND A VEGETATIVE COVER LESS THAN 30%.

WATER REGIME PERMANENTLY FLOODED (H) : WATER COVERS THE SUBSTRATE THROUGHOUT THE YEAR IN ALL YEARS.

SPECIAL MODIFIER DIKED/IMPOUNDED (H) : THESE WETLANDS HAVE BEEN CREATED OR MODIFIED BY A MAN-MADE BARRIER OR DAM THAT OBSTRUCTS THE INFLOW OR OUTFLOW OF WATER.

SOIL TYPES:  
CaC2: CAPTINA SILT LOAM, 3% TO 6% SLOPES, MODERATELY WELL DRAINED

CIG: CLARKSVILLE CHERTY SILT LOAM, 12% TO 60% SLOPES, SOMEWHAT EXCESSIVELY DRAINED

NaC: NIXA CHERTY SILT LOAM, 3% TO 8% SLOPES, MODERATELY WELL DRAINED

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

ALL STRUCTURES SHOWN ON THE SURVEY HEREON ARE TO BE CONSIDERED EXISTING STRUCTURES.

THERE IS EVIDENCE OF DELINEATED WETLANDS AREAS ON THE SUBJECT PROPERTY.

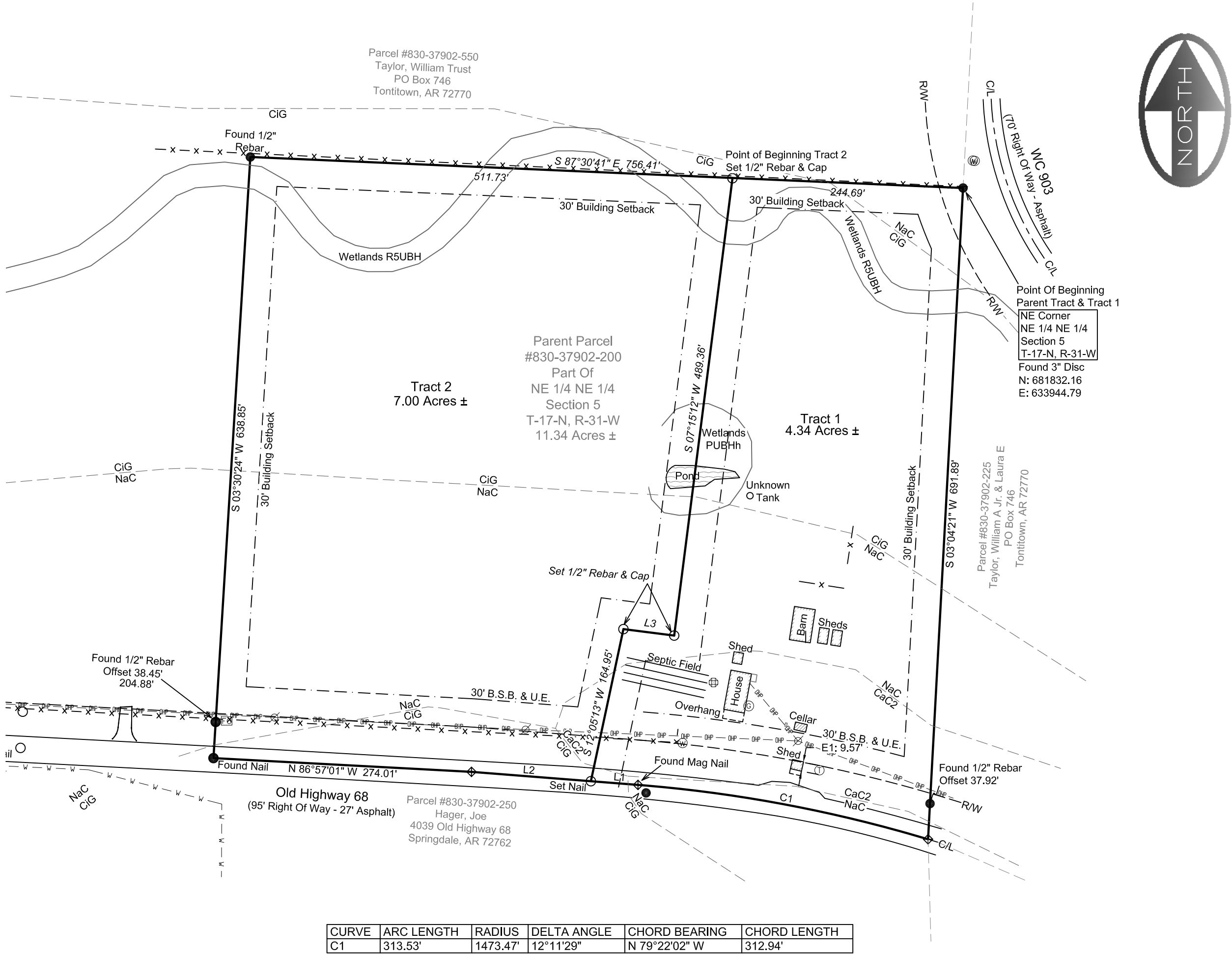
AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY EXISTING EROSION PROBLEMS ON SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

THE ARE NO KNOWN OVERFLOW PROBLEMS ON THE SITE OR IN PROXIMITY OF THE SITE.

THERE IS NO EVIDENCE OF ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, OR WATER IMPOUNDMENTS ON THE SUBJECT PROPERTY.

THERE IS EVIDENCE OF UNDERGROUND STRUCTURES ON THE PROPERTY.

PROPOSED USE OF PROPERTY IS FOR RESIDENTIAL.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	313.53'	1473.47'	12°11'29"	N 79°22'02" W	312.94'

LINE	BEARING	DISTANCE
L1	N 85°32'21" W	50.15'
L2	N 85°32'21" W	126.89'
L3	N 82°44'48" W	54.30'

## Survey Description

PARENT TRACT  
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 3" DISC MARKING THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S03°04'21"W 691.89' TO THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES: WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1473.47', WITH AN ARC LENGTH OF 313.53', WITH A CHORD BEARING OF N79°22'02"W, WITH A CHORD LENGTH OF 312.94', THENCE N85°32'21"W 177.04', THENCE N86°57'01"W 274.01' TO A FOUND NAIL, THENCE LEAVING SAID CENTERLINE N03°30'24"E 638.85' TO A FOUND 1/2" REBAR, THENCE S87°30'41"E 756.41' TO THE POINT OF BEGINNING, CONTAINING IN ALL 11.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 1  
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 3" DISC MARKING THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S03°04'21"W 691.89' TO THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 2 COURSES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 313.53', WITH A RADIUS OF 1473.47', WITH A CHORD BEARING OF N79°22'02"W, WITH A CHORD LENGTH OF 312.94', THENCE N85°32'21"W 50.15' TO A FOUND NAIL, THENCE LEAVING SAID CENTERLINE AND RUNNING N12°05'13"E 164.95' TO A SET IRON PIN, THENCE S82°44'48"E 54.30' TO A SET IRON PIN, THENCE N07°15'12"E 489.36' TO A SET IRON PIN, THENCE S87°30'41"E 244.69' TO THE POINT OF BEGINNING, CONTAINING IN ALL 4.64 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 2  
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2" REBAR WHICH IS N87°30'41"W 244.69' FROM THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S07°15'12"W 489.36' TO A SET IRON PIN, THENCE N82°44'48"W 54.30' TO A SET IRON PIN, THENCE S12°05'13"W 164.95' TO A SET NAIL ON THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 2 COURSES: N85°32'21"W 126.89' AND N86°57'01"W 274.01' TO A FOUND NAIL, THENCE LEAVING SAID CENTERLINE AND RUNNING N03°30'24"E 638.85' TO A FOUND 1/2" REBAR, THENCE S87°30'41"E 511.73' TO THE POINT OF BEGINNING, CONTAINING IN ALL 7.00 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

## Legend of Symbols & Abbreviations

- PROPERTY LINE
- - - CENTERLINE OF ROAD (C/L)
- - - RIGHT OF WAY (RW)
- x - x - FENCE LINE
- - - BUILDING SETBACK (B.S.B.)
- - - OVERHEAD POWER LINE
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊙ COMPUTED POINT
- ⊗ POWER POLE
- ⊗ POWER POLE WITH ELECTRIC METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ SEPTIC ACCESS
- ⊕ FIBER OPTIC BOX

## Zoning & Setback Information

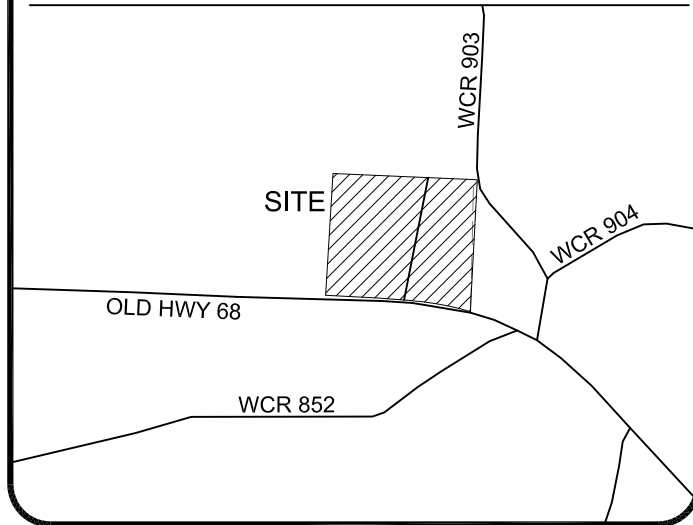
ZONED: R-E, ESTATE SINGLE-FAMILY DISTRICT

SETBACKS:  
FRONT: 30'  
REAR: 30'  
SIDE: 30'

## Significant Observations

E1: PORTION OF THE SHED SHOWN AND LABELED AS E1 APPEARS TO POSSIBLE ENCROACH IN TO THE RIGHT OF WAY BY AS MUCH AS 9.57' AND APPEARS TO BE LOCATED ENTIRELY WITHIN THE FRONT BUILDING SETBACK.

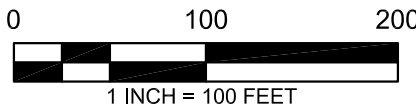
## Vicinity Map



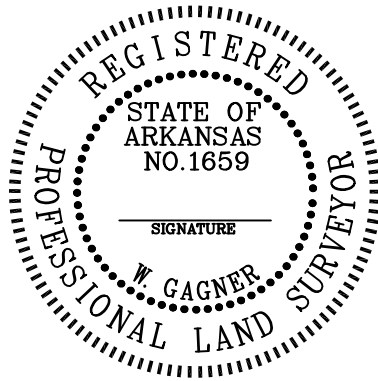
## Utility Notes

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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF MAY, 2019.



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

3825 N. SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
M.B. 05-08-2019	B.G.	R.S.

COUNTY & STATE:	JOB NUMBER:
WASHINGTON COUNTY, ARKANSAS	19-2553

LOCATION:  
3843 OLD HIGHWAY 68, TONTITOWN, AR

FOR THE USE AND BENEFIT OF:

**HUSK  
PENZO**