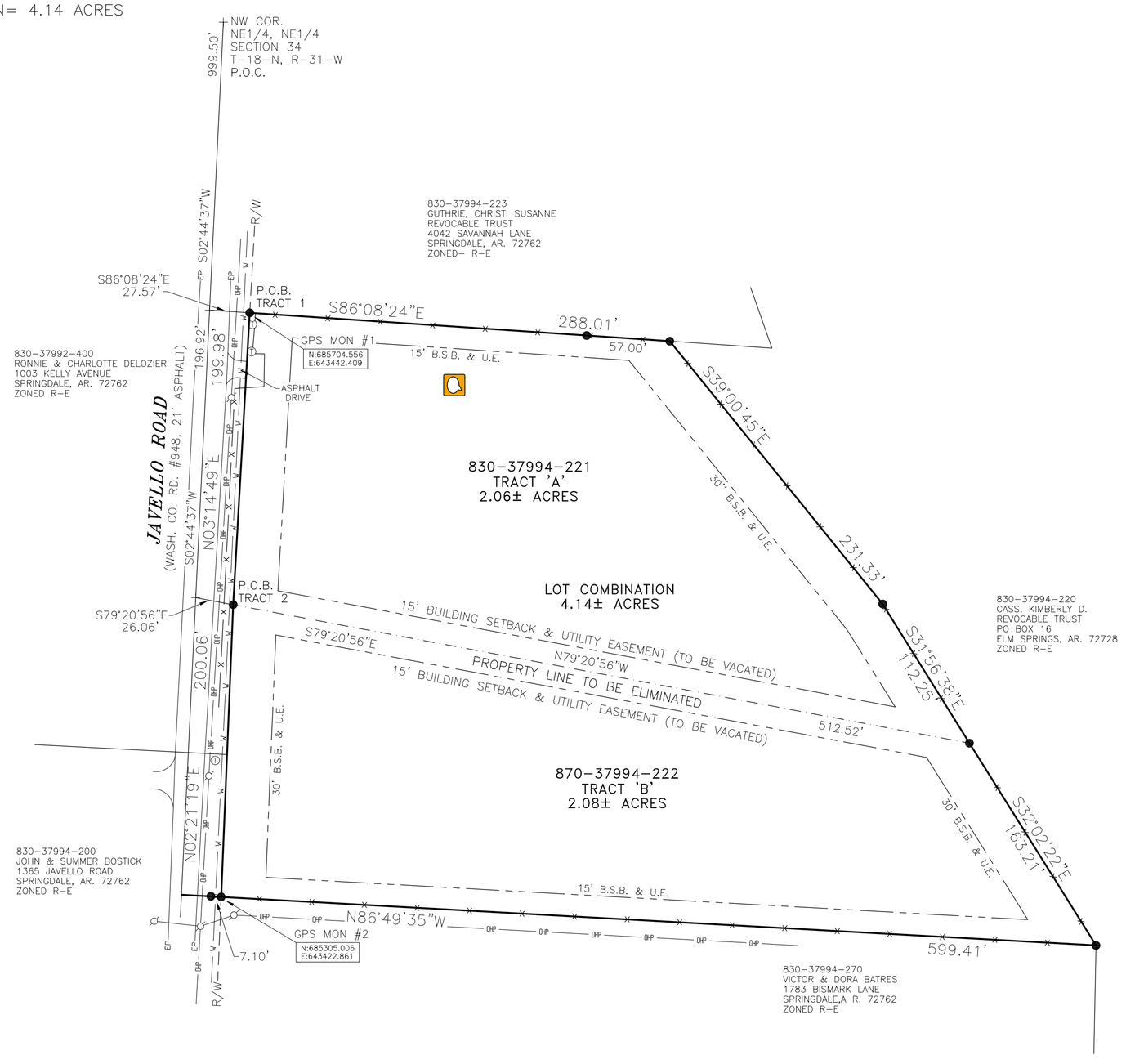
TRACT 'A'= 2.06 ACRES
TRACT 'B'= 2.08 ACRES

LOT COMBINATION= 4.14 ACRES



SURVEY DESCRIPTION – TRACT 'A'

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY–FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY–ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S02°44'37"W 999.50 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE S86°08'24"E 27.57 FEET TO AN EXISTING IRON REBAR ON THE EAST RIGHT–OF–WAY LINE OF JAVELLO ROAD FOR THE TRUE POINT OF BEGINNING; THENCE S03°14'49"W 199.98 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING IRON REBAR; THENCE LEAVING SAID RIGHT–OF–WAY LINE, S79°20'56"E 512.52 FEET TO AN EXISTING IRON REBAR IN A FENCE LINE; THENCE N31°56'38"W 112.25 FEET ALONG SAID FENCE TO AN EXISTING IRON REBAR; THENCE N39°00'45"W 231.33 FEET ALONG SAID FENCE TO AN EXISTING IRON REBAR; THENCE N86°08'24"W 288.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.06 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 2.07 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS–OF–WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 'B'

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION THIRTY–FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY–ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S02°44'37"W 1196.42 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE S79°20'56"E 26.06 FEET TO AN EXISTING IRON REBAR ON THE EAST RIGHT–OF–WAY LINE OF JAVELLO ROAD FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT–OF–WAY LINE, S79°20'56"E 512.52 FEET TO AN EXISTING IRON REBAR IN A FENCE LINE; THENCE S32°02'22"E 163.21 FEET ALONG SAID FENCE TO AN EXISTING IRON REBAR; THENCE N86°49'35"W 599.41 FEET TO AN EXISTING IRON REBAR ON THE EAST RIGHT–OF–WAY LINE OF JAVELLO ROAD; THENCE N02°21'19"E 200.06 FEET TO THE POINT OF BEGINNING, CONTAINING 2.08 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 2.08 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS–OF–WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – COMBINED TRACTS

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY–FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY–ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S02°44'37"W 999.50 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE S86°08'24"E 27.57 FEET TO AN EXISTING IRON REBAR ON THE EAST RIGHT–OF–WAY LINE OF JAVELLO ROAD FOR THE TRUE POINT OF BEGINNING; THENCE S86°08'24"E 288.01 FEET TO AN EXISTING IRON REBAR; THENCE S39°00'45"E 231.33 FEET ALONG AN EXISTING FENCE TO AN EXISTING IRON REBAR; THENCE S31°56'38"E 112.25 FEET ALONG SAID FENCE TO AN EXISTING IRON REBAR; THENCE S32°02'22"E 163.21 FEET ALONG SAID FENCE TO AN EXISTING IRON REBAR; THENCE N86°49'35"W 599.41 FEET TO AN EXISTING IRON REBAR ON THE EAST RIGHT–OF–WAY LINE OF JAVELLO ROAD; THENCE N02°21'19"E 200.06 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING IRON REBAR; THENCE N03°14'49"E 199.98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 4.141 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS–OF–WAY WHETHER OR NOT OF RECORD.

OWNER/DEVELOPER:
830–37994–221
830–37994–222
TUSSING, RANDALL & SUZANNE
4005 STONECREST DRIVE
SPRINGDALE, ARKANSAS 72762
479–409–4422

0' 60' 120' 180'
1" = 60'

NOTE:
–NO KNOWN EROSION PROBLEMS ON–SITE OR DOWNSTREAM OF THIS PROPERTY.
–NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WETLANDS, WATER IMPOUNDMENTS OR UNDERGROUND STRUCTURES WITHIN THE PROJECT.
–STATIC PRESSURE OF NEAREST HYDRANT NOT AVAILABLE.

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100–YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0035F, EFFECTIVE DATE MAY 16, 2008.

AS PER THE CITY OF TONTITOWN, ARKANSAS, THERE IS NO PUBLIC SANITARY SEWER SERVICE EXISTING ON THIS PROPERTY.

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE

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 AND 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 & ADDRESS

SOURCE OF TITLE: D.R._____
PAGE:_____

CERTIFICATE OF SURVEYNG ACCURACY

I, G. ALAN REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MAKERS 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:_____

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD_____DAY,

2015 IN PLAT BOOK NO._____, PG._____.

SIGNED:_____

CERTIFICATE OF APPROVAL

PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED 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

BASIS OF BEARINGS: FILED SURVEY
DOCUMENT #2008–23273
LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS

STATE LAND SURVEYOR FILE CODE
500–18N–31W–0–34–110–72–1005
500–18N–31W–0–34–120–72–1005

THIS MINOR SUBDIVISION HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF TONTITOWN ZONING AND PLANNING ORDINANCES. OVERSIGHT OF ANY REGULATIONS DOES NOT RELIEVE THE OWNER/DEVELOPER OF THEIR RESPONSIBILITY TO COMPLY WITH ALL REGULATIONS.

TERRY W. CARPENTER, P.E.
TONTITOWN CITY ENGINEER,

RESIDENTIAL USE

LEGEND

AC UNIT	FIBER OPTICS SIGN	RIGHT–OF–WAY MON.
BACKFLOW VALVE	FIRE HYDRANT	SANITARY SEWER CLEANOUT
BOLLARD POST	FIRE SPRINKLER	SANITARY SEWER MANHOLE
BUGGY AXLE	FLAG POLE	SATELLITE DISH
CABLE BOX	FOUND AXLE	SEPTIC TANK LID
CABLE TV PEDESTAL	GAS LINE SIGN	SET 1/2" IRON REBAR
CHISLED 'X' IN CURB	GAS METER	SET STAKE ON LINE
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GAS REGULATOR	STONE MONUMENT
C.O.E. MONUMENT	GENERATOR	STORM DRAIN MANHOLE
DOWN GUY	GROUND LIGHT	STREET SIGN
DRAIN GRATE	IRRIG. CONTROL VALVE	T–POST
ELECTRIC BOX	JUNCTION BOX	TELEPHONE BOX
ELECTRIC METER	LAMP POST	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	MAIL BOX	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	OBSERVATION WELL	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	PARKING SIGN	TRANSFORMER BOX
EXISTING IRON PIPE	PAY PHONE	TREE
EXISTING IRON REBAR	POWER POLE	WATER LINE SIGN
EXIST. NAIL IN FENCE POST	PROPANE TANK	WATER METER
EXISTING R/W MONUMENT	RAILROAD SPIKE	WATER SPIGOT
FENCE POST	READING IN ROAD	WATER VALVE

CENTERLINE ROAD		EASEMENT LINE	
RIGHT–OF–WAY LINE		BUILDING SETBACK LINE	
BARBED–WIRE FENCE		OVERHEAD ELECTRIC LINE	OHE
CHAIN–LINKED FENCE		UNDERGROUND ELECTRIC LINE	E
PRIVACY FENCE		GAS LINE	G
WIRE FENCE		SANITARY SEWER LINE	SS
MAJOR CONTOUR INTERVAL		STORM SEWER LINE	S
MINOR CONTOUR INTERVAL		TELEPHONE LINE	T
BUILDING LINE		WATER LINE	W
FIBER–OPTICS LINE		CIRCUIT CLERK PROPERTY LINE	
DITCH/WATER LINE			

REVISIONS		
DATE	DESCRIPTION	BY

SHEET 1 OF 1
JOB NO. 16038

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
479 444 0794 FAX
1 888 549 8784
arasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	JC
DATE	02/12/2016
CHECKED	–
SCALE	1" = 60'
SHEET SIZE	24"x 36"

RANDALL & SUZANNE TUSSING
JAVELLO ROAD
TONTITOWN, ARKANSAS

INCIDENTAL SUBDIVISION – PROPERTY LINE ADJUSTMENT