

# JUANITA M. CLARK-MINOR SUBDIVISION

NW CORNER  
NW 1/4, SW 1/4  
SECTION 10  
T-72-N-R-31-W  
FOUND 1/2" REBAR

N 87° 22' 08" W 195.10'  
C/L  
S 87° 22' 08" E 150.00'

WILDCAT CREEK ROAD  
N 87° 22' 08" W 254.94'  
(27' ASPHALT-60' R/W)

N 87° 22' 08" W 725.66'

N 87° 15' 17" W 287.06'

N 87° 15' 17" W 707.22'

N 03° 23' 31" E 1318.24'

NE CORNER  
NW 1/4, SW 1/4  
SECTION 10  
T-72-N-R-31-W  
FOUND 1/2" REBAR

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NW 1/4, SW 1/4  
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NW 1/4, SW 1/4  
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T-72-N-R-31-W  
FOUND 1/2" REBAR

### 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.

### Zoning & Setback Information

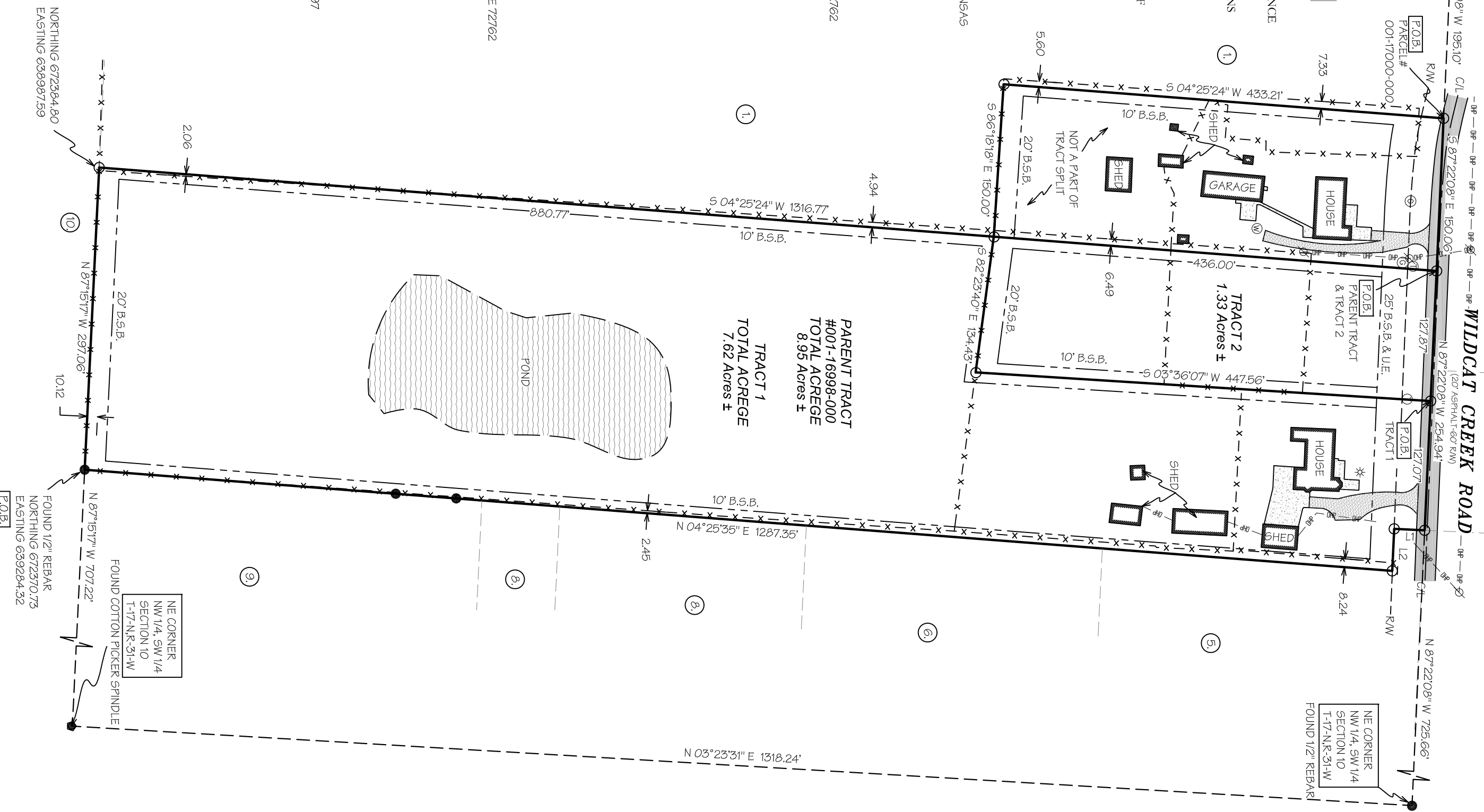
ZONED: AGSF RE51  
SETBACKS:  
FRONT: 25'  
SIDE: 10'  
REAR: 20'  
CONTACT: WASHINGTON COUNTY, ARKANSAS

### Adjacent Land Owners

- 1 DAVIS, JEFF A & LYNDIA P  
1350 N OAK GROVE RD, SPRINGDALE 72762  
PARCEL #001-16999-000  
ZONED: AGSF RE51
- 2 BROCKLEY, HARVEY JAY & SALLY K  
1062 HARMON RD, SPRINGDALE 72762  
PARCEL #197-03692-000  
ZONED: AGSF RE51
- 3 O'BRIEN DAVID J & MARY C  
2592 WILDCAT CREEK BLVD  
PARCEL #197-03691-000  
ZONED: AGSF RE51
- 4 MHOON SUSAN L  
133 ROGERS CIRCLE DR  
PARCEL #001-16999-000  
ZONED: AGSF RE51
- 5 TANKSLEY MITCHELL & CHRISTINA  
799 MADISON, 5303 HUNTSVILLE 72740  
PARCEL #001-16999-000  
ZONED: AGSF RE51
- 6 CLARK, JUANITA M REVOCABLE TRUST  
2597 WILDCAT CREEK BLVD, SPRINGDALE 72762  
PARCEL #001-16997-000  
ZONED: AGSF RE51
- 7 HAGGARD DENNIS & DEBORAH  
2592 HOPE LN, FAYETTEVILLE 72704  
PARCEL #506-03460-000  
ZONED: AGSF RE51
- 8 COUNTY LANE 2025  
ZONED: AGSF RE51
- 9 LEE PATRICK T & MARLA D  
2591 HOPE LN, FAYETTEVILLE 72704-5997  
PARCEL #506-03464-000  
ZONED: AGSF RE51
- 10 JONES CHRISTINA REVOCABLE TRUST  
PO BOX 359 TONTITOWN 72770  
PARCEL #001-72002-000  
ZONED: AGSF RE51

### Line Table

LINE	BEARING	DISTANCE
L1	N 02° 37' 52" E	30.00
L2	N 87° 22' 08" W	41.27



### Miscellaneous Notes

STATE RECORDING NUMBER:  
500-178-31W-40-10-42017-1532  
COMPLETED FIELD WORK:  
JANUARY 20, 2016  
BASIS OF BEARING:  
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:  
1. WARRANT DEED FILED IN DEED BOOK 2007 AT PAGE 40292.  
2. SURVEY PLAT FILED IN PLAT BOOK # AT PAGE #.  
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 X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0514K0045, WHICH BEARS AN EFFECTIVE DATE OF 5/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

THERE IS NO BENCHMARK WITHIN 1/2 MILE OF THIS SITE.

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

THERE ARE NO KNOWN OCCURRENCES OF OVERFLOW ON THIS PROPERTY.

AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY WETLANDS ON THIS PROPERTY.

STATIC PRESSURE FOR HYDRANTS ON AVAILABLE WATER LINE IS 120 PS.

THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, STUMPS, CESSPOOLS, SPRINGS, WATER IMPROVEMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.

### Survey Description

PARCEL #001-17000-000  
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 587' 22' 08" E 195.10' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87° 22' 08" E 150.00' TO A SET IRON PIN, THENCE S 04° 25' 24" W 436.00' TO A SET IRON PIN, THENCE N 04° 25' 24" W 150.00' TO A SET IRON PIN, THENCE N 04° 25' 24" E 435.2110' TO THE POINT OF BEGINNING, CONTAINING 150 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PARCEL #001-16999-000  
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 587' 22' 08" E 345.16' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87° 22' 08" E 254.94' TO A SET IRON PIN, THENCE S 02° 37' 52" W 30.00' TO A SET IRON PIN, THENCE S 87° 22' 08" E 41.27' TO A SET IRON PIN, THENCE S 04° 25' 24" W 1287.35' TO A FOUND IRON PIN, THENCE N 87° 15' 17" W 287.06' TO A SET IRON PIN, THENCE N 04° 25' 24" E 134.43' TO A SET IRON PIN, THENCE S 82° 23' 40" E 447.51' TO THE POINT OF BEGINNING, CONTAINING 7.62 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 1  
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 587' 22' 08" E 473.03' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87° 22' 08" E 127.07' TO A SET IRON PIN, THENCE S 02° 37' 52" W 30.00' TO A SET IRON PIN, THENCE S 87° 22' 08" E 41.27' TO A SET IRON PIN, THENCE S 04° 25' 24" W 1287.35' TO A FOUND IRON PIN, THENCE N 87° 15' 17" W 287.06' TO A SET IRON PIN, THENCE N 04° 25' 24" E 134.43' TO A SET IRON PIN, THENCE S 82° 23' 40" E 447.51' TO THE POINT OF BEGINNING, CONTAINING 7.62 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 2  
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 587' 22' 08" E 345.16' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87° 22' 08" E 127.07' TO A SET IRON PIN, THENCE S 02° 37' 52" W 30.00' TO A SET IRON PIN, THENCE S 87° 22' 08" E 41.27' TO A SET IRON PIN, THENCE N 87° 15' 17" W 287.06' TO A SET IRON PIN, THENCE N 04° 25' 24" E 134.43' TO A SET IRON PIN, THENCE S 82° 23' 40" E 447.51' TO THE POINT OF BEGINNING, CONTAINING 1.33 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



### 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 SAID REAL LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATES IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVAYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

NAME & ADDRESS  
TONTITOWN PLANNING  
COMMISSION CHAIRMAN  
MAYOR, CITY OF TONTITOWN

DATE OF EXECUTION: \_\_\_\_\_

RECORDED/TREASURER  
CITY OF TONTITOWN

CERTIFICATE OF SURVEYING ACCURACY:

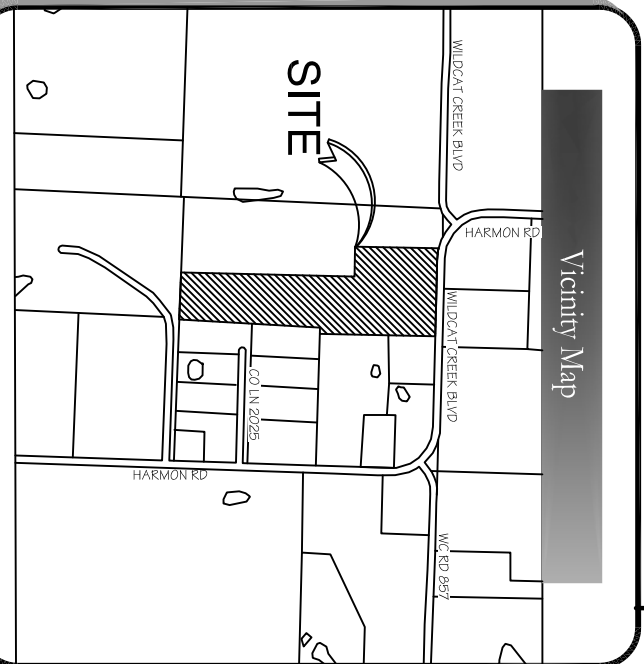
I, BRICKLEY BLEW, HEREBY CERTIFY THAT THIS SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
STATE OF ARKANSAS

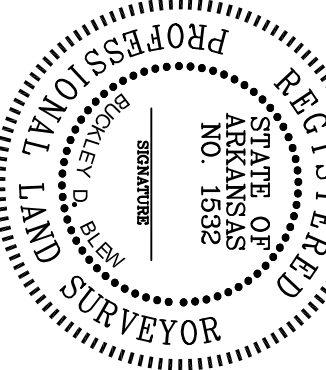
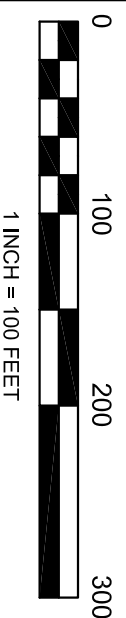
### Accegrage Index

PARENT TRACT  
BEFORE INCIDENTAL SUBDIVISIONS: 6.95 ACRES ±  
AFTER INCIDENTAL SUBDIVISION: 7.62 ACRES ±



### Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- ENDE
- BUILDING SET BACK
- OVERHEAD POWER LINE
- OVERHEAD POWER LINE
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- COMPUTED POINT
- POWER POLE
- TELEPHONE PEDestal
- GAS METER
- LIGHT
- GRAVEL
- CONCRETE



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL, AND NOT THE SIGNATURE OF THE SURVEYOR, THE SEAL AND THIS CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

### BLEW & ASSOCIATES, PA

CIVIL ENGINEERS & LAND SURVEYORS  
524 W. STYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
WWW.BLEWINC.COM

Certificate of Authorization No 1534

DRAWN BY & DATE	RETAINED BY	SURVEYED BY
G.M. 2/10/2016	H.M.	R.S.

LOCATION: SECTION 10, TOWNSHIP 17, RANGE 31 WEST  
WASHINGTON COUNTY, ARKANSAS

JUANITA M. CLARK