

MINOR SUBDIVISION

CERTIFICATE OF RECORDING:
THIS DOCUMENT FILED FOR RECORD _____ DAY

OF _____, 2016 IN PLAT BOOK _____ AT

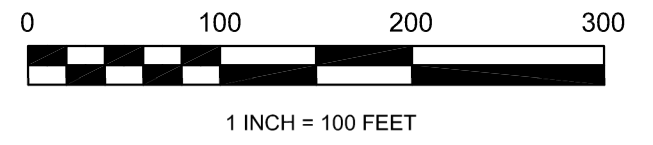
PAGE _____

SIGNED _____ Date _____
CIRCUIT CLERK



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	546.14'	78.55'	78.48'	S 69°56'01" E
C2	350.86'	67.42'	67.32'	S 82°38'53" E
C3	735.56'	59.91'	59.89'	N 88°12'15" E
C4	150.98'	25.06'	25.04'	S 07°09'26" E
C5	252.92'	66.36'	66.17'	S 16°17'55" E
C6	196.43'	33.95'	33.91'	S 28°46'00" E
C7	214.86'	90.48'	89.81'	S 31°13'02" E

LINE	BEARING	DISTANCE
L1	S 02°24'04" E	30.78'
L2	S 08°05'54" E	41.92'
L3	S 08°46'55" E	39.74'
L4	S 32°07'23" E	30.52'
L5	S 36°04'16" E	60.39'
L6	S 36°50'34" E	75.00'
L7	S 36°50'34" E	110.48'
L8	S 36°36'59" E	130.47'
L9	S 35°49'43" E	48.21'
L10	N 82°26'33" E	15.35'
L11	S 64°43'58" E	29.19'
L12	S 36°50'34" E	23.93'



Zoning & Setback Information

ZONING:	A1
BUILDING SETBACKS:	
FRONT	30'
SIDE	30'
REAR	30'

Miscellaneous Notes

STATE RECORDING NUMBER:
500-17N-31W-0-24-110-04-1532
COMPLETED FIELD WORK:
MAY 16, 2016
BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 31019.
2. SURVEY PLAT FILED IN PLAT BOOK 2014 AT PAGE 26996.
3. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 23091.

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. 05143C0065F, WHICH BEARS AN REVISED DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

HILL, ART & JILL
2798 FORESTA LN
TONTITOWN, AR 72770
PARCEL NUMBER:
830-38409-002
830-38407-000

GROSS, ROGER D & PATRICIA C
950 REED VALLEY RD.
FAYETTEVILLE, AR 72704-5441
PARCEL NUMBER: 830-38419-000

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- INGRESS & EGRESS EASEMENT
- FOUND 1/2" REBAR (OR AS LABELED)
- SET 1/2" REBAR
- FOUND STONE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- CAL
- R/W

GOSS, KEY GENTRY ; SUSAN LAURA COLLETT
965 HARRISON CIRCLE
ALEXANDRIA, VA 22304
PARCEL NUMBER: 830-38412-000

STATE PLANE COORD:
ALUMINUM MONUMENT
N: 663786.36
E: 652821.52

SURVEY DESCRIPTION OF PARENT TRACT: (PARCEL #830-38409-000)
A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A FOUND ALUMINUM MONUMENT, AND RUNNING THENCE N02°09'46"E 846.60' TO A FOUND IRON PIN, THENCE S87°23'19"E 208.97' TO A FOUND IRON PIN, THENCE N02°05'41"E 178.67' TO THE CENTERLINE OF STEELE ROAD, THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING 3 COURSES; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 546.14', WITH A CHORD BEARING AND DISTANCE OF S66°49'12"E 137.54'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 350.86', WITH A CHORD BEARING AND DISTANCE OF S82°38'53"E 67.32'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 735.56', WITH A CHORD BEARING AND DISTANCE OF N88°12'15"E 59.89'; THENCE LEAVING SAID ROAD CENTERLINE AND ALONG AN EXISTING DRIVE CENTERLINE THE FOLLOWING 12 COURSES; S02°24'04"E 30.78', ALONG A CURVE TO THE LEFT WITH A RADIUS OF 150.98', WITH A CHORD BEARING OF S07°09'26"E, WITH A CHORD LENGTH OF 25.04'; S08°05'34"E 41.92'; S08°46'55"E 39.74'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 252.92', WITH A CHORD BEARING OF S16°17'55"E, WITH A CHORD LENGTH OF 66.17'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 196.43', WITH A CHORD BEARING OF S28°46'00"E, WITH A CHORD LENGTH OF 33.91'; S32°07'23"E 30.52'; S36°04'16"E 60.39'; S36°50'34"E 75.00'; S36°50'34"E 110.48'; S36°36'59"E 130.47'; S35°49'43"E 48.21'; THENCE LEAVING SAID DRIVE CENTERLINE N82°26'33"E 15.35', THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 214.86', WITH A CHORD BEARING AND DISTANCE OF S31°13'02"E 89.81'; THENCE S64°43'58"E 29.19' TO A FOUND IRON PIN, THENCE S07°56'15"E 136.72' TO A FOUND IRON PIN, THENCE S09°26'59"E 177.53' TO A FOUND IRON PIN, THENCE N87°35'54"W 957.64' TO THE POINT OF BEGINNING AND CONTAINING 15.39 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION OF TRACT 1:
A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A FOUND ALUMINUM MONUMENT, AND RUNNING THENCE N02°09'46"E 846.60' TO A SET IRON PIN, THENCE S87°23'30"E 640.67' TO THE CENTERLINE OF AN EXISTING DRIVE, THENCE ALONG THE CENTERLINE OF SAID DRIVE THE FOLLOWING 3 COURSES; S36°50'34"E 86.54'; S36°36'59"E 130.47'; S35°49'43"E 48.21'; THENCE LEAVING SAID DRIVE CENTERLINE N82°26'33"E 15.35', THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 214.86', WITH A CHORD BEARING AND DISTANCE OF S31°13'02"E 89.81'; THENCE S64°43'58"E 29.19' TO A FOUND IRON PIN, THENCE S07°56'15"E 136.72' TO A FOUND IRON PIN, THENCE S09°26'59"E 177.53' TO A FOUND IRON PIN, THENCE N87°35'54"W 957.64' TO THE POINT OF BEGINNING AND CONTAINING 11.65 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION OF TRACT 2:
A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING AN ALUMINUM MONUMENT, AND RUNNING THENCE N02°09'46"E 846.60' TO A FOUND IRON PIN, THENCE N02°09'46"E 246.29' TO A FOUND IRON PIN, THENCE S87°23'30"E 208.97' TO A FOUND IRON PIN, THENCE N02°05'41"E 178.67' TO THE CENTERLINE OF STEELE ROAD, THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING 3 COURSES; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 546.14', WITH A CHORD BEARING AND DISTANCE OF S66°49'12"E 137.54'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 350.86', WITH A CHORD BEARING AND DISTANCE OF S82°38'53"E 67.32'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 735.56', WITH A CHORD BEARING AND DISTANCE OF N88°12'15"E 59.89'; THENCE LEAVING SAID ROAD CENTERLINE AND ALONG AN EXISTING DRIVE CENTERLINE THE FOLLOWING 10 COURSES; S02°24'04"E 30.78', ALONG A CURVE TO THE LEFT WITH A RADIUS OF 150.98', WITH A CHORD BEARING OF S07°09'26"E, WITH A CHORD LENGTH OF 25.04'; S08°05'34"E 41.92'; S08°46'55"E 39.74'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 252.92', WITH A CHORD BEARING OF S16°17'55"E, WITH A CHORD LENGTH OF 66.17'; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 196.43', WITH A CHORD BEARING OF S28°46'00"E, WITH A CHORD LENGTH OF 33.91'; S32°07'23"E 30.52'; S36°04'16"E 60.39'; S36°50'34"E 75.00'; S36°50'34"E 110.48'; S36°36'59"E 130.47'; S35°49'43"E 48.21'; THENCE LEAVING SAID DRIVE CENTERLINE N82°26'33"E 15.35', THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 214.86', WITH A CHORD BEARING AND DISTANCE OF S31°13'02"E 89.81'; THENCE S64°43'58"E 29.19' TO A FOUND IRON PIN, THENCE S07°56'15"E 136.72' TO A FOUND IRON PIN, THENCE S09°26'59"E 177.53' TO A FOUND IRON PIN, THENCE N87°35'54"W 957.64' TO THE POINT OF BEGINNING AND CONTAINING 3.94 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

FIRM:

BLEW & ASSOCIATES, PA

CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE 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:	REVIEWED BY:	SURVEYED BY:
TS 05-20-2016	MS	JB 5-16-16
COUNTY & STATE:	JOB NUMBER:	
WASHINGTON COUNTY, ARKANSAS	16-587	
LOCATION:		
5811 FORESTA LN TONTITOWN, AR		
FOR THE USE AND BENEFIT OF:		
RICHARD & JENNIFER BUNDRICK		

OWNER / DEVELOPER
BUNDRICK, RICHARD W & JENNIFER
PO BOX 329 TONTITOWN AR 72770-0329
ZONED: A1
PARCEL #830-38409-000
479-530-4263

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

AT THE TIME OF THIS SURVEY, THERE ARE NO PROPOSED SANITARY SEWER SYSTEMS FOR THIS PROPERTY.

PER TONTITOWN WATER SYSTEM GIS - WATER SYSTEM "OTHER".

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

AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY ABANDONED WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.

THERE ARE NO EXISTING OR PROPOSED SIDEWALKS FOR THIS SITE.

CERTIFICATE OF APPROVAL
PURSUANT TO THE CITY OF TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____
SIGNED: _____
CHAIRMAN, TONTITOWN PLANNING COMMISSION
SIGNED: _____
MAYOR, CITY OF TONTITOWN
SIGNED: _____
RECORDER/TREASURER, CITY OF TONTITOWN

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, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____
SIGNED: _____

NAME AND ADDRESS:
RICHARD & JENNIFER BUNDRICK
PO BOX 329
TONTITOWN, AR 72770

CERTIFICATE OF SURVEY ACCURACY
I, BUCKLEY D. BLEW, HEREBY THAT THIS PLAT CORRECTLY REPRESENTS AND 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: 06-02-2016
SIGNED: _____
REGISTERED LAND SURVEYOR NO: 1532
STATE OF ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 1ST DAY OF JUNE, 2016.

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.

Vicinity Map

NOT TO SCALE