

BASIS OF BEARINGS: ARKANSAS-NORTH STATE PLANE GRID

NOTES:

- NO WETLANDS ON THIS PROJECT
- NO OCCURRENCES OF PREVIOUS OVERFLOW PROBLEMS ON SITE
- THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON SITE OR WITHIN 100 FEET DOWNSTREAM OF THE PROPERTY.
- THERE ARE NO KNOWN WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS & UNDERGROUND STRUCTURES WITHIN THE PROJECT.

SETBACKS NOT DRAWN ON PLAT TO AVOID CLUTTER

SETBACKS ZONE C-2:

FRONT: 20' WITH NO PARKING
50' WITH PARKING
REAR: 20'
SIDES: 7' ADJACENT TO NON-RESIDENTIAL
30' ADJACENT TO RESIDENTIAL

SETBACKS ZONE R-3:

UTILITY EASEMENT & FRONT: 20'
REAR:25'
SIDES:10'

Legend:

- Found Iron Pin
- Set Iron Pin
- ⊙ Found R/W Monument
- ⊕ Found State Monument
- x Fence
- o- Power Pole
- x Fence
- o- Power Pole
- x Fence
- o- Power Pole
- E Overhead Electric
- ⊞ Electric Box
- g Gas Line
- ⊞ Gas Meter
- w Waterline
- ⊞ Water Meter
- ⊞ Fire Hydrant
- u.e. Overhead Electric
- s.b. Setback

0.2 MILE WEST OF MUSSINO LANE
FIRE HYDRANT E5-G41
STATIC = 108
RESIDUAL = 62
FLOW GPM = 1,017

LINE	BEARING	DISTANCE
L1	S 83°10'08" E	50.04'
L2	S 86°35'33" E	50.10'
L3	N 86°35'33" W	49.90'

TRACT	ACREAGE BEFORE & AFTER ADJUSTMENT
TRACT A	5.54 8.40
TRACT B	4.27 3.37
TRACT C	5.33 3.37
TRACT D	7.41 7.41
	22.55 22.55

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0045F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED DECEMBER 28, 2015 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.



001-16844-002
STEPHEN P. WILSON
2240 COUNTRY LANE
SPRINGDALE, AR 72762
72770

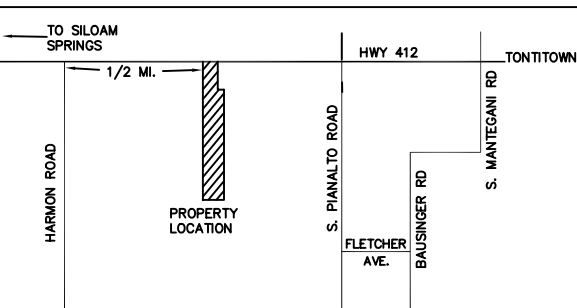
P.O.B. INGRESS, EGRESS & UTILITY EASEMENT EXTENDS TO U.S. HWY. 412

P.O.B. TRACT D
SW CORNER
SW/4 SE/4
SECTION 3
T17N R31W
N=676242.73
E=641534.16

197-03698-000
STEPHEN P. WILSON
2240 COUNTRY LANE
SPRINGDALE, AR 72762

001-16983-000
GEORGE MHOON
P.O. BOX 133
TONTITOWN, AR 72770

VICINITY MAP



CERTIFICATE OF SURVEYING ACCURACY

I, GENE BUESCHER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 1-28-16

PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1181

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

SIGNED: _____
MAYOR, CITY OF TONTITOWN

SIGNED: _____
CITY CLERK, 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.

SIGNED: _____ DATE: _____
JOAN E. MUSSINO - TRUSTEE OF JOAN E. MUSSINO REV. TRUST (TRACT A)
SOURCE OF TITLE: BOOK 2015, PAGE 9287

SIGNED: _____ DATE: _____
JOHN BRIGHT (TRACT B)

SIGNED: _____ DATE: _____
DENA BRIGHT (TRACT B)
SOURCE OF TITLE: BOOK 2008, PAGE 2706

SIGNED: _____ DATE: _____
SAM W. MUSSINO - TRUSTEE OF THE MUSSINO FAMILY TRUST (TRACT C)

SIGNED: _____ DATE: _____
APRIL E. MUSSINO - TRUSTEE OF MUSSINO FAMILY TRUST (TRACT C)
SOURCE OF TITLE: BOOK 2008, PAGE 2707

SIGNED: _____ DATE: _____
TIM J. MUSSINO (TRACT D)

SIGNED: _____ DATE: _____
JODI M. MUSSINO (TRACT D)
SOURCE OF TITLE: BOOK 2008, PAGE 2708

STATE OF ARKANSAS
COUNTY OF WASHINGTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY
OF JANUARY, 2016.

NOTARY PUBLIC

SURVEY DESCRIPTION - ORIGINAL TRACT A

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N 3°24'48" E 2557.31 FEET AND S 83°04'59" E 100.18 FEET FROM THE SW CORNER OF SAID SE/4, THENCE S 83°04'59" E 92.98 FEET, THENCE S 83°15'12" E 53.38 FEET, THENCE S 3°24'50" W 602.65 FEET, THENCE S 87°18'28" E 115.30 FEET, THENCE S 3°25'01" E 585.74 FEET, THENCE N 86°35'12" W 261.34 FEET, THENCE N 3°24'48" E 1195.72 FEET TO THE POINT OF BEGINNING, CONTAINING 5.543 ACRES, MORE OR LESS.

SURVEY DESCRIPTION - ORIGINAL TRACT B

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N 3°24'48" E 2557.31 FEET AND S 83°04'59" E 50.09 FEET FROM THE SW CORNER OF THE SE/4 OF SECTION 3, THENCE S 83°04'59" E 50.09 FEET, THENCE S 3°24'48" W 1195.72 FEET, THENCE S 86°35'12" E 261.34 FEET, THENCE S 3°25'01" W 405.74 FEET, THENCE N 86°35'12" W 311.32 FEET, THENCE N 3°24'48" E 1604.52 FEET TO THE POINT OF BEGINNING, CONTAINING 4.274 ACRES, MORE OR LESS.

SURVEY DESCRIPTION - ORIGINAL TRACT C

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S 87°31'27" E 411.31 FEET AND N 3°25'01" E 537.26 FEET FROM THE SW CORNER OF SAID SE/4, THENCE N 86°35'12" W 361.29 FEET, THENCE N 3°24'48" E 405.74 FEET, THENCE S 86°35'12" E 311.32 FEET, THENCE N 3°25'01" E 991.48 FEET, THENCE N 87°18'28" W 115.30 FEET, THENCE N 3°24'50" E 602.65 FEET, THENCE S 83°15'12" E 50.08 FEET, THENCE S 3°24'50" W 549.10 FEET, THENCE S 87°18'28" E 115.31 FEET, THENCE S 3°25'01" W 1447.85 FEET TO THE POINT OF BEGINNING, CONTAINING 5.326 ACRES, MORE OR LESS.

SURVEY DESCRIPTION - ORIGINAL TRACT D

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SE/4, THENCE N 3°24'48" E 2557.31 FEET, THENCE S 83°04'59" E 50.09 FEET, THENCE S 3°24'48" W 2010.26 FEET, THENCE S 86°35'12" E 361.29 FEET, THENCE S 3°25'01" W 537.26 FEET, THENCE N 87°31'27" W 411.31 FEET TO THE POINT OF BEGINNING, CONTAINING 7.414 ACRES, MORE OR LESS.

SURVEY DESCRIPTION - TRACT A

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STATE MONUMENT AT THE SW CORNER OF THE SW/4 OF SAID SE/4, THENCE N 3°24'47" E 2557.25 FEET ALONG THE WEST LINE OF SAID SE/4 TO A RIGHT-OF-WAY MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HWY. 412, THENCE ALONG SAID RIGHT-OF-WAY S 83°10'08" E 50.04 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 83°10'08" E 246.62 FEET, THENCE LEAVING SAID RIGHT-OF-WAY S 3°24'50" W 549.21 FEET, THENCE THENCE S 87°18'09" E 115.28 FEET, THENCE S 3°24'55" W 636.21 FEET, THENCE N 86°36'15" W 361.33 FEET, THENCE N 3°24'33" E 1198.78 FEET TO THE POINT OF BEGINNING, CONTAINING 8.40 ACRES, AND HAVING BENEFIT OF AN INGRESS, EGRESS & UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE/4 OF THE SW/4, THENCE N 3°24'47" E 443.95 FEET TO THE POINT OF BEGINNING, THENCE N 3°24'47" E 2113.35 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HWY. 412, THENCE ALONG SAID RIGHT-OF-WAY S 83°10'08" W 50.04 FEET, THENCE S 3°24'33" W 2010.27 FEET, THENCE S 86°35'33" W 49.90 FEET, THENCE S 3°24'47" W 100.00 FEET, THENCE N 86°35'33" W 100.00 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION - TRACT B

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STATE MONUMENT AT THE SW CORNER OF THE SW/4 OF SAID SE/4, THENCE N 3°24'47" E 543.95 FEET ALONG THE WEST LINE OF SAID SE/4, THENCE S 86°35'33" E 50.10 FEET, THENCE N 3°24'33" E 405.77 FEET TO THE POINT OF BEGINNING, THENCE S 86°35'26" E 361.29 FEET, THENCE N 3°24'55" E 405.83 FEET, THENCE N 86°36'15" W 361.33 FEET, THENCE S 3°24'33" W 405.75 FEET TO THE POINT OF BEGINNING, CONTAINING 3.37 ACRES, AND HAVING BENEFIT OF AN INGRESS, EGRESS & UTILITY EASEMENT TO U.S. HWY. 412 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE/4 N 3°24'47" E 443.95 FEET TO THE POINT OF BEGINNING, THENCE N 3°24'47" E 2113.35 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HWY. 412, THENCE ALONG SAID RIGHT-OF-WAY S 83°10'08" W 50.04 FEET, THENCE S 3°24'33" W 2010.27 FEET, THENCE S 86°35'33" E 49.90 FEET, THENCE S 3°24'47" W 100.00 FEET, THENCE N 86°35'33" W 100.00 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION - TRACT C

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STATE MONUMENT AT THE SW CORNER OF THE SW/4 OF SAID SE/4, THENCE N 3°24'47" E 543.95 FEET ALONG THE WEST LINE OF SAID SE/4, THENCE S 86°35'33" E 50.10 FEET TO THE POINT OF BEGINNING, THENCE N 3°24'33" E 405.77 FEET, THENCE S 86°35'26" E 361.29 FEET, THENCE N 3°25'18" W 405.76 FEET, THENCE N 86°35'33" W 361.20 FEET TO THE POINT OF BEGINNING, CONTAINING 3.37 ACRES, AND HAVING BENEFIT OF AN INGRESS, EGRESS & UTILITY EASEMENT TO U.S. HWY. 412 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE/4 N 3°24'47" E 443.95 FEET TO THE POINT OF BEGINNING, THENCE N 3°24'47" E 2113.35 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HWY. 412, THENCE ALONG SAID RIGHT-OF-WAY S 83°10'08" W 50.04 FEET, THENCE S 3°24'33" W 2010.27 FEET, THENCE S 86°35'33" E 49.90 FEET, THENCE S 3°24'47" W 100.00 FEET, THENCE N 86°35'33" W 100.00 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION - TRACT D

PART OF THE SE/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STATE MONUMENT AT THE SW CORNER OF THE SW/4 OF SAID SE/4, THENCE N 3°24'47" E 2557.25 FEET ALONG THE WEST LINE OF SAID SE/4 TO A RIGHT-OF-WAY MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HWY. 412, THENCE ALONG SAID RIGHT-OF-WAY S 83°10'08" E 50.04 FEET, THENCE S 3°24'48" W 2010.30 FEET, THENCE S 86°35'33" E 361.20 FEET, THENCE S 3°24'48" W 537.20 FEET, THENCE N 87°32'01" W 411.35 FEET ALONG THE SOUTH LINE OF SAID SE/4 TO THE POINT OF BEGINNING, CONTAINING 7.41 ACRES, AND SUBJECT TO AN INGRESS, EGRESS & UTILITY EASEMENT TO U.S. HWY. 412 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE/4 OF THE SW/4, THENCE N 3°24'47" E 443.95 FEET TO THE POINT OF BEGINNING, THENCE N 3°24'47" E 2113.35 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HWY. 412, THENCE ALONG SAID RIGHT-OF-WAY S 83°10'08" W 50.04 FEET, THENCE S 3°24'33" W 2010.27 FEET, THENCE S 86°35'33" E 49.90 FEET, THENCE S 3°24'47" W 100.00 FEET, THENCE N 86°35'33" W 100.00 FEET TO THE POINT OF BEGINNING.

PROPERTY LINE ADJUSTMENT SURVEY

JOAN E MUSSINO REV. TRUST
JOHN & DENA BRIGHT
SAM & APRIL MUSSINO FAMILY TRUST
TIM J MUSSINO & JODI M MUSSINO

SURVEY 1, INC.

2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.L.S. #1181

W.O. 15229

DRAWN BY: GEB

DATE: JAN. 13, 2016

REVISION BLOCK

1/13/16 ADDED ELECTRIC LINE EASEMENT.
EXTENDED INGRESS & EGRESS SOUTH TO ALLOW TURNAROUND.
DREW UTILITY EASEMENT ON SOUTH SIDE OF HWY. R/W.
CHANGED BOUNDARY LINE TO PROPERTY LINE.