



830-37791-000
PAVIG, BERNARD D & VERNIA I
4045 EASTLYN AVE
15719 Brook Forest Dr
Houston, TX 77059-6401
ZONED R-3

830-37790-002
ROSS, DANIEL TRUST THE RICHARD P JR
4045 EASTLYN AVE
617 W BAKER AVE
SPRINGDALE, AR 72762
ZONED R-3

BASIS OF BEARINGS: ARKANSAS-NORTH STATE PLANE GRID

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OFF, PLATED 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.

DATE OF EXECUTION: JAN. 28, 2016

SIGNED: _____

SIGNED: _____

SOURCE OF TITLE: BOOK 1996, PAGE 81337

STATE OF ARKANSAS
COUNTY OF WASHINGTON
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY
JANUARY, 2016.

NOTARY PUBLIC _____

830-37785-003
SSANOTTO, TONY BYPASS TRUST
SPRINGDALE, AR 72770
ZONED R-3

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 TONTTOWN 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.

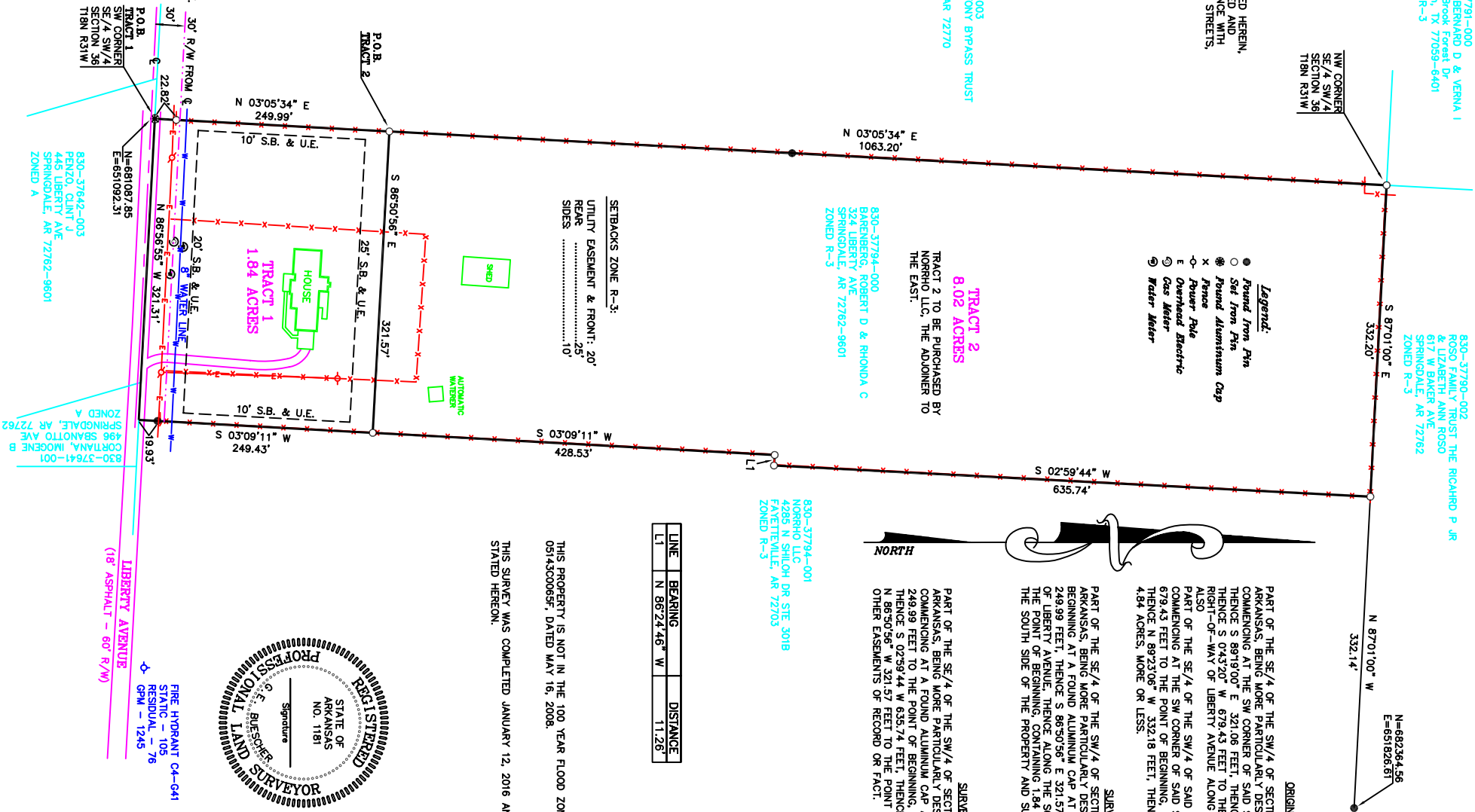
DATE OF EXECUTION: _____
SIGNED: _____
TONTTOWN PLANNING COMMISSION
SIGNED: _____
MAYOR, CITY OF TONTTOWN
SIGNED: _____
CITY CLERK, CITY OF TONTTOWN _____

TRACT ACREAGE BEFORE & AFTER ADJUSTMENT			
TRACT 1	0.00	1.84	
TRACT 2	0.00	8.02	
ORIGINAL	9.86	9.86	

NOTES:

1. NO WETLANDS ON THIS PROJECT
2. NO OCCURRENCES OF PREVIOUS OVERFLOW PROBLEMS ON SITE
3. THERE ARE NO KNOWN EXISTING FLOODING PROBLEMS ON SITE OR WITHIN ANY ADJACENT AREAS OF THIS PROJECT
4. THERE ARE NO KNOWN WATER WELLS, SLUDS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS & UNDERGROUND STRUCTURES WITHIN THE PROJECT.

SETBACKS ZONE R-3:
UTILITY EASEMENT & FRONT: 20'
REAR:25'
SIDES:10'



ORIGINAL DESCRIPTION - WD. 96081337

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW 1/4, THENCE S 89°19'00" E, 1330.13 FEET TO THE POINT OF BEGINNING, THENCE S 89°19'00" E, 321.06 FEET, THENCE N 0°43'20" E, 677.91 FEET, THENCE N 89°02'45" W, 321.06 FEET, THENCE S 0°43'20" W, 679.43 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF LIBERTY AVENUE ALONG THE SOUTH BOUNDARY THEREOF.
ALSO
PART OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 36, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW 1/4, THENCE S 89°19'00" E, 1330.13 FEET, THENCE N 0°43'20" E, 679.43 FEET TO THE POINT OF BEGINNING, THENCE S 89°02'45" E, 332.35 FEET, THENCE N 0°42'35" E, 635.77 FEET, THENCE N 89°23'08" W, 332.18 FEET, THENCE S 0°43'20" W, 633.81 FEET TO THE POINT OF BEGINNING, CONTAINING 4.84 ACRES, MORE OR LESS.

SURVEY DESCRIPTION - TRACT 1

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND ALUMINUM CAP AT THE SW CORNER OF SAID SE 1/4 OF THE SW 1/4, THENCE N 03°05'34" E, 249.99 FEET, THENCE S 86°50'56" E, 321.57 FEET, THENCE S 03°09'11" W, 249.43 FEET TO THE APPROXIMATE CENTER OF LIBERTY AVENUE. THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4 N 86°56'55" W, 321.31 FEET TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES AND SUBJECT TO THE RIGHT OF WAY OF LIBERTY AVENUE ALONG THE SOUTH SIDE OF THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

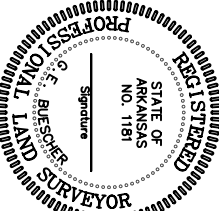
SURVEY DESCRIPTION - TRACT 2

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND ALUMINUM CAP AT THE SW CORNER OF SAID SE 1/4 OF THE SW 1/4, THENCE N 03°05'34" E, 249.99 FEET TO THE POINT OF BEGINNING, THENCE N 03°05'34" E, 1063.20 FEET, THENCE S 87°01'00" E, 332.20 FEET, THENCE S 02°59'44" W, 635.74' FEET, THENCE S 03°09'11" W, 428.53' FEET TO THE POINT OF BEGINNING, CONTAINING 8.02 ACRES AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

LINE	BEARING	DISTANCE
L1	N 86°24'46" W	11.26'

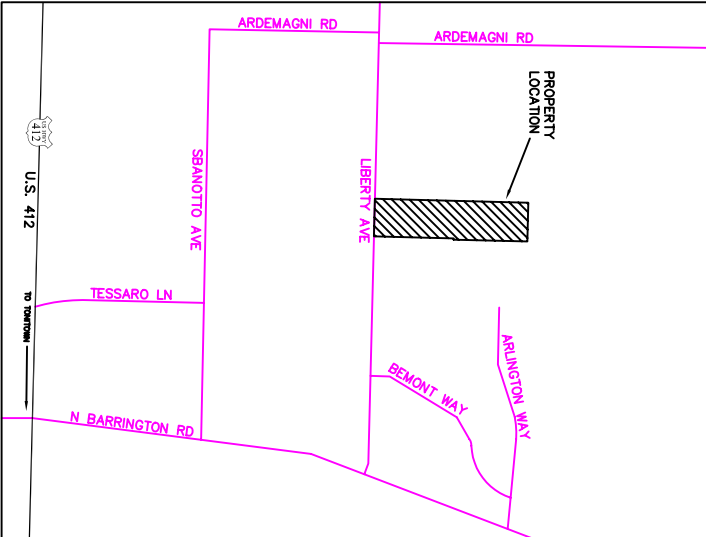
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 0814300065, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED JANUARY 12, 2016 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.



- Legend:**
- Found Iron Pin
 - Set Iron Pin
 - ⊗ Found R/W Monument
 - ⊗ Found State Monument
 - ⊗ Fence
 - ⊗ Power Pole
 - ⊗ Power Pole
 - ⊗ Power Pole
 - ⊗ Power Pole
 - ⊗ Overhead Electric
 - ⊗ Electric Box
 - ⊗ Gas Line
 - ⊗ Gas Meter
 - ⊗ Water Meter
 - ⊗ Fire Hydrant
 - ⊗ Overhead Electric
 - ⊗ Sub

VICINITY MAP



CONTACT INFORMATION:

ROBERT & RHONDA BARENBERG
324 LIBERTY AVE
SPRINGDALE, AR 72762-9601
479-601-7512

TONTTOWN PLANNING
201 E. HENRI DE TONT BLVD
TONTTOWN, AR 72770
479-561-2700

SURVEY 1, INC.
2620 MELODY LANE
SPRINGDALE, AR 72762
479-750-1608

INCIDENTAL SUBDIVISION

ROBERT & RHONDA BARENBERG

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. 16002

DRAWN BY: MBB

DATE: JAN. 12, 2016