

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6270.4	112.32'	112.17'	N20°53'18"E	107°15'48"

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE V-A/E (SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE FLOOD MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS. MAP NUMBER 0914300109 I, EFFECTIVE DATE MAY 10, 2008.

NOTE:
-PER COX COMMUNICATIONS, ANY RELOCATION OF COX UTILITIES WILL BE AT OWNER'S EXPENSE

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 POSSESSIVE 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".
REGULATION IS MADE TO THE ORIGINAL PLOTTING OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SUSPENSE AND EMPOWERMENT CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE APPEARANCE OF THIS PLAT DOES NOT GUARANTEE SEPTIC APPROVAL.

EASEMENT NOTES:
DISTRIBUTION POWER LINE AGREEMENTS ARE NOT FILED FOR RECORD. EASEMENT WIDTH FOR OVERHEAD DISTRIBUTION POWER LINES IS THIRTY (30) FEET, BEING FIFTEEN (15) FEET EACH SIDE OF THE POWER LINES AS SHOWN ON THIS SURVEY (2011-35107).
AS OF TIME OF REVISIONS, ANY DOCUMENTS RELATED TO THE ABOVE EASEMENTS HAVE NOT BEEN OBTAINED. THE OWNER/DEVELOPER OF THIS PROPERTY MAY BE OBTAINING A CONFORMANCE OF THE EASEMENTS THAT ARE IN PLACE AS SHOWN.

OWNER/DEVELOPER:
PKD INVESTMENTS, LLC
6984 ZAN LOOP
SPRINGDALE, AR 72762
(479) 856-2285

TONTOWN PLANNING INFO:
P.O. BOX 11230
TONTOWN, ARKANSAS 72770
(479) 581-2396

001-17127-000
WILL LEVERINGTON
ZONING: Ag SF Res 1

001-17126-005
CARLTON, JERROD & KRISTIE
ZONING: Ag SF Res 1

001-17120-000
JACK THOMPSON
ZONING: Ag SF Res 1

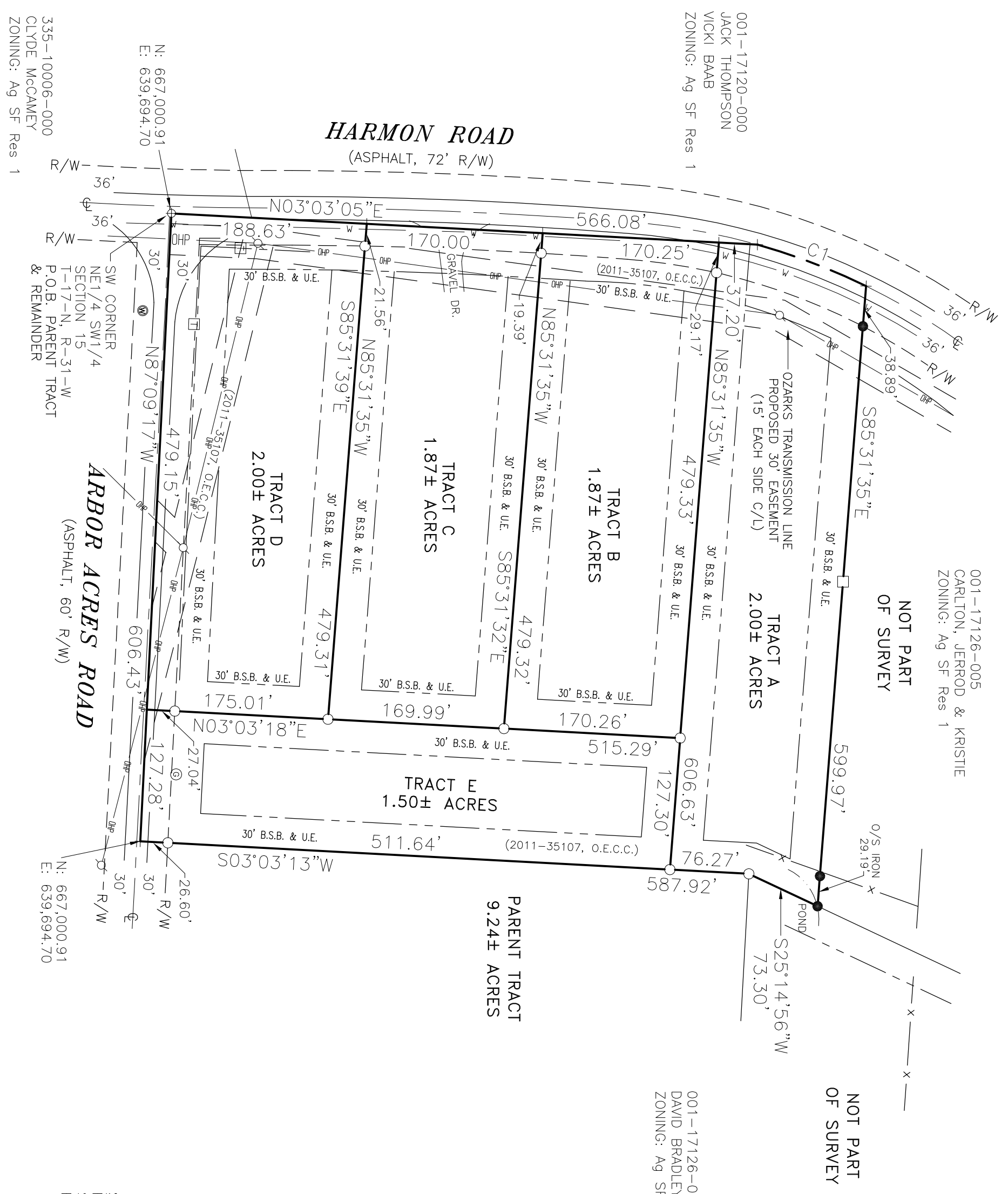
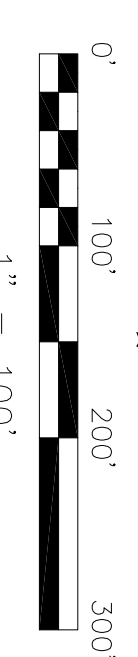
001-17126-000
DAVID BRADLEY
ZONING: Ag SF Res 1

335-10006-000
LITTE, MACKAY
ZONING: Ag SF Res 1

001-17131-000
JASON ROBINSON
ZONING: Ag SF Res 1

163-03457-000
DAVID SIMMONS
ZONING: Ag SF Res 1

163-03456-000
JACK VATES
ZONING: Ag SF Res 1



SEEMARKS
FRONT.....30 FEET + U.E.
SIDE.....30 FEET + U.E.
REAR.....30 FEET + U.E.

BASIS OF BEARINGS: ARKANSAS STATE PLANE
COORDINATE SYSTEM (NORTH ZONE)
CITY OF TONTOWN, ARKANSAS
OS MONUMENTATION (OS 3, OS 6)

STATE LAND SUPERVISOR FILE CODE
500-17N-31W-0-15-310-72-1005

INCIDENTAL SUBDIVISION – MINOR SUBDIVISION

PARENT TRACT = 9.24 ACRES
TRACT 'A' = 2.00 ACRES
TRACT 'B' = 1.87 ACRES
TRACT 'C' = 1.87 ACRES
TRACT 'D' = 2.00 ACRES
TRACT 'E' = 1.50 ACRES

SURVEY DESCRIPTION – TRACT 'A'
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N03°03'05"E 566.08 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN HARMON ROAD AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY OF SAID ROAD BEARS S85°31'35"E 585°31'35"E TO A POINT IN THE CENTER OF HARMON ROAD, SAID POINT BEING ON A 627.04 FOOT CURVE CONCAVE TO THE SOUTHWEST, THENCE NORTHEASTERLY 112.32 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N20°53'18"E 112.17 FEET TO A POINT FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S85°31'35"E 38.89 FEET; THENCE LEAVING SAID CENTERLINE, S85°31'35"E 599.97 FEET TO AN EXISTING IRON REBAR AT THE EDGE OF A POND AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N85°31'35"W 29.19 FEET; THENCE S25°14'56"W 73.30 FEET TO A POINT; THENCE S03°03'13"W 76.27 FEET TO A SET 1/2" IRON REBAR; THENCE N85°31'35"W 606.63 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 2.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARMON ROAD AND ANY OTHER 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 SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N03°03'05"E 568.63 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT IN HARMON ROAD AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S85°31'35"E 19.39 FEET; THENCE N03°03'05"E 170.25 FEET TO A POINT IN SAID ROAD FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S85°31'35"E 29.17 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, S85°31'35"E 479.33 FEET TO A SET 1/2" IRON REBAR; THENCE S03°03'18"W 170.28 FEET TO A SET 1/2" IRON REBAR; THENCE N85°31'35"W 479.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.87 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 1.87 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARMON ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

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CERTIFICATE OF APPROVAL
PURSUANT TO THE TONTOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXPEDITED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.
DATE OF EXECUTION:.....
SIGNED:.....
TONTOWN PLANNING COMMISSION CHAIRMAN

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, DRAyNS, DRAINAGE, ETC., AS SHOWN ON SAID PLAT.
DATE OF EXECUTION:.....
SIGNED:.....
NAME & ADDRESS SOURCE OF TITLE: D.R. PAGE:.....

CERTIFICATE OF SUBDIVISION 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 SURVEYS HAVE BEEN MET.
DATE OF EXECUTION:.....
SIGNED:.....
G. ALAN REID
SHEPHERD
SHEPHERD, ARKANSAS

CERTIFICATE OF RECORDING
THIS DOCUMENT FILED FOR RECORD.....
2016 IN PLAT BOOK NO.....
SIGNED:.....
COURT CLERK

SURVEY DESCRIPTION – PARENT TRACT
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N03°03'05"E 566.08 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A 627.04 FOOT CURVE CONCAVE TO THE SOUTHWEST, THENCE NORTHEASTERLY 112.32 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N20°53'18"E 112.17 FEET TO A POINT FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S85°31'35"E 38.89 FEET; THENCE LEAVING SAID CENTERLINE, S85°31'35"E 599.97 FEET TO AN EXISTING IRON REBAR AT THE EDGE OF A POND AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N85°31'35"W 29.19 FEET; THENCE S25°14'56"W 73.30 FEET TO A POINT; THENCE S03°03'13"W 76.27 FEET TO A SET 1/2" IRON REBAR; THENCE N85°31'35"W 606.63 FEET TO THE POINT OF BEGINNING, CONTAINING 9.24 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS, THE ABOVE DESCRIBED 9.24 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARMON ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

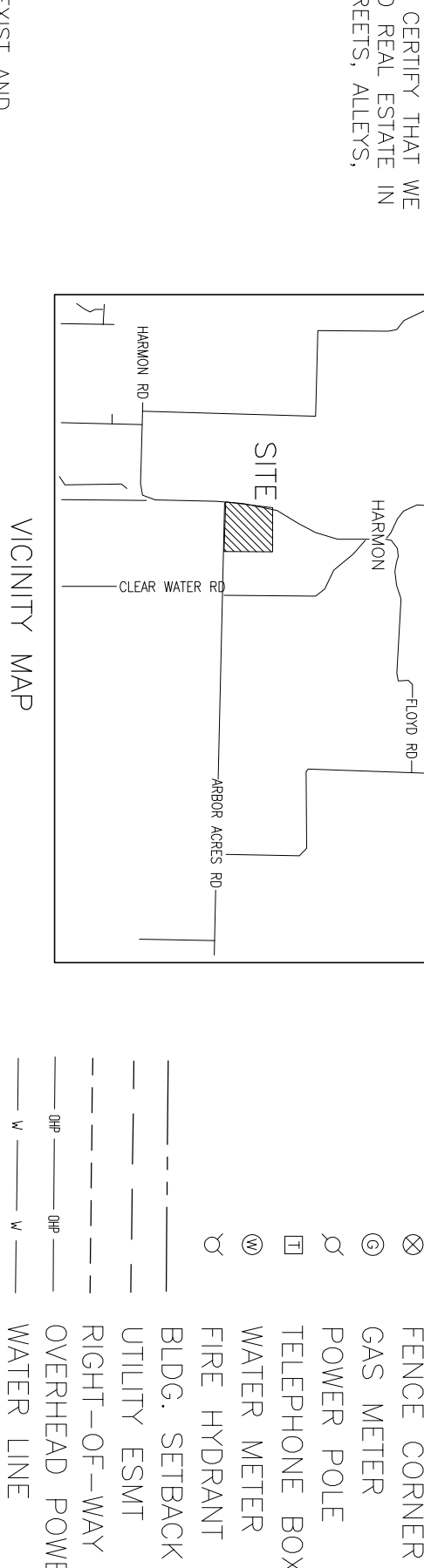
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REVISIONS	DATE	DESCRIPTION	BY
1	6/14/16	REVISIONS	JC

PROPOSED USE: RESIDENTIAL

VICINITY MAP

LEGEND

- SET COTTON SPINDLE
- COMPUTED POINT
- SET 1/2" IRON REBAR
- EXISTING IRON
- EXISTING R.R. SPIKE
- FENCE CORNER POST
- GAS METER
- POWER POLE
- TELEPHONE BOX
- WATER METER
- FIRE HYDRANT
- BLDG. SETBACK
- UTILITY ESMT
- RIGHT-OF-WAY
- OVERHEAD POWER
- WATER LINE
- PROPERTY LINE

PKD INVESTMENTS, LLC
HARMON ROAD
TONTOWN, ARKANSAS

DRRAFTSMAN: JC
DATE: 05/25/2016
CHECKED: -
PROFESSIONAL LAND SURVEYOR: -
SCALE: 1" = 100'
SHEET SIZE: 24" x 36"

INCIDENTAL SUBDIVISION – MINOR SUBDIVISION