

# MINOR SUBDIVISION

RECORDING BLOCK

### Miscellaneous Notes

STATE RECORDING NUMBER:  
500-17N-31W-0-02-320-72-1760

COMPLETED FIELD WORK:  
AUGUST 18, 2016

BASIS OF BEARING:  
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED BOOK 2003 AT PAGE 31929.

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. 05143C0045F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

### Survey Description

PARENT TRACT PARCEL #830-37733-003

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A SET IRON REBAR BEING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°07'16"E 448.40' TO A FOUND RAILROAD SPIKE BEING IN MORSANI AVENUE, THENCE S02°54'30"W 971.04' TO A FOUND 5/8" REBAR, THENCE N87°08'20"W 448.26' TO A SET P/K NAIL BEING IN BAUSINGER ROAD, THENCE N02°53'59"E 971.18' TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 1

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A SET IRON REBAR BEING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°07'16"E 448.40' TO A FOUND RAILROAD SPIKE BEING IN MORSANI AVENUE, THENCE S02°54'30"W 502.34' TO A SET IRON REBAR, THENCE N86°08'49"W 448.39' TO A SET P/K NAIL BEING IN BAUSINGER ROAD, THENCE N02°53'59"E 494.72' TO THE POINT OF BEGINNING AND CONTAINING 5.13 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A SET IRON REBAR BEING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°53'59"W 494.72' TO A SET P/K NAIL BEING IN BAUSINGER ROAD, ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S86°08'49"E 448.39' TO A SET IRON REBAR, THENCE S02°54'30"W 468.70' TO A FOUND 5/8" REBAR, THENCE N87°08'20"W 448.26' TO A SET P/K NAIL BEING IN BAUSINGER ROAD, THENCE N02°53'59"E 476.46' TO THE POINT OF BEGINNING AND CONTAINING 4.87 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### 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: \_\_\_\_\_ SIGNED: \_\_\_\_\_

NAME & ADDRESS: \_\_\_\_\_

SOURCE OF TITLE: D.R. \_\_\_\_\_

PAGE \_\_\_\_\_

### CERTIFICATE OF SURVEYING ACCURACY

I, \_\_\_\_\_ HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A 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: \_\_\_\_\_

SIGNED: \_\_\_\_\_

REGISTERED LAND SURVEYOR

NO. \_\_\_\_\_

STATE OF ARKANSAS

### 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 EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

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

SIGNED: \_\_\_\_\_

CHAIRMAN, TONTITOWN PLANNING COMMISSION

SIGNED: \_\_\_\_\_

RECORDER / TREASURER, CITY OF TONTITOWN

SIGNED: \_\_\_\_\_

MAYOR, CITY OF TONTITOWN

### Zoning & Setback Information

ZONING: RESIDENTIAL/SINGLE-FAMILY 3

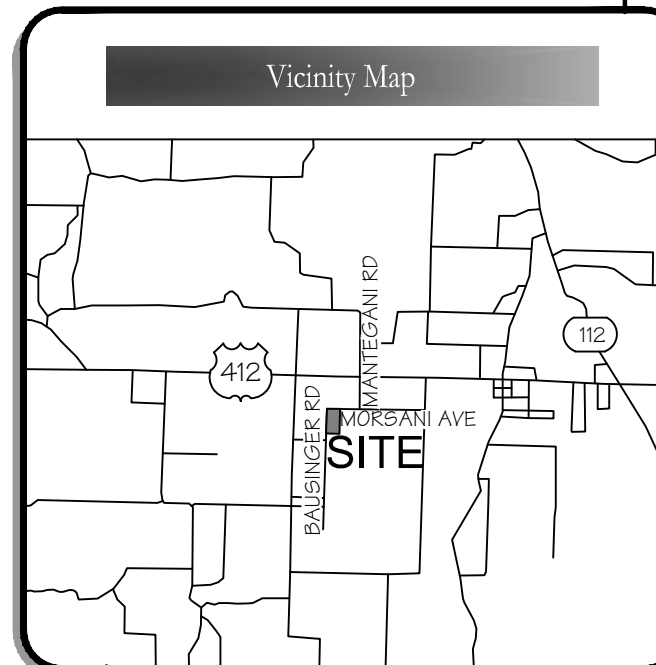
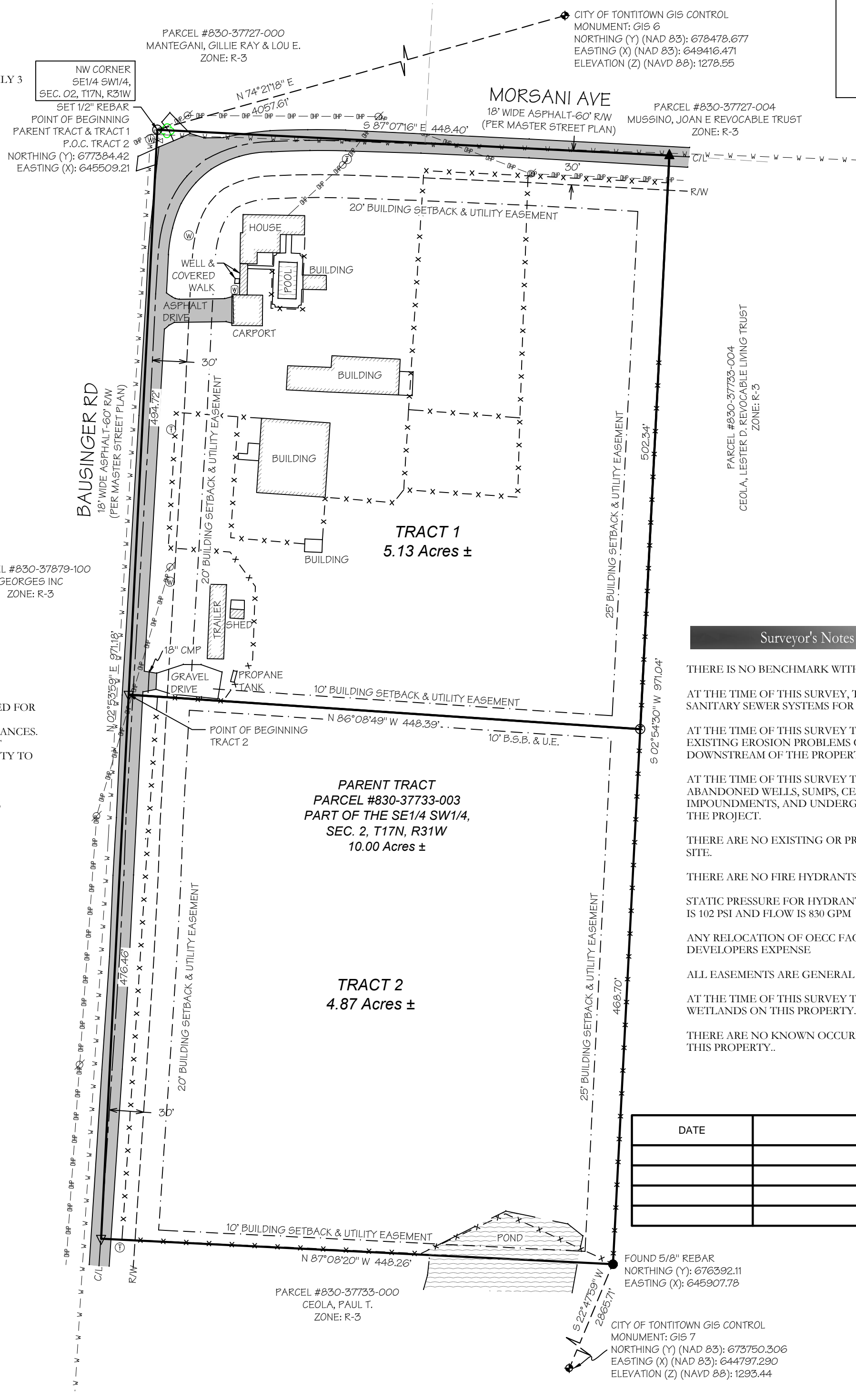
SETBACKS:  
FRONT: 20'  
SIDE: 10'  
REAR: 25'

### Legend of Symbols & Abbreviations

- BOUNDARY LINE
- - - CENTERLINE OF ROAD
- - - RIGHT-OF-WAY
- x - x - FENCE
- - - BUILDING SET BACK
- - - OVERHEAD POWER LINE
- - - WATER LINE
- FOUND 5/8" REBAR
- SET 1/2" REBAR
- △ SET P/K NAIL
- ⊕ RAILROAD SPIKE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ WATER VALVE
- ⊙ YARD HYDRANT
- ⊙ 12" MAPLE TREE
- ⊙ GIS MONUMENT
- ⊙ POINT OF COMMENCEMENT
- ⊙ BUILDING SETBACK
- ⊙ UTILITY EASEMENT

THIS MINOR SUBDIVISION HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF TONTITOWN ZONING AND PLANNING ORDINANCES. OVERSIGHT OF ANY REGULATIONS DOES NOT RELIEVE THE OWNER OF THEIR RESPONSIBILITY TO COMPLY WITH ALL REGULATIONS.

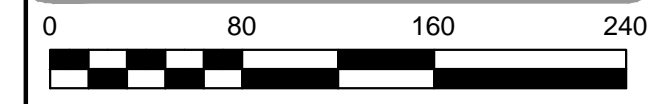
TERRY W. CARPENTER, P.E.  
TONTITOWN CITY ENGINEER, AUGUST 29, 2016



### 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



1 INCH = 80 FEET

### Surveyor's Notes

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

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

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.

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY

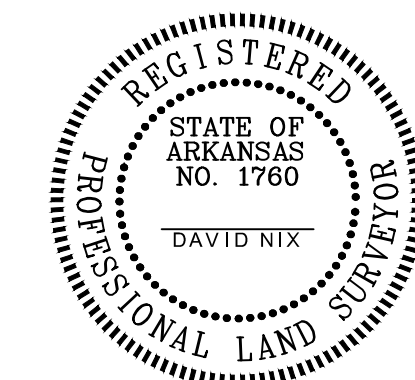
STATIC PRESSURE FOR HYDRANTS ON AVAILABLE WATER LINE IS 102 PSI AND FLOW IS 830 GPM

ANY RELOCATION OF OECC FACILITIES WILL BE AT THE DEVELOPERS EXPENSE

ALL EASEMENTS ARE GENERAL UTILITY EASEMENTS

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

THERE ARE NO KNOWN OCCURRENCES OF OVERFLOW ON THIS PROPERTY..



I DAVID NIX, ARKANSAS REGISTERED PROFESSIONAL SURVEYOR NO. 1760, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND THIS DRAWING ACCURATELY REFLECTS MONUMENTS, BOTH FOUND AND SET DURING THE COURSE OF THE SURVEY, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

**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:
TKS 08-22-2016	D.N.	W.A.

COUNTY & STATE:	JOB NUMBER:
WASHINGTON COUNTY, ARKANSAS	16-1186

LOCATION:  
400 BAUSINGER RD SPRINGDALE, AR

**CLETUS & JOYCE CEOLA**  
MINOR SUBDIVISION

DATE	REVISION