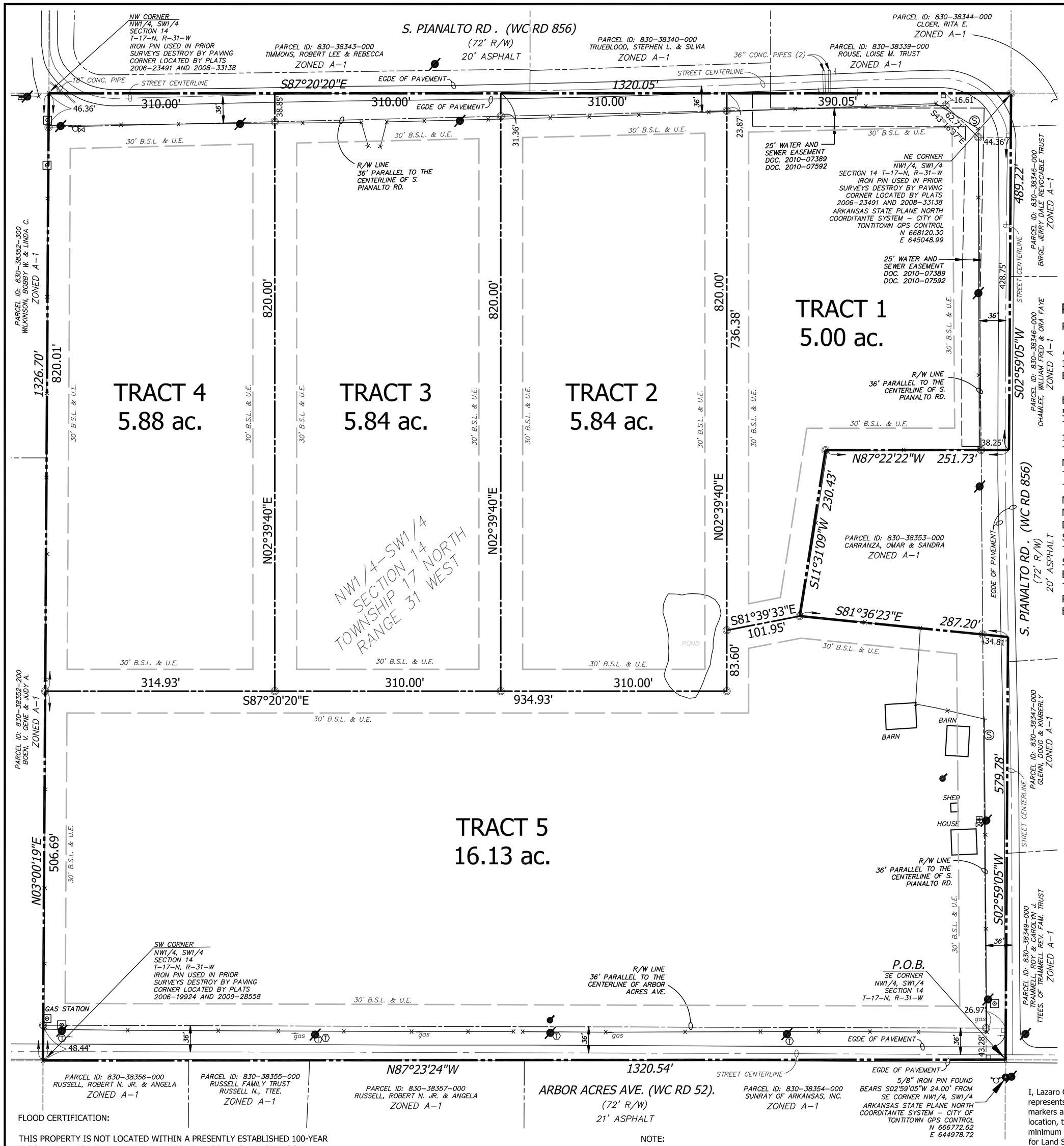

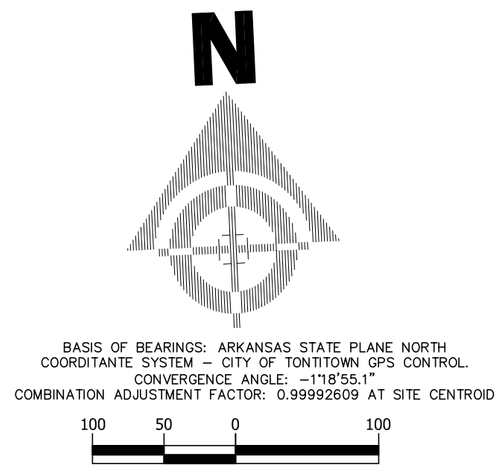

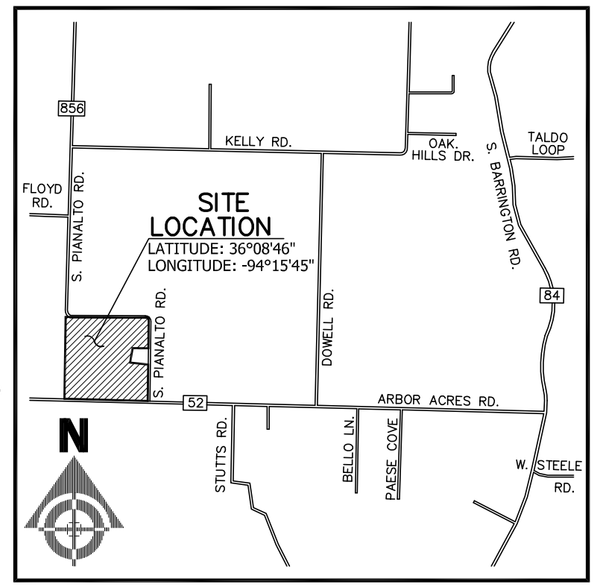

VICINITY MAP

NOT TO SCALE

PARCEL NO. 830-38352-000

PARENT TRACT DESCRIPTION:

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID NW1/4 OF THE SW1/4 A 5/8" IRON PIN FOUND BEARS S02°59'05"W 24.00'; THENCE ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 N87°23'24"W 1320.54 FEET TO THE SW CORNER OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE SW1/4 N03°00'19"E 1326.70 FEET TO THE NW CORNER OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4 S87°20'20"E 1320.05 FEET TO THE NE CORNER OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID NW1/4 OF THE SW1/4 S02°59'05"W 489.22 FEET; THENCE DEPARTING SAID EAST LINE N87°22'22"W 251.73 FEET; THENCE S11°31'09"W 230.43 FEET; THENCE S81°36'23"E 287.20 FEET TO THE EAST LINE OF SAID NW1/4 OF THE SW1/4; THENCE ALONG SAID EAST LINE S02°59'05"W 579.78 FEET TO THE POINT OF BEGINNING, CONTAINING 38.69 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF S. PIANALTO RD., SUBJECT TO THE RIGHT-OF-WAY OF ARBOR ACRES AVE., AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE
- IRON PIN FOUND
- 1/2" IRON PIN SET PS 1380
- UTILITY POLE
- GUY WIRE
- GAS METER
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- SANITARY SEWER MANHOLE
- SIGN

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 & Address:_____

Source of Title: D.R. _____

Page _____

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: _____

Mayor, City of Tontitown

Signed: _____

Recorder / Treasurer, City of Tontitown

Page _____

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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 POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

OWNER:

VICTORY CHURCH NWA, INC.
P.O. BOX 6264
SPRINGDALE, AR 72766

STATE RECORDING NUMBER: 500-17N-31W-0-14-340-72-1380

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
259 BRIGHT ROAD - CAVE SPRINGS, AR - 72718

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0045F
REVISED DATE: MAY 16, 2008

NOTE:

35' RIGHT-OF-WAY ALONG S. PIANALTO ROAD GRANTED BY DOCUMENTS 2010-06680, 2010-07388 AND 2013-12920 SUPERSEDED BY CITY OF TONTITOWN REGULATION FOR MINOR ARTERIAL STREETS OF 72 FEET RIGHT-OF-WAY.

A-1 ZONING BUILDING SETBACK TABLE		
FRONT	SIDE	REAR
30'	30'	30'

I, Lazaro G. Paya, 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. 1380
State of Arkansas

TRACT SPLIT

A PART OF THE NW1/4 OF THE SW1/4 SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST TONTITOWN, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR: VICTORY CHURCH NWA, INC.		
DRAWN BY: LP	SCALE: 1" = 100'	DATE: November 3, 2016
REVISED: LP	DWG: 16003_SPLIT	SHEET: 1 OF: 1