BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

0' 100' 200' 300'

1 INCH = 100 FEET

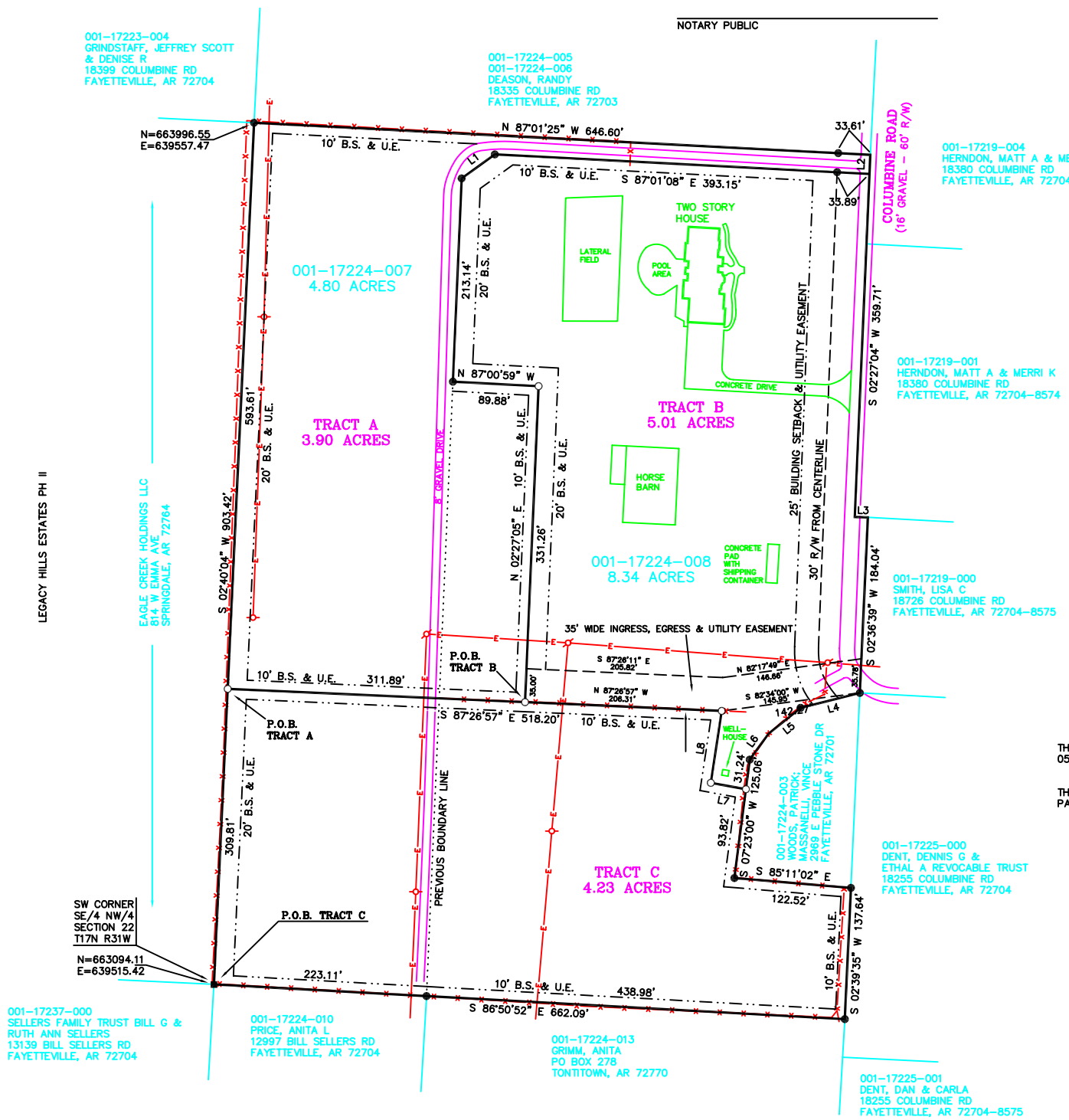
TRACT ACREAGE BEFORE & AFTER ADJUSTMENT

TRACT A	4.80	3.90
TRACT B	8.34	5.01
TRACT C	0.00	4.23
	13.14	13.14

LINE	BEARING	DISTANCE
L1	N 54°09'00" E	42.87'
L2	N 02°27'04" E	20.06'
L3	S 88°41'47" E	13.68'
L4	S 75°49'17" W	64.07'
L5	S 51°03'33" W	43.30'
L6	S 35°57'31" W	33.34'
L7	N 79°42'41" W	37.37'
L8	N 08°37'51" E	76.18'

Legend:

- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- ■ *Found Stone*
- × *Fence*
- -O- *Power Pole*
- E *Overhead Electric*



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: _____

SIGNED: _____

SOURCE OF TITLE: BOOK 2005, PAGE 31759 (ORIGINAL TRACT A)
SOURCE OF TITLE: BOOK 2006, PAGE 18682 (ORIGINAL TRACT B)

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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

_____
NOTARY PUBLIC

NORTH

SURVEY DESCRIPTION – ORIGINAL TRACT A

PART OF THE SE/4 OF THE NW/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF SAID SE/4 OF THE NW/4, THENCE S 86°50'52" E 223.11 FEET, THENCE N 02°27'35" E 857.22 FEET, THENCE N 54°09'00" E 42.87 FEET, THENCE S 87°01'08" E 393.15 FEET, THENCE N 02°27'04" E 20.06 FEET, THENCE N 87°01'25" W 646.60 FEET, THENCE S 02°40'04" W 903.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.80 ACRES AND SUBJECT TO THE RIGHT OF WAY OF COLUMBINE ROAD AND SUBJECT TO A 20 FOOT WIDE ACCESS EASEMENT ALONG THE EAST SIDE OF THE PROPERTY AS SHOWN ON THIS PLAT AND SUBJECT ALSO TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT A

PART OF THE SE/4 OF THE NW/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SE/4 OF THE NW/4, THENCE ALONG THE WEST LINE OF SAID SE/4 OF THE NW/4 N 02°40'04" E 309.81 FEET TO THE POINT OF BEGINNING, THENCE S 87°26'57" E 311.89 FEET, THENCE N 02°27'05" E 331.26 FEET, THENCE N 87°00'59" W 89.88 FEET, THENCE N 02°27'35" E 213.14 FEET, THENCE N 54°09'00" E 42.87 FEET, THENCE S 87°01'08" E 393.15 FEET, THENCE N 02°27'04" E 20.06 FEET, THENCE N 87°01'25" W 646.60 FEET, THENCE S 02°40'04" W 593.61 FEET TO THE POINT OF BEGINNING, CONTAINING 3.90 ACRES AND SUBJECT TO THE RIGHT OF WAY OF COLUMBINE ROAD AND HAVING A 35 FOOT WIDE INGRESS, EGRESS & UTILITY EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID DESCRIBED PROPERTY, THENCE N 2°27'05" E 35.00 FEET, THENCE S 87°26'11" E 205.82 FEET, THENCE N 82°17'49" E 146.66 FEET, THENCE S 2°36'39" W 30.78 FEET, THENCE S 82°34'00" W 145.95 FEET, THENCE N 87°26'57" W 206.31 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – ORIGINAL TRACT B

PART OF THE W/2 OF THE SE/4 OF THE NW/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID W/2 OF THE SE/4 OF THE NW/4, THENCE S 86°50'52" E 223.11 FEET TO THE POINT OF BEGINNING, THENCE N 02°27'35" E 857.22 FEET, THENCE N 54°09'00" E 42.87 FEET, THENCE S 87°01'08" E 393.15 FEET TO COLUMBINE ROAD, THENCE ALONG SAID ROAD S 02°27'04" W 359.71 FEET, THENCE S 88°41'47" E 13.68 FEET, THENCE S 02°36'39" W 184.04 FEET, THENCE S 75°49'17" W 64.07 FEET, THENCE S 51°03'33" W 43.30 FEET, THENCE S 35°57'31" W 33.34 FEET, THENCE S 07°23'00" W 125.06 FEET, THENCE S 85°11'02" E 122.52 FEET, THENCE S 02°39'35" W 137.64 FEET, THENCE N 86°50'52" W 438.98 FEET TO THE POINT OF BEGINNING, CONTAINING 8.34 ACRES AND SUBJECT TO THE RIGHT OF WAY OF COLUMBINE ROAD AND SUBJECT ALSO TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

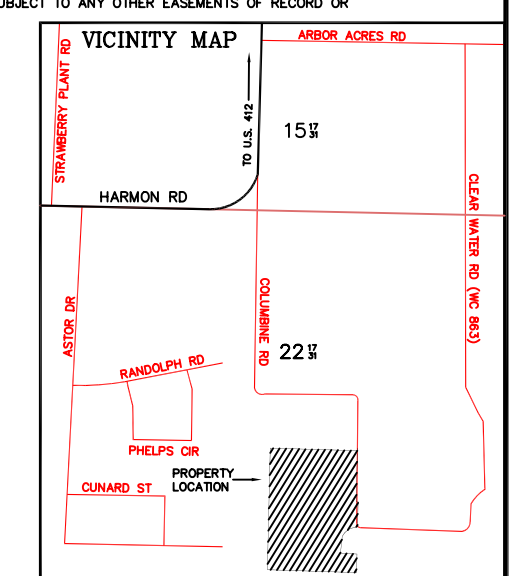
SURVEY DESCRIPTION – TRACT B

PART OF THE SE/4 OF THE NW/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SE/4 OF THE NW/4, THENCE ALONG THE WEST LINE OF SAID SE/4 OF THE NW/4 N 02°40'04" E 309.81 FEET, THENCE S 87°26'57" E 311.89 FEET THE POINT OF BEGINNING, THENCE N 02°27'05" E 331.26 FEET, THENCE N 87°00'59" W 89.88 FEET, THENCE N 02°27'35' E 213.14 FEET, THENCE N 54°09'00" E 42.87 FEET, THENCE S 87°01'08" E 393.15 FEET TO COLUMBINE ROAD, THENCE ALONG SAID ROAD S 02°27'04" W 359.71 FEET, THENCE S 88°41'47" E 13.68 FEET, THENCE S 02°36'39" W 184.04 FEET, THENCE S 75°49'17" W 64.07 FEET, THENCE S 51°03'33" W 43.30 FEET, THENCE S 35°57'31" W 33.34 FEET, THENCE S 07°23'00" W 31.24 FEET, THENCE N 79°42'41" W 37.37 FEET, THENCE N 08°37'51" E 76.18 FEET, THENCE N 87°26'57" W 206.31 TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES AND SUBJECT TO THE RIGHT OF WAY OF COLUMBINE ROAD AND SUBJECT TO A 35 FOOT WIDE INGRESS, EGRESS & UTILITY EASEMENT DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID DESCRIBED PROPERTY, THENCE N 2°27'05" E 35.00 FEET, THENCE S 87°26'11" E 205.82 FEET, THENCE N 82°17'49" E 146.66 FEET, THENCE S 2°36'39" W 35.78 FEET, THENCE S 82°34'00" W 145.95 FEET, THENCE N 87°26'57" W 206.31 FEET TO THE POINT OF BEGINNING AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT C

PART OF THE SE/4 OF THE NW/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF SAID SE/4 OF THE NW/4, THENCE ALONG THE WEST LINE OF SAID SE/4 OF THE NW/4 N 02°40'04" E 309.81 FEET, THENCE S 87°26'57 E 518.20 FEET, THENCE S 08°37'51' W 76.18 FEET, THENCE S 79°42'41" E 37.37 FEET, THENCE S 07°23'00" W 93.82 FEET, THENCE S 85°11'02' E 122.52 FEET, THENCE S 02°39'35" W 137.64 FEET TO THE SOUTH LINE OF SAID SE/4 OF THE NW/4, THENCE ALONG SAID SOUTH LINE N 86°50'52" W 662.09 FEET TO THE POINT OF BEGINNING, CONTAINING 4.23 ACRES AND HAVING A 35 FOOT WIDE INGRESS, EGRESS & UTILITY EASEMENT TO COLUMBINE ROAD WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE NORTH LINE OF SAID DESCRIBED PROPERTY S 87°26'57" E 311.89 FEET FROM THE NW CORNER OF SAID DESCRIBED PROPERTY, THENCE N 2°27'05" E 35.00 FEET, THENCE S 87°26'11" E 205.82 FEET, THENCE N 82°17'49" E 146.66 FEET, THENCE S 2°36'39" W 35.78 FEET, THENCE S 82°34'00" W 145.95 FEET, THENCE N 87°26'57" W 206.31 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

NOTES:
1. NO WETLANDS ON THIS PROJECT
2. NO OCCURRENCES OF PREVIOUS OVERFLOW PROBLEMS ON SITE
3. THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON SITE OR WTHIN 100 FEET DOWNSTREAM OF THE PROPERTY.
4. THERE ARE NO KNOWN WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS & UNDERGROUND STRUCTURES WITHIN THE PROJECT.
5. THERE ARE NO FIRE HYDRANTS NEAR TO THE PROPERTY.



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: _____

_____
PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1181

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1181
Signature
G. E. BUESCHER

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 JUNE 10, 2016 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

500-17N-31W-0-22-420-72-1181

CONTACT INFORMATION:

BILLY COFFMAN
18385 COLUMBINE RD
P.O. BOX 6271
SPRINGDALE, AR 72766
PH 479-409-5655

SURVEY 1, INC.
2620 MELODY LANE
SPRINGDALE, AR 72762
PH 479-361-2700
gene.survey1@att.net

TONTITOWN PLANNING
201 E HENRY DE TONTI BLVD.
TONTITOWN, AR 72762
PH 479-361-2700

REVISION BLOCK	
6/23/16	CHANGE EASEMENT WIDTH AND ADDED DIMENSIONS

MINOR SUBDIVISION

BILLY & D JEANNE COFFMAN

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. 16143	DRAWN BY: MBB	DATE: JUNE 22, 2016