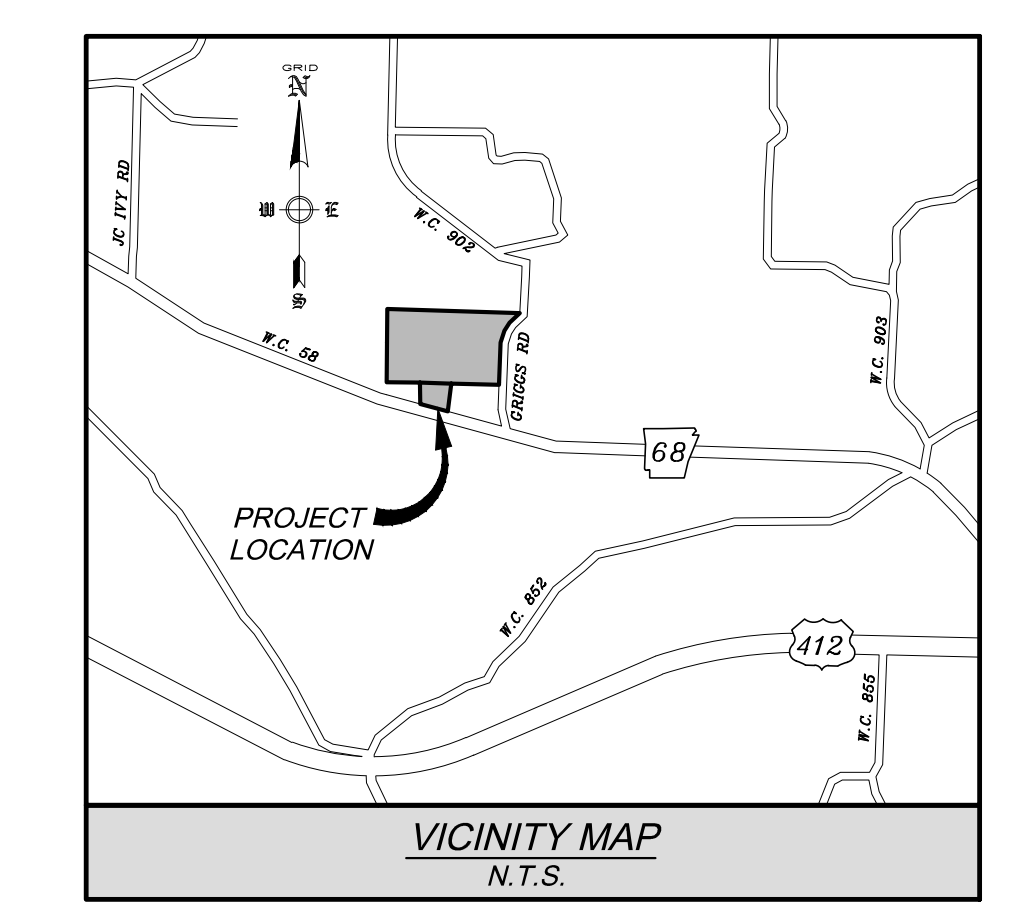


LEGEND	
	PROPERTY LINE
	SECTION LINE
	40 ACRE LINE
	ADJACENT OWNER
	RIGHT-OF-WAY
	SETBACK
	CENTERLINE OF ROAD
	FENCE LINE
	OVERHEAD POWER
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	IPF - IRON PIN FOUND (AS NOTED)
	IPS - IRON PIN SET W/ CAP 'PLS 1156'
	WATER METER
	POWER POLE
	SEWER CLEANOUT
	COMPUTED CORNER



SURVEYOR'S NOTES:
THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN: PARENT TRACT (PARCEL: 001-19330-000) REMAINDER: ONE FOOT IN 734,340 FEET.
PART OF PARENT TRACT (PARCEL: 001-19330-000): ONE FOOT IN 984,300,000 FEET.
TRACT 2: ONE FOOT IN 757,788 FEET.
TRACT 1: ONE FOOT IN 126,254,000 FEET.

FEMA FLOOD PLAIN ZONE:
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X' (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0045 F, PANEL 45 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:
THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- QUITCLAIM DEED:** KATHLEEN AND MICHAEL FLETCHER, DATED JUNE 23, 2008, RECORDED JUNE 24, 2008, DOCUMENT FILE NO. 2008-20850.
- WARRANTY DEED:** MARK AND KATHY LEDINE, DATED SEPTEMBER 4, 2015, RECORDED SEPTEMBER 9, 2015, DOCUMENT FILE NO. 2015-25647.
- PLAT OF SURVEY:** BY ANDERSON SURVEYING, INC., ANTHONY ANDERSON, AR PLS 1272, DATED SEPTEMBER 28, 2005, RECORDED MAY 8, 2006, FILE: 2006-18481.
- PLAT OF SURVEY:** BY ALAN REID & ASSOCIATES, DATED JUNE 27, 2006, RECORDED SEPTEMBER 09, 2005, FILE: 2005-39972.

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, L.P.S. NO. 1156, AR. DATE _____

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: _____
KATHLEEN FLETCHER

SIGNED: _____
MICHAEL FLETCHER

ADDRESS: 21025 GRIGGS ROAD, SPRINGDALE, AR 72762.

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

NOTARY PUBLIC COMMISSION EXPIRES _____

SIGNED: _____
MARK LEDINE

SIGNED: _____
KATHY LEDINE

ADDRESS: 801 CUSTER STREET, PRAIRIE GROVE, AR 72753.

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

NOTARY PUBLIC COMMISSION EXPIRES _____

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: _____
MAYOR, CITY OF TONTITOWN

SIGNED: _____
RECORDER / TREASURY, CITY OF TONTITOWN

OWNERS: MARK & KATHY LEDINE, KATHLEEN & MICHAEL FLETCHER
SURVEYOR: ENGINEERING SERVICES, INC., 1201 S. OLD MISSOURI ROAD, P.O. BOX 282, SPRINGDALE, AR 72762, 16197
WORK ORDER #: N/A - NO BUILDING SETBACKS (ALL OWNERS AND ADJOINING LANDS ARE OUTSIDE THE CITY LIMITS OF TONTITOWN, ARKANSAS AND HAVE NO ZONE DESIGNATION)
ZONING:

SURVEY DESCRIPTION OF PARENT PARCEL NO. 001-19330-000:
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW 1/4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE WEST LINE OF SAID SW 1/4, N02°58'17"E A DISTANCE OF 789.16 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, S87°38'48"E A DISTANCE OF 1424.88 FEET TO A POINT ON THE CENTERLINE OF GRIGGS ROAD; THENCE ALONG SAID CENTERLINE, S37°44'36"W A DISTANCE OF 181.72 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 365.00', AN ARC LENGTH OF 256.76 FEET AND A CHORD BEARING AND DISTANCE OF S19°33'22"W 251.50 FEET TO A POINT; THENCE S01°57'35"E A DISTANCE OF 379.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4, THENCE LEAVING SAID CENTERLINE, N87°40'18"W A DISTANCE OF 1256.43 FEET TO THE POINT OF BEGINNING, CONTAINING 22.80 ACRES (984,812 SQ. FT.), MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF GRIGGS ROAD ON THE EAST SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PART OF PARENT PARCEL NO. 001-19330-000:
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW 1/4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S87°40'18"E A DISTANCE OF 340.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE LEAVING SAID SOUTH LINE, N01°57'35"E A DISTANCE OF 175.10 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S87°40'18"E A DISTANCE OF 317.05 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S01°57'35"W A DISTANCE OF 175.10 FEET TO THE SOUTH LINE OF SAID SW 1/4 AND A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE ALONG SAID SOUTH LINE, N87°40'18"W A DISTANCE OF 317.05 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES (55,522 SQ. FT.), MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION OF THE REMAINDER OF PARENT PARCEL NO. 001-19330-000:
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW 1/4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE WEST LINE OF SAID SW 1/4, N02°58'17"E A DISTANCE OF 789.16 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, S87°38'48"E A DISTANCE OF 1424.88 FEET TO A POINT ON THE CENTERLINE OF GRIGGS ROAD; THENCE ALONG SAID CENTERLINE, S37°44'36"W A DISTANCE OF 181.72 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 256.76 FEET AND A CHORD BEARING AND DISTANCE OF S19°33'22"W 251.50 FEET TO A POINT; THENCE S01°57'35"E A DISTANCE OF 379.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4, THENCE LEAVING SAID CENTERLINE AND ALONG SAID SOUTH LINE, N87°40'18"W A DISTANCE OF 588.61 FEET TO A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE LEAVING SAID SOUTH LINE, N01°57'35"E A DISTANCE OF 175.10 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°40'18"W A DISTANCE OF 317.05 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S01°57'35"W A DISTANCE OF 340.77 FEET TO THE SOUTH LINE OF SAID SW 1/4, THENCE ALONG SAID SOUTH LINE, N87°40'18"W A DISTANCE OF 340.77 FEET TO THE POINT OF BEGINNING, CONTAINING 21.33 ACRES (929,290 SQ. FT.), MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF GRIGGS ROAD ON THE EAST SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION OF TRACT 1:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN NORTH (T-18-N), AND A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN NORTH (T-17-N), ALL IN RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW 1/4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S87°40'18"E A DISTANCE OF 340.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE LEAVING SAID SOUTH LINE, N01°57'35"E A DISTANCE OF 175.10 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S87°40'18"E A DISTANCE OF 317.05 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S01°57'35"W A DISTANCE OF 175.10 FEET TO THE SOUTH LINE OF SAID SW 1/4 AND A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE ALONG SAID SOUTH LINE, N87°40'18"W A DISTANCE OF 257.05 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID SOUTH LINE, S01°57'35"W A DISTANCE OF 228.38 FEET TO A SET IRON PIN WITH CAP 'PLS 1156' ON THE NORTHERLY RIGHT OF WAY LINE OF WEST OLD STATE HIGHWAY 68; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N2°39'21"W A DISTANCE OF 62.23 FEET TO A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE LEAVING SAID RIGHT OF WAY LINE, N01°57'35"E A DISTANCE OF 212.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.57 ACRES (68,743 SQ. FT.), MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PARENT PARCEL NO. 001-16897-003:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 OF THE NW 1/4, SAID POINT BEING A FOUND 3 INCH ALUMINUM MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, S87°40'18"E A DISTANCE OF 380.79 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE CONTINUING ALONG SAID NORTH LINE, S87°40'18"E A DISTANCE OF 60.00 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID NORTH LINE, S01°57'35"W A DISTANCE OF 228.38 FEET TO A SET IRON PIN WITH CAP 'PLS 1156' ON THE NORTHERLY RIGHT OF WAY LINE OF WEST OLD STATE HIGHWAY 68; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N2°39'21"W A DISTANCE OF 258.70 FEET TO A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE LEAVING SAID RIGHT OF WAY LINE, N01°57'35"E A DISTANCE OF 212.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES (70,754 SQ. FT.), MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, SAID POINT BEING A FOUND 3 INCH ALUMINUM MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, S87°40'18"E A DISTANCE OF 420.79 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP 'PLS 1156'; THENCE CONTINUING ALONG SAID NORTH LINE, S87°40'18"E A DISTANCE OF 257.05 FEET TO A FOUND IRON PIN WITH CAP 'PLS 1214'; THENCE LEAVING SAID NORTH LINE, S15°35'22"W A DISTANCE OF 286.93 FEET TO A FOUND IRON PIN WITH CAP (UNREADABLE) ON THE NORTHERLY RIGHT OF WAY LINE OF WEST OLD STATE HIGHWAY 68; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N2°39'21"W A DISTANCE OF 196.47 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID RIGHT OF WAY LINE, N01°57'35"E A DISTANCE OF 228.38 FEET TO THE POINT OF BEGINNING, CONTAINING 1.32 ACRES (57,533 SQ. FT.), MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

RECORDING INFORMATION

REVISION	DATE	DESCRIPTION

MINOR SUBDIVISION FOR MARK LEDINE WASHINGTON COUNTY, ARKANSAS
SCALE: 1"=100' DATE: June 23, 2016 DRAWN BY: RER
ENGINEERING SERVICES, INCORPORATED SPRINGDALE, ARKANSAS

