Miscellaneous Notes

COMPLETED FIELD WORK: JUNE 13, 2016 STATE RECORDING NUMBER: 500-17N-31W-0-23-330-72-1532

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

REFERENCE DOCUMENTS: 1. WARRANTY DEED FILED IN DEED BOOK 2012 AT PAGE 36396. 2. WARRANTY DEED FILED IN DEED BOOK 92 AT PAGE 38990.

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 5/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Survey Descriptions

ADJUSTED PARCEL #394-17264-140 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, RED OAK COUNTRY BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, RED OAK COUNTRY ESTATES PHASE I, SAID POINT BEING A FOUND COTTON PICKER SPINDLE, AND RUNNING THENCE S 17°01'52" W 52.37', THENCE S 06°08'35" W 54.14', THENCE S 01°12'44" E 197.70' TO A SET IRON PIN, THENCE S 83°12'40" W 555.32' TO A SET IRON PIN, THENCE N 15°38'50" E 224.95' TO A FOUND 1/2" REBAR, THENCE N 40°04'16" E 349.16' TO A FOUND 1/2" REBAR, THENCE S 67°36'10" E 306.02' TO THE POINT OF BEGINNING, CONTAINING IN ALL 4.16 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

ADJUSTED PARCEL #394.17264-135

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, RED OAK COUNTRY
ESTATES PHASE I, AND RUNNING THENCE S 17°01'52" W 52.37', S 06°08'35" W 54.14', AND
S 01°12'44" E 197.70' TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN,
AND RUNNING THENCE S 01°12'44" E 67.60', THENCE S 01°29'52" E 102.40', THENCE
S 12°21'29" E 49.80' TO A FOUND 1/2" REBAR, THENCE S 12°08'05" E 301.43' TO A FOUND 1/2"
REBAR, THENCE N 87°02'57" W 744.66' TO A FOUND 1/2" REBAR, THENCE
N 15°34'42" E 424.92' TO A SET IRON PIN, THENCE N 83°12'40" E 555.32' TO THE POINT OF
BEGINNING, CONTAINING IN ALL 6.72 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS
AND RIGHTS OF WAY RECORD.

Survey Description

REVIOUS PARCEL #394.17264.140
OT NUMBER 2 IN BLOCK NUMBERED 2 OF RED OAK COUNTRY ESTATES, SUBDIVISION LYING IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN PON FINAL PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY,

ADJUSTED PARCEL #394-17264-140 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF PREVIOUS PARCEL #394-17264-135
LOT NUMBER 1 IN BLOCK NUMBERED 2 OF RED OAK COUNTRY ESTATES, A SUBDIVISION LYING IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN UPON FINAL PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY,

PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, RED OAK
COUNTRY ESTATES PHASE I, SAID POINT BEING A FOUND COTTON
PICKER SPINDLE, AND RUNNING THENCE S 17°01'52" W 52.37', THENCE
S 06°08'35" W 54.14', THENCE S 01°12'44" E 197.70' TO A SET IRON PIN, THENCE
S 83°12'40" W 555.32' TO A SET IRON PIN, THENCE N 15°38'50" E 224.95' TO A
FOUND 1/2" REBAR, THENCE N 40°04'16" E 349.16' TO A FOUND 1/2" REBAR,
THENCE S 67°36'10" E 306.02' TO THE POINT OF BEGINNING, CONTAINING
IN ALL 4.16 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS
OF WAY RECORD.

ADJUSTED PARCEL #394.17264-135
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS

Legend of Symbols & Abbreviations

PROPERTY LINECENTERLINE OF ROAD

FENCE LINE RIGHT-OF-WAY

SETBACKS:
AS PER FINAL PLAT ON FILE FOR
RED OAK COUNTRY ESTATES, PHASE 1:
SIDE:
REAR:

50' 0'

ZONING: WASHINGTON COUNTY UNINCORPORATED AREAS

Zoning & Setback

Information

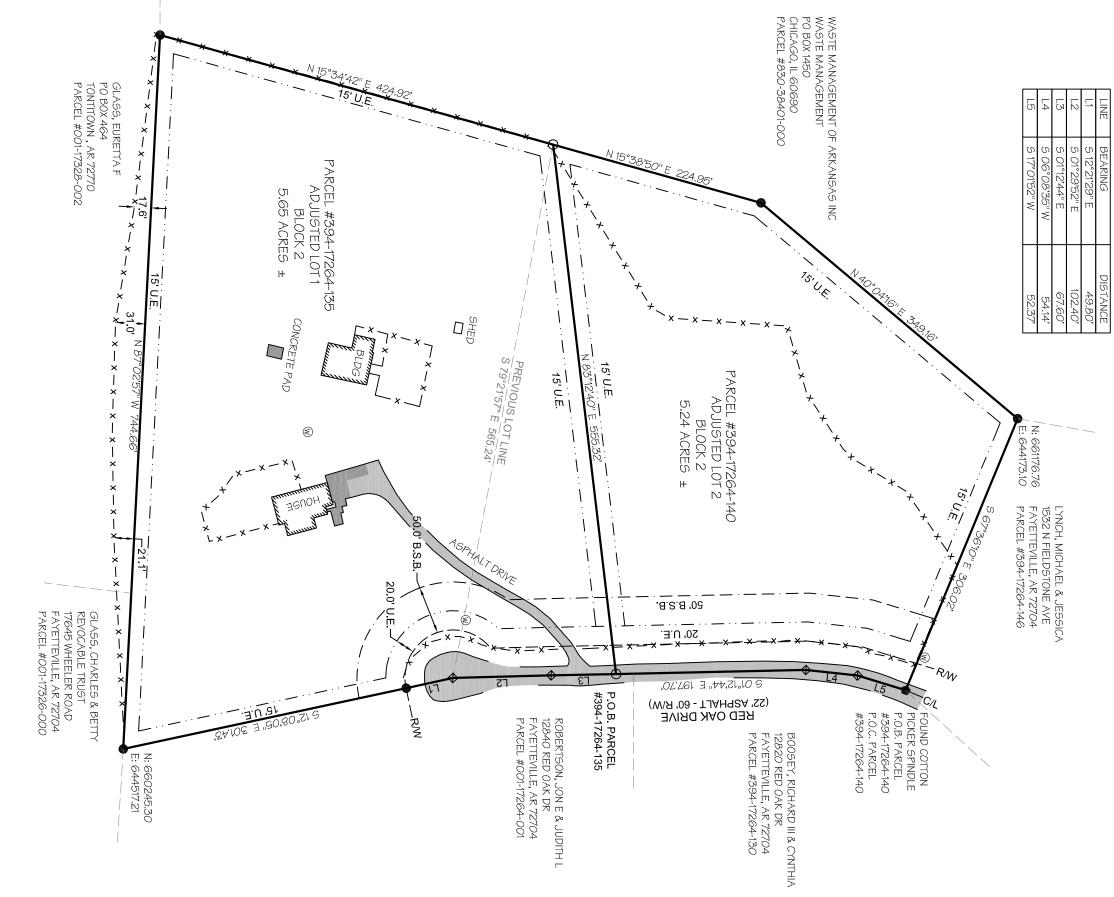
- BUILDING SETBACK
- UTILITY EASEMENT
SET / FOUND 1/2" REBAR
COMPUTED POINT

WATER METER

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, RED OAK COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, RED OAK COUNTRY ESTATES PHASE I, AND RUNNING THENCES 17°01'52" W 52.37', S 06°08'35" W 54.14', AND S 01°12'44" E 197.70' TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE S 01°12'44" E 67.60', THENCE S 01°29'52" E 102.40', THENCE S 12°21'29" E 49.80' TO A FOUND 1/2" REBAR, THENCE S 12°08'05" E 301.43' TO A FOUND 1/2" REBAR, THENCE N 87°02'57" W 744.66' TO A FOUND 1/2" REBAR, THENCE N 15°34'42" E 424.92' TO A SET IRON PIN, THENCE N 83°12'40" E 555.32' TO THE POINT OF BEGINNING, CONTAINING IN ALL 6.72 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

Vicinity Map

²⁹⁸ Ä⊃W



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 HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAN 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

CERTIFICATE OF SURVEY ACCURACY:

CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

SIGNED: REGISTERED LAND SURVEYOR DATE OF EXECUTION:

NO. 1532 STATE OF ARKANSAS

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON

DATE OF EXECUTION

CHAIRMAN, CITY OF TONTITOWN PLANNING COMMISSION

CERTIFICATE OF APPROVAL

PURSUANT TO THE CITY OF TONTITOWNS 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.

SIGNED: CHAIRMAN, TONTITOWN PLANNING COMMISSION

DATE OF EXECUTION:

SIGNED: MAYOR, CITY OF TONTITOWN

SIGNED:
RECORDER / TREASURER, CITY OF TONTITOWN

CERTIFICATE OF RECORDING:

THIS DOCUMENT FILED FOR RECORD THIS DAY OF ______, 2016, IN PLAT BOOK

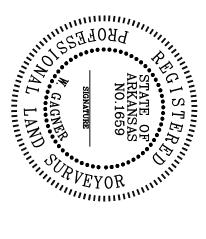
SIGNED:
WASHINGTON COUNTY CIRCUIT CLERK

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





IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

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 № 1534 JH 6-22-16 B.G. 16-855

2851 RED OAK DRIVE FAYETTEVILLE, AR DAVID POWER