

INCIDENTAL SUBDIVISION - MINOR SUBDIVISION

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 ESTATES 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.

DATE OF EXECUTION: 5/20/14
SIGNED: [Signature]
NAME AND ADDRESS: CLEAR CREEK LAND & CATTLE, LLC
SOURCE OF TITLE: D.R.
PAGE:

CERTIFICATE OF SURVEYING ACCURACY:
I, BUCKLEY BLEW, 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: 3/27/2014
SIGNED: [Signature]
BUCKLEY D. BLEW P.L.S. #1532

CERTIFICATE OF APPROVAL:
PURSUANT TO THE TONTTOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL 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: 3-22-2014
SIGNED: [Signature]
TONTOWN PLANNING COMMISSION CHAIRMAN

SIGNED: [Signature]
MAYOR, CITY OF TONTTOWN
SIGNED: [Signature]
RECORDER /TREASURER, CITY OF TONTTOWN

CERTIFICATE OF RECORDING:
THIS DOCUMENT FIELD FOR RECORD NO. _____ DAY, 2014 IN PLAT BOOK NO. _____ PAGE _____
SIGNED: _____
CIRCUIT CLERK

Doc ID: 015735870001 Type: REL
Kind: SURVEY
Recorded: 05/23/2014 at 10:19:42 AM
Fee Amt: \$15.00 Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk
File 2014-00012580

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 75°28'01" W | 329.30' |
| L2 | S 72°49'02" W | 244.86' |
| L3 | S 74°27'47" W | 233.09' |
| L4 | S 76°10'31" W | 149.27' |
| L5 | S 75°56'23" W | 240.00' |
| L6 | N 83°25'10" E | 63.93' |
| L7 | S 06°34'50" E | 99.90' |
| L8 | S 83°25'10" W | 65.61' |
| L9 | N 02°46'44" E | 119.37' |

Miscellaneous Notes

STATE RECORDING NUMBER: 500-17N-30W-0-19-110-1532
COMPLETED FIELD WORK: MARCH 27, 2014
BASIS OF BEARING: ARKANSAS STATE PLANE, NORTH ZONE, NAD83.

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2006 AT PAGE 39839.
2. SURVEY PLAT FILED IN PLAT BOOK 24 AT PAGE 33.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

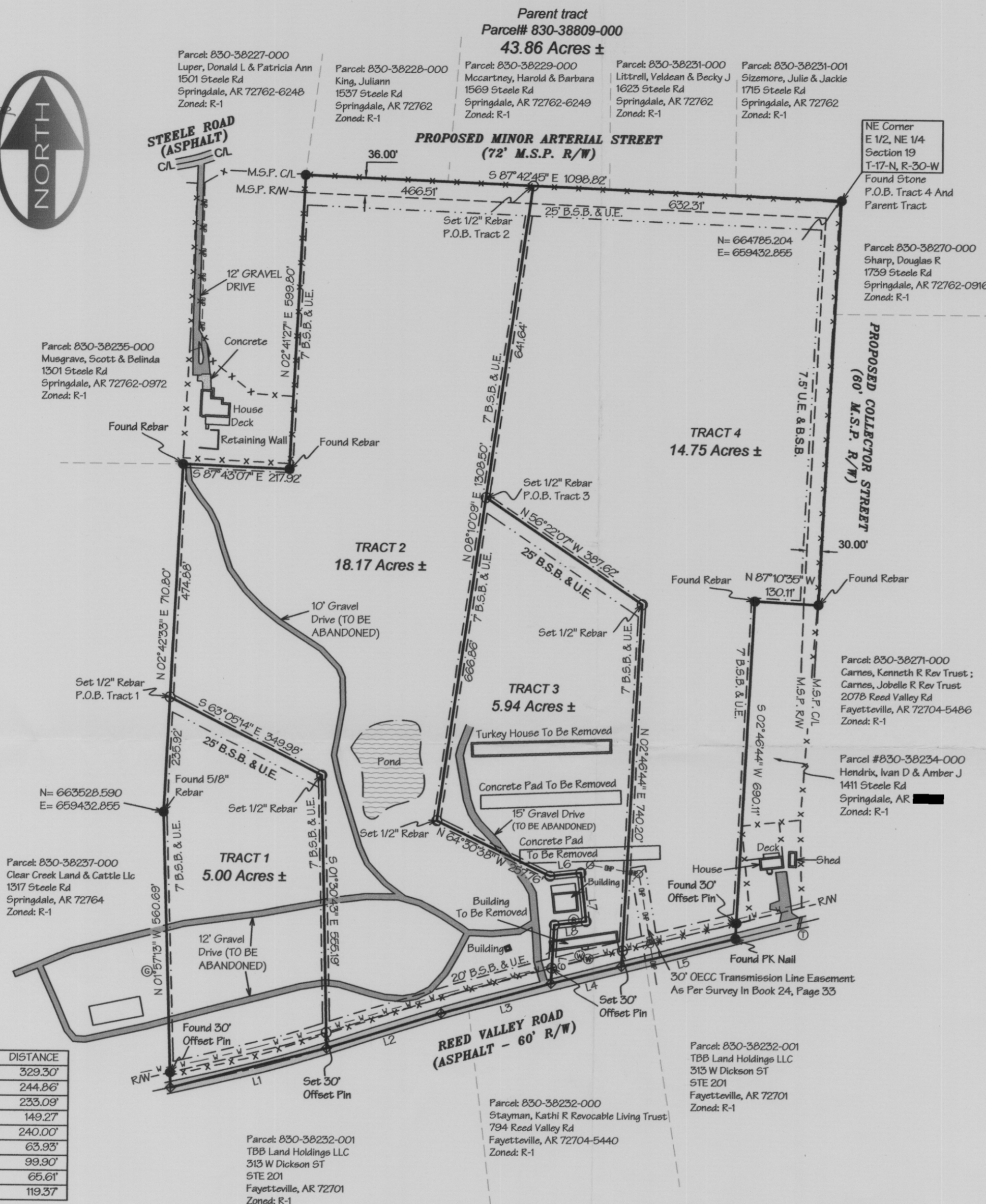
DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0069F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

OWNERSHIP INFORMATION
PARCEL: 830-38809-000
CLEAR CREEK LAND & CATTLE, LLC
1317 STEELE RD
SPRINGDALE, AR 72764
(479) 790-4655

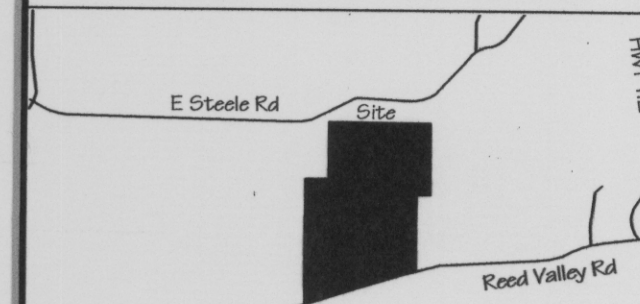
Zoning & Setback Information
ZONED AS R-1, RESIDENTIAL
SETBACKS:
FRONT: 20'
SIDE: 7'
REAR: 25'

Legend of Symbols & Abbreviations
— BOUNDARY LINE
--- CENTERLINE OF ROAD
--- RIGHT-OF-WAY
--- FENCE
--- BUILDING SET BACK
--- UTILITY EASEMENT
--- WATER LINE
--- OVERHEAD POWER LINE
⊕ POWER POLE
⊙ GAS METER
⊙ SET/FOUND MONUMENT (AS NOTED)
⊙ TELEPHONE PEDESTAL
⊙ WATER METER
B.S.B. BUILDING SETBACK
U.E. UTILITY EASEMENT



RECORDING BLOCK

Vicinity Map



Survey Description

PARENT TRACT
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE S02°46'37"W 823.67' TO A FOUND IRON PIN, THENCE N87°10'35"W 130.11' TO A FOUND IRON PIN, THENCE S02°46'44"W 690.11' TO A FOUND PK NAIL ON THE CENTERLINE OF REED VALLEY ROAD, AND ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES, S75°56'23"W 240.00', S76°10'31"W 149.27', S74°27'47"W 233.09', S72°49'02"W 244.86', S75°28'01"W 329.30', THENCE LEAVING SAID CENTERLINE AND RUNNING N01°57'13"W 560.69' FOUND IRON PIN, THENCE N02°42'33"E 710.80' TO A FOUND IRON PIN, THENCE S87°43'07"E 217.92' TO A FOUND IRON PIN, THENCE N02°41'27"E 599.80' TO A SET IRON PIN, THENCE S87°42'45"E 1098.82' TO THE POINT OF BEGINNING, CONTAINING 45.31 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 1
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE N87°42'45"W 1098.82', THENCE S02°41'27"W 599.80' TO A FOUND IRON PIN, THENCE N87°43'07"W 217.92' TO A FOUND IRON PIN, THENCE S02°42'33"W 474.88' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S63°05'14"E 349.98' TO A SET IRON PIN, THENCE S01°30'43"E 555.16' TO THE CENTERLINE OF REED VALLEY ROAD, THENCE ALONG SAID CENTERLINE S75°28'01"W 329.30', THENCE LEAVING SAID CENTERLINE AND RUNNING N01°57'13"W 560.69' TO A FOUND IRON PIN, THENCE N02°42'33"E 255.92' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 2
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°42'45"W 632.31' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING SET IRON PIN, AND RUNNING THENCE S08°10'09"W 1308.50' TO A SET IRON PIN, THENCE S64°30'38"E 257.76' TO A SET IRON PIN, THENCE N83°25'10"E 63.93' TO A SET IRON PIN, THENCE S06°34'50"E 99.90' TO A SET IRON PIN, THENCE S83°25'10"W 65.61' TO A SET IRON PIN, THENCE S02°46'44"W 119.37' TO THE CENTERLINE OF REED VALLEY ROAD, THENCE ALONG SAID CENTERLINE S74°27'47"W 233.09', THENCE S72°49'02"W 244.86', THENCE LEAVING SAID CENTERLINE AND RUNNING N01°30'43"W 555.19' TO A SET IRON PIN, THENCE N63°05'14"W 349.98' TO A SET IRON PIN, THENCE N 02°42'33" E 474.88' TO A FOUND IRON PIN, THENCE S87°43'07"E 217.92' TO A FOUND IRON PIN, THENCE N02°41'27"E 599.80' TO A FOUND IRON PIN, THENCE S87°42'45"E 466.51' TO THE POINT OF BEGINNING, CONTAINING 18.55 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

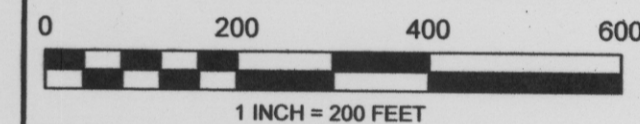
TRACT 3
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°42'45"W 632.31' AND S08°10'09"W 641.64' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING SET IRON PIN, AND RUNNING THENCE S56°22'07"E 387.62' TO A SET IRON PIN, THENCE S02°46'44"W 740.20' TO THE CENTERLINE OF REED VALLEY ROAD, THENCE ALONG SAID CENTERLINE S76°10'31"W 149.27', THENCE LEAVING SAID CENTERLINE AND RUNNING N02°46'44"E 119.37' TO A SET IRON PIN, THENCE N83°25'10"E 65.61' TO A SET IRON PIN, THENCE N 06°34'50" W 99.90' TO A SET IRON PIN, THENCE S83°25'10"W 63.93' TO A SET IRON PIN, THENCE N64°30'38"W 257.76' TO A SET IRON PIN, THENCE N08°10'09"E 666.86' TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORDS IF ANY.

TRACT 4
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE S02°46'37"W 823.67' TO A FOUND IRON PIN, THENCE N87°10'35"W 130.11' TO A FOUND IRON PIN, THENCE S02°46'44"W 690.11' TO A FOUND PK NAIL ON THE CENTERLINE OF REED VALLEY ROAD, THENCE S75°56'23"W 240.00', THENCE LEAVING SAID CENTERLINE AND RUNNING N02°46'44"E 740.20' TO A SET IRON PIN, THENCE N56°22'07"W 387.62' TO A SET IRON PIN, THENCE N08°10'09"E 641.64' TO A SET IRON PIN, THENCE S87°42'45"E 632.31' TO THE POINT OF BEGINNING, CONTAINING 15.82 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

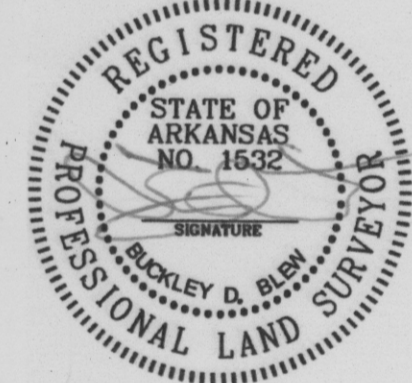
Utility Notes

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" #11 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 27TH DAY OF MARCH, 2014.



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 No 1534

DRAWN BY & DATE: P.L. - 3/31/14
REVIEWED BY: S.J.B.
SURVEYED BY: D.R.

COUNTY & STATE: WASHINGTON COUNTY, AR
JOB NUMBER: 14-094

LOCATION: SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST

FOR THE USE AND BENEFIT OF:
CLEAR CREEK LAND & CATTLE LLC

| DATE | REVISION |
|---------|------------------------------|
| 4/16/14 | REVISED AS PER CITY COMMENTS |
| 4/29/14 | REVISED AS PER CITY COMMENTS |
| 5/20/14 | REVISED LEGAL DESCRIPTIONS |