## INCIDENTAL SUBDIVISION - MINOR SUBDIVISION

1623 Steele Rd

Springdale, AR 72762

Parcel: 830-38231-000 Parcel: 830-38231-001

1715 Steele Rd

Zoned: R-1

N= 664785.204

E= 659432.855

TRACT 4

14.75 Acres ±

Found Rebar N 87°10"35" W

30' OECC Transmission Line Easement

As Per Survey In Book 24, Page 33

Parcel: 830-38232-001

TBB Land Holdings LLC

Fayetteville, AR 72701

313 W Dickson ST

Zoned: R-1

Springdale, AR 72762

E 1/2, NE 1/4

Found Stone

T-17-N, R-30-W

Sharp, Douglas R 1739 Steele Rd

30.00

Found Rebar

Parcel: 830-38271-000

Carnes, Kenneth R Rev Trust:

Fayetteville, AR 72704-5486

Parcel #830-38234-000

Hendrix, Ivan D & Amber J

Springdale, AR

Carnes, Jobelle R Rev Trust

2078 Reed Valley Rd

Zoned: R-1

1411 Steele Rd

Zoned: R-1

P.O.B. Tract 4 And

Parcel: 830-38270-000

Springdale, AR 72762-0916 Zoned: R-1

Section 19

Littrell, Veldean & Becky J Sizemore, Julie & Jackie

1569 Steele Rd

P.O.B. Tract 2

Parcel: 830-38228-000

Springdale, AR 72762 Zoned: R-1

TRACT 2

18.17 Acres ±

Pond

10' Gravel Drive (TO BE

ABANDONED)

King, Juliann

1537 Steele Rd

Parcel: 830-38227-000

1501 Steele Rd

Zoned: R-1

Parcel: 830-38235-000

Musgrave, Scott & Belinda

Springdale, AR 72762-0972 Zoned: R-1

P.O.B. Tract 1 Z

N= 663528.590

E= 659432.855

Parcel: 830-38237-000

1317 Steele Rd Springdale, AR 72764

DISTANCE

329.30'

244.86

233.09'

149.27

63.93

99.90'

65.61

119.37

240.00'

Clear Creek Land & Cattle Llc

Found Rebar

1301 Steele Rd

Luper, Donald L & Patricia Ann

-M.S.P. C/L-

M.S.P. RW-

12' GRAVEL S

DRIVE

25'B.S.B. & U.E.

TRACT 1

5.00 Acres ±

12' Gravel

Drive (TO BE

ABANDONED)

Set 1/2" Rebar

Found 5/8"

Springdale, AR 72762-6248

Parent tract

Parcel# 830-38809-000

43.86 Acres ±

Parcel: 830-38229-000

Mccartney, Harold & Barbara

Springdale, AR 72762-6249

PROPOSED MINOR ARTERIAL STREET

(72' M.S.P. R/W)

5 87°42'45" E 1098.82'

P.O.B. Tract 3

ZS B.S.B. SUE

Set 1/2" Rebar

TRACT 3

5.94 Acres ±

Concrete Pad To Be Remove

Be Remo

o' Gravel Drive

Parcel: 830-38232-000

Fayetteville, AR 72704-5440

794 Reed Valley Rd

Zoned: R-1

Stayman, Kathi R Revocable Living Trust

(TO BE ABANDONED)

25' B.S.B. & U.E.

WE THIS UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND TO SOUR 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: 5/00/14 CLEARCRETKLAND+CATTLE, LIC NAME AND ADDRESS NAME AND ADDRESS SOURCE OF TITLE: D.R.

1317 STEELE FO. SPRINCEDALE, PR 72762

DAY, 2014 IN PLAT BOOK

LINE BEARING

L4

5 75°28'01" W

574°27'47" W

5 76°10'31" W

5 75°56'23" W

N 83°25'10" E

5 06°34'50" E

5 83°25'10" W

N 02°46'44" E

5 72°49'02" W

### 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

STATE OF ARKANSAS

CERTIFICATE OF APPROVAL

PURSUANT TO THE TONTITOWN 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:

COMMISSION CHAIRMAN

CERTIFICATE OF RECORDING:

THIS DOCUMENT FIELD FOR RECORD

SIGNED:

CIRCUIT CLERK

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

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

### Zoning & Setback Info

ZONED AS R-1, RESIDENTIAL SETBACKS: FRONT: 20' SIDE: 7' **REAR: 25'** 

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

### gend of Symbols & Abbrey

	BOUNDARY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
-x-x-	FENCE
	BUILDING SET BACK
	UTILITY FASEMENT

--- OF- OVERHEAD POWER LINE

- W - W - WATER LINE

Offset Pin

Parcel: 830-38232-001

TBB Land Holdings LLC

Fayetteville, AR 72701

313 W Dickson ST

STE 201

Zoned: R-1

Ø POWER POLE © GAS METER O SET/FOUND MONUMENT (AS NOTED) (T) TELEPHONE PEDESTAL

W WATER METER B.S.B. BUILDING SETBACK U.E. UTILITY EASEMENT

### THERE IS NO BENCHMARK WITHIN 1/2 MILE OF THIS SITE

AT THE TIME OF THIS SURVEY, THERE ARE NO PROPOSED SANITARY SEWER

AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY EXISTING EROSION PROBLEMS ON SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY ABANDONED

WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT. THERE ARE NO EXISTING OR PROPOSED SIDEWALKS FOR THIS SITE.

TURKEY HOUSES TO BE TORN DOWN

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY

STATIC PRESSURE FOR HYDRANTS ON AVAILABLE WATER LINE IS 120 PSI ANY RELOCATION OF OECC FACILITIES WILL BE AT THE DEVELOPERS

ALL EASEMENTS ARE GENERAL UTILITY EASEMENTS

### Survey Descriptio

RECORDING BLOCK

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.

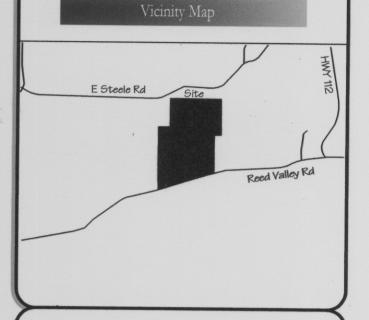
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST. WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE N87°42'45"W 1098.82', THENCE S02°41'27"W 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 235.92' TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY

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

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 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

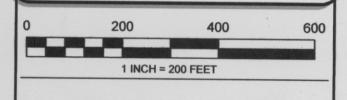
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST. WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, AND RUNNING THENCE S02°46'37"W 823.67' TO A FOUND IRON PIN, 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.

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



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



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 № 1534

P.L 3/31/14	REVIEWED BY: S.J.B.	SURVEYED BY: D.R.
COUNTY & STATE:  WASHINGTON COUNTY, AR	JOB NUMBER:	14-094

SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST

CLEAR CREEK LAND & CATTLE LLC