

LEGEND	
—	PROPERTY LINE
- - -	ADJACENT OWNER
- - - -	EASEMENT (AS NOTED)
---	SETBACK
—+—	CENTERLINE OF ROAD
—+—+—	CURB & GUTTER
—+—+—+—	PARKING STRIPES
—+—+—+—+—	FENCE LINE
—+—+—+—+—+—	OVERHEAD POWER
—+—+—+—+—+—+—	OVERHEAD POWER & TELEPHONE
—+—+—+—+—+—+—+—	WATER LINE
—+—+—+—+—+—+—+—+—	FIRE HYDRANT
—+—+—+—+—+—+—+—+—+—	SANITARY SEWER LINE
—+—+—+—+—+—+—+—+—+—+—	SEWER CLEANOUT
—+—+—+—+—+—+—+—+—+—+—+—	STORM PIPE (SIZE AS NOTED)
●	P.O.B. POINT OF BEGINNING (123.45)
○	RECORDED DISTANCE
○	IPF - IRON PIN FOUND (AS NOTED)
○	IPS - IRON PIN SET w/ CAP PLS 1439'
⊕	TBM - BENCHMARK
⊕	MANHOLE (TYPE AS NOTED)
⊕	WATER METER
⊕	GAS METER
⊕	POWER POLE
⊕	GUY WIRE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	SEWER CLEANOUT
⊕	LIGHT POLE

SURVEY DESCRIPTION:
 ALL OF LOTS 17, 18 AND 19 IN MAESTRI SUBDIVISION TO THE CITY OF TONTOWN, WASHINGTON COUNTY, ARKANSAS, AS PER FINAL PLAT OF SUBDIVISION IN PLAT BOOK 17 AT PAGE 87 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AN EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BEING A FOUND IRON PIN WITH CAP "1429"; THENCE S87°27'00"E A DISTANCE OF 244.88 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE S02°32'37"W A DISTANCE OF 187.04 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE S02°32'37"W A DISTANCE OF 187.04 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE S02°32'37"W A DISTANCE OF 186.88 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE N87°26'39"W A DISTANCE OF 215.08 FEET TO A POINT OF CURVATURE, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1439"; THENCE 47.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET SUBTENDED BY A CHORD BEARING OF N42°26'40"W AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1439"; THENCE N02°33'55"E A DISTANCE OF 157.00 FEET TO A POINT; THENCE N02°33'55"E A DISTANCE OF 187.00 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE N02°33'55"E A DISTANCE OF 186.94 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER: D & F EQUIPMENT SALES, INC.
 8641 N. HWY 227
 CROSSVILLE, AL 35962

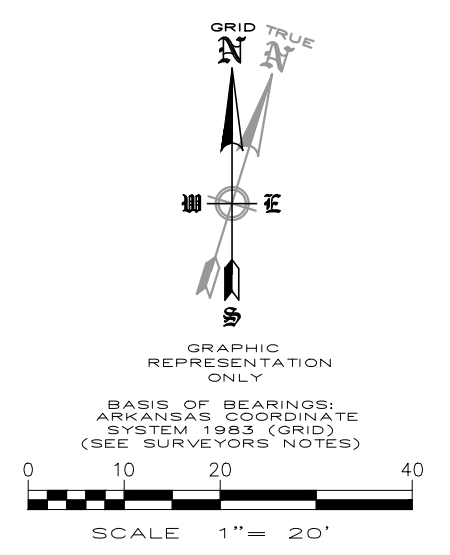
SURVEYOR: ENGINEERING SERVICES, INC.
 1237 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72762
 15184

WORK ORDER #: 15184

CITY/COUNTY ZONING: I-1

EXISTING SETBACKS:
 FRONT - 75' W/ PARKING IN FRONT
 SIDE - 30' ADJACENT TO ROW
 REAR - 30' ADJACENT TO NON-RESIDENTIAL
 REAR - 30' ADJACENT TO ROW
 50' ADJACENT TO NON-RESIDENTIAL

PROPOSED SETBACKS:
 FRONT - 40'
 SIDE - 30' ADJACENT TO ROW
 REAR - 49' ADJACENT TO NON-RESIDENTIAL



REVISION	DATE	DESCRIPTION

VARIANCE EXHIBIT

MAESTRI SUBDIVISION

TONTOWN, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=20' DATE: May 13, 2015 DRAWN BY: bbw

ENGINEERING SERVICES, INCORPORATED
 SPRINGDALE, ARKANSAS

W.O.# 15920 SHEET 1

