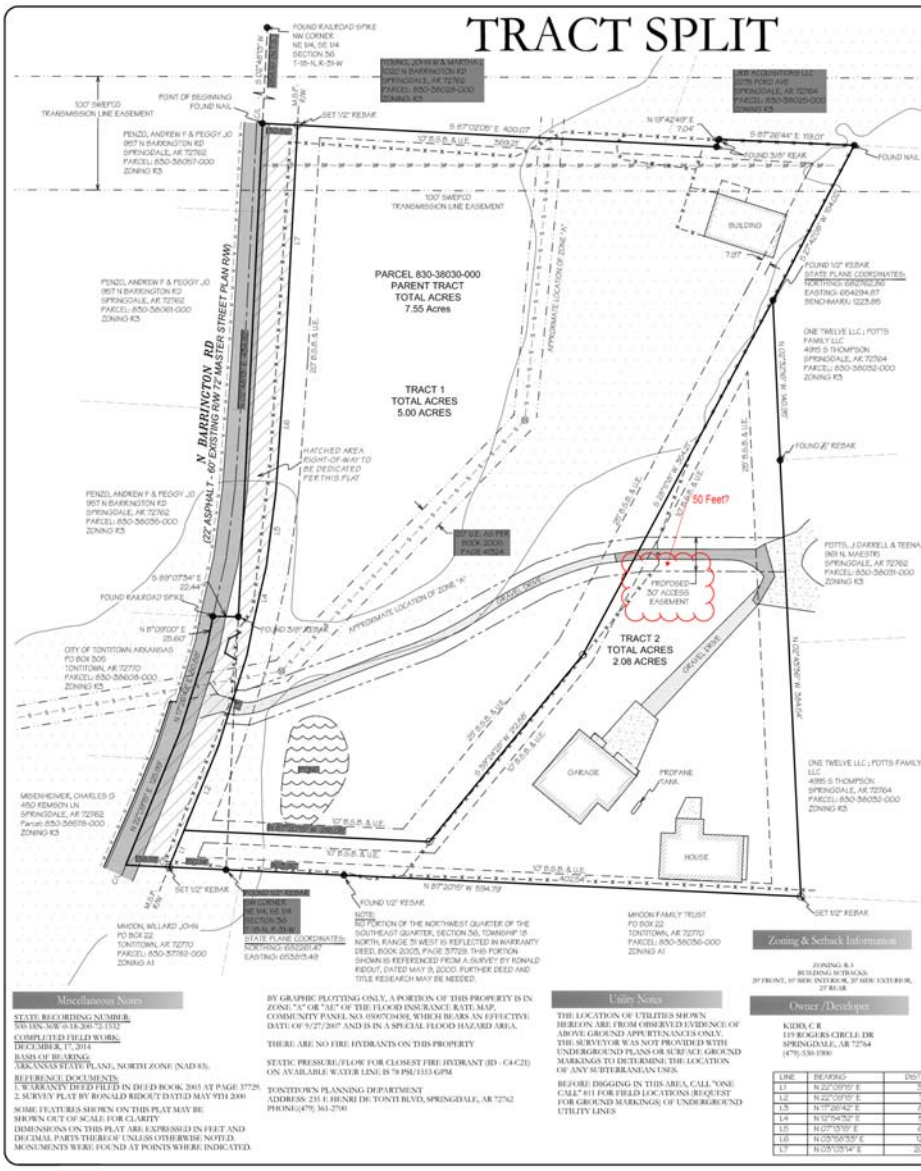
TRACT SPLIT



Survey Description

PARENT TRACT:
A PART NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS S02°48'13"W 658.16' FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING A FOUND NAIL AND RUNNING THENCE S87°01'05"E 400.07' TO A FOUND IRON PIN, THENCE N19°42'49"E 7.04' TO A FOUND IRON PIN, THENCE S87°26'44"E 119.01' TO A FOUND NAIL, THENCE S27°42'08"W 154.02' TO A FOUND IRON PIN, THENCE S02°47'36"E 384.54' TO A SET IRON PIN, THENCE N87°20'13"W 594.79' TO A POINT IN THE CENTERLINE OF BARRINGTON ROAD, THENCE ALONG SAID CENTERLINE N22°09'13"E 125.99', THENCE N17°26'42"E 80.88', THENCE N11°09'09"E 25.66' TO A FOUND RAILROAD SPIKE, THENCE LEAVING SAID CENTERLINE S89°07'54"E 22.44' TO A FOUND IRON PIN, THENCE N02°48'13"E 454.92' TO THE POINT OF BEGINNING, CONTAINING 7.55 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 1:
A PART NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS S02°48'13"W 658.16' AND S87°01'05"E 30.00' FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S87°01'05"E 369.21' TO A FOUND IRON PIN, THENCE N19°42'49"E 7.04' TO A FOUND IRON PIN, THENCE S87°26'44"E 119.01' TO A FOUND NAIL, THENCE S27°42'08"W 154.02' TO A FOUND IRON PIN, THENCE S28°11'18"W 354.21'TO A SET IRON PIN, THENCE S39°24'20"W 212.88' TO A SET IRON PIN, THENCE N87°20'13"E 216.69' TO A POINT ON THE EAST RIGHT-OF-WAY OF BARRINGTON ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 6 COURSES: S22°09'13"E 79.75', THENCE N17°26'42"E 84.34', THENCE N11°09'09"E 27.07', THENCE N12°54'12"E 12.92', THENCE N07°13'15"E 66.37', THENCE N03°58'33"E 120.75', THENCE N03°58'33"E 202.37', TO THE POINT OF BEGINNING. CONTAINING 4.33 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TRACT 2:
A PART NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS S02°48'13"W 1283.00' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A FOUND IRON PIN AND RUNNING THENCE S87°20'13"E 177.50' THENCE N39°24'20"E 212.88' TO A SET IRON PIN, THENCE N28°11'18"E 354.21' TO A FOUND IRON PIN, THENCE S02°32'16"E 140.95' TO A FOUND IRON PIN, THENCE S02°47'36"E 384.54' TO A SET IRON PIN, THENCE N87°20'13"W 356.60', THENCE N22°09'13"E 10.00', THENCE S87°20'13"E 38.54' TO THE POINT OF BEGINNING. CONTAINING 2.08 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

RIGHT-OF-WAY DEDICATION:
A PART NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS S02°48'13"W 658.16' FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE S87°01'05"E 30.00', THENCE S03°58'33"W 202.37', THENCE S07°13'15"W 66.37', THENCE S12°54'12"W 32.92', THENCE S11°09'09"E 27.07', THENCE S17°26'42"W 84.34', THENCE S22°09'13"W 114.75', THENCE N87°20'13"W 38.19', THENCE N22°09'13"E 125.99', THENCE N17°26'42"E 80.88', THENCE N11°09'09"E 25.66', THENCE S89°07'54"E 22.44', THENCE N02°48'13"E 454.92' TO THE POINT OF BEGINNING. CONTAINING 0.47 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PROPOSED ACCESS EASEMENT:
A 30' EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS OVER A PART NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS S02°48'13"W 1157.56' AND S87°20'13"E 1.65' FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE S87°27'53"E 0.16', THENCE N69°49'21"E 168.73', THENCE N61°01'22"E 111.86', THENCE N70°30'13"E 47.08', THENCE N82°01'16"E 48.71', THENCE S89°46'37"E 124.46', THENCE S02°47'36"E 30.04', THENCE N89°45'37"W 123.86', THENCE S82°01'16"W 43.53', THENCE S70°30'13"W 42.36', THENCE S61°01'22"W 111.62', THENCE S69°49'21"W 177.34', THENCE N86°27'53"W 21.82', THENCE N17°26'42"E 30.91' TO THE POINT OF BEGINNING.

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 ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:_____

SIGNED:_____

SOURCE OF TITLE: D.R. _____

PAGE: _____

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:_____

SIGNED:_____
TONTITOWN PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR, CITY OF TONTITOWN

SIGNED:_____
RECORDER/TREASURER, CITY OF TONTITOWN

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: 11/13/2014

SIGNED:_____

REGISTERED LAND SURVEYOR
NO.: 1532
STATE OF ARKANSAS

Has to be an existing Platted Subdivision before a lot split can occur.

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD _____ DAY, 2015 IN PLAT BOOK NO. _____ PAGE: _____.

SIGNED:_____
CIRCUIT CLERK

DATE	REVISIONS

Miscellaneous Notes

STATE RECORDING NUMBER:
500-18N-30W or 18-200-72-1332

COMPLETED FIELD WORK:
DECEMBER, 1ST, 2014

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

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2005 AT PAGE 37729.
2. SURVEY PLAT BY RONALD RIDOUT DATED MAY 9TH 2000

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, A PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0500710430J, WHICH BEARS AN EFFECTIVE DATE OF 9/27/2007 AND IS IN A SPECIAL FLOOD HAZARD AREA.

THERE ARE NO FIRE HYDRANTS ON THIS PROPERTY

STATIC PRESSURE/FLOW FOR CLOSEST FIRE HYDRANT (ID - C4-C21) ON AVAILABLE WATER LINE IS 78 PSI/1353 GPM

TONTITOWN PLANNING DEPARTMENT
ADDRESS: 235 E. HENRI DE TONTI BLVD, SPRINGDALE, AR 72762
PHONE:(479) 361-2700

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

LINE	BEARING	DISTANCE
L1	N 22°09'15" E	56.00'
L2	N 22°09'15" E	79.75'
L3	N 17°26'42" E	84.34'
L4	N 12°54'53" E	52.92'
L5	N 07°13'15" E	66.37'
L6	N 03°58'33" E	120.75'
L7	N 03°58'33" E	202.37'

Zoning & Setback Information

ZONING: R-3
BUILDING SETBACKS:
25' FRONT, 10' SIDE, INTERIOR, 25' SIDE, EXTERIOR, 25' REAR

Owner /Developer

KIDD, C R
119 ROGERS CIRCLE DR
SPRINGDALE, AR 72764
(479)-530-1900

Vicinity Map

Legend of Symbols & Abbreviations

BOUNDARY LINE
FORTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
BUILDING SETBACK (B.S.B.)
UTILITY EASEMENT (U.E.)
OVERHEAD POWER LINE
MYFOUND (MONUMENT AS NOTED)
SANITARY SEWER
TELEPHONE PEDESTAL
POWER POLE
(M.S.P.) MASTER STREET PLAN RIGHT-OF-WAY

0 60 120 180
1 INCH = 60 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 17TH DAY OF DECEMBER, 2014.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1532 BUCKLEY R. BLEW

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.BLEWING.com
Certificate of Authorization № 1534

DRAWN BY & SCALE:	REVIEWED BY:	REVISIONS:
D.C. 12/17/2014	H.M.	J.B.
LOCATION & SCALE: W. HARRISON ST & N. 71ST, 1000, 1000 SE	JOB NUMBER: 14-986	

LOCATION:
SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST

FOR THE USE AND BENEFIT OF:
C.R. KIDD