

- Legend:**
- Found from Pin TOP OF IRON REBAR
 - Set from Pin
 - ▲ Found nail Road Spike
 - ⊙ Found Right-Of-Way Sign
 - ⊙ Found Right-Of-Way Monument
 - ⊙ Set Cotton Picker Spindle
 - Fence
 - Power Pole
 - Light Pole
 - Overhead Electric
 - Underground Telephone
 - Water Line
 - Gas Meter
 - Water Meter
 - Water Valve
 - Utility Basement

830-37888-000
RANALLI, NORBERT ; RANALLI, PAUL ;
RANALLI, CHRISTOPHER
2122 W HENRI DE TONTI BLVD
SPRINGDALE, AR 72762
ZONED R-3

SETBACKS ZONE C-2:
FRONT: 50'
IN FRONT: 50'
WITHOUT PARKING: 20'
IN FRONT: 20'

SIDE:
ADJACENT TO NON-RESIDENTIAL
DISTRICT: 30'
ADJACENT TO RESIDENTIAL
DISTRICT: 30'
REAR:
ADJACENT TO NON-RESIDENTIAL
DISTRICT: 20'
ADJACENT TO RESIDENTIAL
DISTRICT: 30'

HEIGHT REQUIREMENTS:
MINIMUM: NONE
MAXIMUM: 60'

PARCEL ACREAGE BEFORE & AFTER ADJUSTMENT	15.00	4.54
830-37888-100	15.00	4.54
830-37888-200	2.14	1.89
830-37888-300	0.80	31.61
830-37888-500	38.34	38.06

1.48 ACRES LOST TO HWY. 412
WIDENING

830-37736-000
SMITH, SAM & JUANITA
C/O Norbert Ranalli
2122 W HENRI DE TONTI BLVD
SPRINGDALE, AR 72762-9448
ZONED C-2

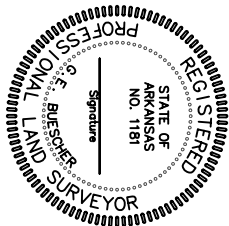
SURVEY DESCRIPTION - TRACT A
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SE 1/4 OF THE NE 1/4, SAID CORNER BEING A FOUND RAILROAD SPIKE ON THE WEST SIDE OF NORTH PIANALTO ROAD, THENCE S 03°33'39" W 435.49 FEET TO THE POINT OF BEGINNING, THENCE N 85°56'38" W 426.99 FEET, THENCE S 03°33'51" W 364.49 FEET, THENCE S 03°33'51" W 220.66 FEET, THENCE S 85°57'59" E 427.03 FEET TO THE POINT OF BEGINNING, CONTAINING 1.91 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH PIANALTO ROAD AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION - TRACT B
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SE 1/4 OF THE NE 1/4, SAID CORNER BEING A FOUND RAILROAD SPIKE ON THE WEST SIDE OF NORTH PIANALTO ROAD, THENCE S 03°33'39" W 935.66 FEET TO THE POINT OF BEGINNING, THENCE N 85°56'38" W 426.99 FEET, THENCE S 03°33'51" W 364.49 FEET, THENCE S 03°33'51" W 220.66 FEET, THENCE S 85°57'59" E 427.03 FEET TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH PIANALTO ROAD AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

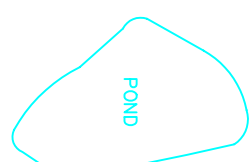
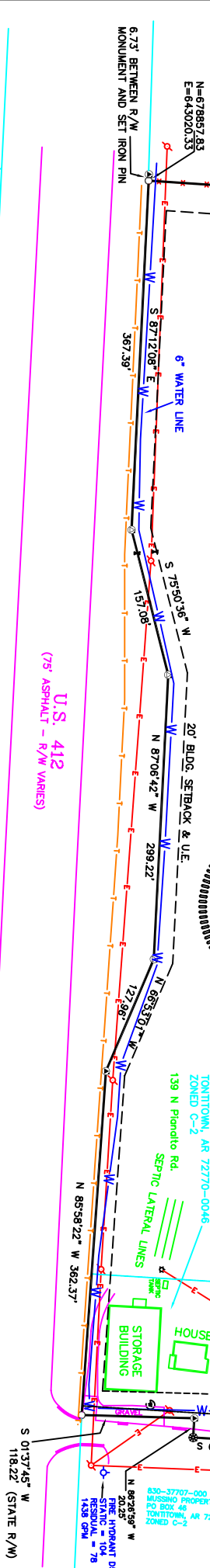
SURVEY DESCRIPTION - TRACT C
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SE 1/4 OF THE NE 1/4, SAID CORNER BEING A FOUND RAILROAD SPIKE ON THE WEST SIDE OF NORTH PIANALTO ROAD, THENCE S 03°33'39" W 935.66 FEET TO THE POINT OF BEGINNING, THENCE N 85°56'38" W 426.99 FEET, THENCE S 03°33'51" W 364.49 FEET, THENCE S 03°33'51" W 220.66 FEET, THENCE S 85°57'59" E 427.03 FEET TO THE POINT OF BEGINNING, CONTAINING 31.61 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH PIANALTO ROAD AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05145C0049, DATED JUNE 16, 2008.

THIS SURVEY WAS COMPLETED APRIL 1, 2015 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.



U.S. 412
(75' ASPHALT - R/W VARIES)



TRACT C
31.61 ACRES

TRACT A
4.54 ACRES

TRACT B
1.91 ACRES

830-37702-000
PIANALTO, ROBERT E REV TRUST
PO BOX 129
TONTITOWN, AR 72770-0129
ZONED R-3

830-37883-000
PIANALTO, STEPHEN FRANKS & MYRA
374 N Pianalto Rd
Springdale, AR 72762-9831
ZONED R-3

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE PLAT, SUBDIVISION, AND SURVEY SHOWN ON 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: APRIL 15, 2015
SIGNED: _____
SOURCE OF TITLE: BOOK 2001, PAGE 67738

STATE OF ARKANSAS
COUNTY OF WASHINGTON
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY
OF ____ 2015.

NOTARY PUBLIC

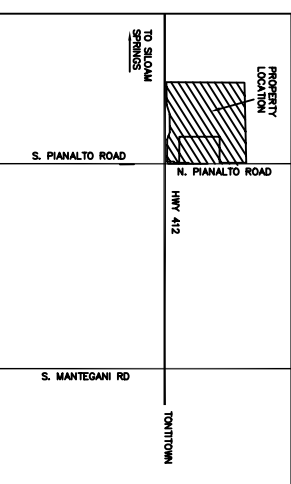
CERTIFICATE OF SURVEYING ACCURACY

I, GENE BUESCHER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 4-6-15

PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1181

VICINITY MAP



REVISION BLOCK

REV. NO. & DATE	REVISION MADE
REV. 1 4/16/15	CHANGED RIGHT-OF-WAY TO 72 FEET. U.E. ADDED TO ALL SETBACK LINES ADDED AN INDEX INCLUDING ACREAGE BEFORE & AFTER SPLIT

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 COLOUDED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

SIGNED: _____
TONTITOWN PLANNING COMMISSION
SIGNED: _____
MAYOR, CITY OF TONTITOWN
SIGNED: _____
CITY CLERK, CITY OF TONTITOWN

500-17N-31W-0-03-120-72-1181

PROPERTY LINE ADJUSTMENT SURVEY

MUSSINO PROPERTIES, LLC

SURVEY 1, INC.

2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.L.S. #1181

W.O. 15028 DRAWN BY: GEB DATE: APRIL 21, 2015