



N 685926.395 E:648061.429 BJG-37985-200
LASSON, JAMES WINSTON
& PATRICIA
PO BOX 16
ELM SPRINGS AR 72728
ZONING R-J ACOOL DESIGNADOM.

THIS PRIMERRY DOES NOT LIE IN ZONE "A/AE" (SPECIAL FLOOD HAZARI)
AREAS HANDATED BY 100 - YEAR FLOOD) AS DETERMINED FROM THE
F.R.H. LUMP OF WASHINGTON COUNTY, ARKANSKA, AND INCREPORTED
F.R.H. LUMP OF WASHINGTON COUNTY, ARKANSKA, AND INCREPORTED
AREAS, MAP NUMBER 05143C0045 F, EFFECTIVE DATE MAY 15, 2008
AREAS, MAP NUMBER 05143C0045 F, EFFECTIVE DATE MAY 15, 2008 STATE LAND SURVEYOR FILE CODE 500-18N-31W-0-18-410-72-1005 500-18N-31W-0-18-140-72-1005 BASIS OF BEARINGS. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REPLECT MAY OF THE FOLLOWING WHICH WAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: LOSKEIDTS, ORDER THAM POSSBEL EASELELES WICH WERTE KSBELL AT THE THE OF MANIGE OF THE SEA SHAPE, RESERVING CONSUMES, SHEMMOUN RESTRICTIONS ON OTHER LAW DUE RECOLUTIONS, AND ANY OTHER PACES WHEN AN ACCURACE THE STREET, AN EXCENSE. AND SEARCH SEA WILLIAM DUEL TO THE DRAWNIG INCLUDED THE SEAL AND SEARCH OF THE SWAPPOCHS. NO HADMA EKISTING OR ABANDOHED WATER WELLS, SUMPS, CESSPOOLS SPRINGS, WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER UPDUNDHENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT. JUBSURFACE AND ENVARONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSECUENT OWNERS. EPTANCE OF THIS PLAT DOES NOT CUARANTEE SEPTIC APPROVAL WASHINGTON COUNTY HEALTH DEPARTMENT ORIGINAL TRACTS TRACT 1- 10.00 ACRES ADJUSTED TRACTS: TRACT 1- 10.74 ACRES TRACT 2- 4.62 ACRES KNOWN EROSION PROBLEWS ON-SITE OR DOWNSTREAM OF THIS YEARY. SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM DARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS" 750=01085=000 BASTAN, LAMES & DEBORAH 12997 CHURCHILL DOWNS DR 12997 CHURCHILL DOWNS DR SPRENCDALE, AR. 72762 20N:NG AG/SF RES 1 N02'54'21" 20' B.S.B ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NE 1/4, NW1/4
SECTION 35
T-18-N, R-31-W 750-01085-DOD
BAUCOW, DEPEK & SUZIE
12051 CHURCHILL DOWN'S DR
SPRINGDALE, AR. 72762
ZONING AG/SF RES 1 750-01087-000 # AMY
WRECHT, NATHAN # AMY
12019 CHURCHILL DOWNS DR
SPRINGDALE, AR, 72762
ZDRING AG/SF RES 1 UHURGHILL WE THE UNDERSOND, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED, HEREM, DD HEREM YERRIN'T THAT WE WAY LIVED AND SEMBONDE SAD REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND SUBDIFICED AND DO HEREM PEDICATE TO THE FUSE OF THE PUBLIC THE STREETS, ALLEYS, DAMES, DESCRIBED, AS SOMEWORKED, DAMES, DESCRIBED, AND SOME ALLEYS, DAMES, DAM DATE OF EXECUTIONS DATE OF EXECUTION ERTIFICATE OF APPROVAL SOURCE OF TITLE D.R. N1/2, NE1/4, NW1/4 SECTION 35 T-18-N, R-31-W TO THE TOMITOMY SUBDIVISION RECULATIONS AND ALL DITHER CONDITIONS AND HANDIG BEEN COMPRIED IS HERREY ACCEPTED THIS CERTIFICATE IS HERREY UNDER THE SUTHORITY OF THE SAID RULES AND REGULATIONS 750-01088-000
PETERSON, KURT & KIN
18977 CHURCHILL DOWNS DR
SPRINCOLLE, AR, 72762
ZONING AG/SF RES 1 830-37992-000 CLARK, KELLY E 11311 S HWY 96 GREENWOOD, AR 72936 ZOWING R-3 NAME & ADDRESS MANAGED HOSSIMHOOD DESCRIPTION OF THE PROPERTY ענגסאטוא/האנאנטאא ענגסאטוא/האנאנטאא SUBDIVISION R = 3750-01089-000
05WAID, SHAWN & TERESA
11945 CHURCHYLL DOWNS DR
SPRINDDALE, AR 72762
ZONING AG/SF RES 1 SE CORNER N1/2, NE1/4, NW1/4 SECTION 35 T-18-N, R-31-W-DETAIL 750-01090-000 UTTRELL BRADLEY D LANNG TRUSTHILL DOWNS DR 11929 CHURCHILL DOWNS DR SPRINCOALE, AR 72782 ZONNIG AG/SF RES 1 830-37993-000
PENZO, ARTHUR E.
& JOYCE E.
SB1 ARDEMACHI RD
SPRINGDALE AR 72762
ZONNIG R-3 100' POWERLINE EASEMENT THIS DOCUMENT FILED FOR RECORD
2016 IN PLAT BOOK NO...... 750-01091-000 MARK GUDDE, JULE & MARK 11921 CHURCHIL DOWNS DR SPRINCDALE, AR 72762 ZONING AG/SF, RES 1 ICAIT. DE SURVECHIO JACUIBLEY
JAJAH RED, HEBEBY CERRIYY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY
JAJAH RED, HEBEBY CERRIYY THAT THIS PLAT CORRECTLY REPRESENTS AS DUNDARY
JAJAH RED, HEBEBY CERRIYY THAS PLAT CORRECTLY SHOWN HER SHOWN HEREON ACTUALLY EXIST AND
LOCATION, TYPE AND WITERAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE
ISAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET. G ALAN REID REGISTRATION NO. 1005 STATE OF ARKANSAS DETAIL CACUIT CLERY N 686521.249 E:649408,102 25' EASEMENT 2003-00049825 TRACT 'A'
27.81± ACRES PT W1/2, NW1/4, NE1/4 SECTION 35 T-18-N, R-31-W B30-37985-000 PARENT TRACT 37.79± ACRES TRACT '8' 9.98± ACRES R = 3830-37987-000 SABATINI, LARRY JOSEPH 1145 ARDEWAGNI RD SPRINCOME, AR. 72762 ZONING A-1 R-3 S86'19'58"E -25' EASEMENT & RIGHT-OF L1 S87'09'30"E 2.89' (ASPHALT/GRAVEL) 830-37986-000
HAMBUN, RONALD & JANICE
1522 THERESA LANE
SPRINGDALE, AR, 72762
ZONING A-1 BOYD. BURTS D BOYD. BURTS D 1579 THERESA LANE SUPRINCIPALE, AR 72762 ZORING A-1 25" B.S.B Budg SE CORNER W1/4 NE1/4 SECION 35 1-18-19 1-00 A 53-17-89 1-00 13-3 ULLS-P 20 SPRIGOLE, AP 723 CORNE A-1 723 CORNE A-7 725 CORNE A-S02*27'21"W PARENT TRACT HACT B NE CORNER W1/2, W#1/4, NE1/4 SECTION 35 T-15-N, R-31-W Strate Contra THERESA LANE B3G-37979-010
BRST ASSET HOLDINGS LLC
PO BOX 7
FORT SWITH, AR 72902
ZOWING A-1 B30-37982-000 W
VAN TASSELL, CHAD W
B CORRINA II.
1516 THERESA LANE
SPRINGDALE, AR 72762
ZONING A-1 VICINITY MAP R-3 SETBACKS
FRONT25 FEET
SIDE 7 FEET
REAR20 FEET THIS MINOR SUBDIVISION HAS BEEN RICOMPLIANCE WITH THE CITY OF TONTT PLANNING ORDINANCES. OVERSIGHT OF DOES NOT RELIEVE THE OWNER/DEVEL RESPONSIBILITY TO COMPLY WITH ALL RESIDENTIAL USE TONTITOWN CITY ENGINEER SURVEY DESCRIPTION TRACT 'A'

THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NWT/4) OF THE NORTHWEST QUARTER (NWT/4) OF THE NORTHWEST QUARTER (NWT/4) OF THE (NWT/4) AND A PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NWT/4) OF THE NORTHWEST QUARTER (NWT/ SURVEY DESCRIPTION — TRACT 'B'

A PART OF THE WEST HALF (W/Z) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST
QUARTER (NET/4) OF SECTION THRTY-FINE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE
THRTY-FINE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING
NORE PARTICULARY DESCRIBED AS FOLLOWS: CODMINGNOR AT THE NORTHEAST CORNER OF SAD 20
ACRE TRACT, SAD POINT BEING AN EXISTING BRON REBAR; THENCE SOZZYZ'I'W 669.16 FEET ALONG
THE EAST LINE OF SAD 20 ACRE TRACT TO A SET 1/2" IRON REBAR, THENCE SOZTHANST CORNER
OF SAD 20 ACRE TRACT, THENCE NOTORS PINE IN MILLSAP ROAD AT THE SOUTHWEST CORNER
OF SAD 20 ACRE TRACT, SAD POINT BEING IN MILLSAP ROAD AND FROM WHICH AN EXISTING
REFERENCE RON BEARS NOZ'19'00"E 21.88 FEET; THENCE NOZ'19'00"E 661.33 FEET ALONG THE
WEST LINE OF SAD 20 ACRE TRACT TO AN EXISTING IRON REBAR, THENCE SET 09'30"E 289 FEET
TO A SET 1/2" IRON REBAR IN A NORTH-SOUTH FENCE LINE; THENCE NOZ'19'18"E 3.15 FEET
ALONG SAD FEMCE TO A SET 1/2" IRON REBAR IN AN EAST-WEST ENDE LINE; THENCE
SBET19'58"E 657'10 FEET ALONG SAD FENCE LINE; THENCE NOZ'19'18"E 3.15 FEET
ALONG SAD FENCE TO A SET 1/2" IRON REBAR IN AN EAST-WEST ENDE LINE; THENCE
SBET19'58"E 657'10 FEET ALONG SAD FENCE LINE; THENCE NOZ'19'18"E 3.15 FEET
ALONG SAD FENCE TO A SET 1/2" IRON REBAR IN AN EAST-WEST ENDE LINE; THENCE
SBET19'58"E 657'10 FEET ALONG SAD FENCE LINE; THENCE NOZ'34'18"E 3.15 FEET
ALONG SAD FENCE TO THE ROOM TO THE POINT OF BEGINNING CONTAINING 9.98
ACRES, MORE OR LIESS, THE ABOVE DESCRIBED 9.98 ACRE TRACT BEING SUBJECT TO THE
RIGHTS-DF-WAY WHETHER OR NOT OF RECORD. TON S 1 100 a REVIEWED FOR GENERAL TITOWN ZONING AND JF ANY REGULATIONS ELOPER OF THEIR REGULATIONS 84▶●●#Φ□0@♦+■⊞+×0@●◆+⊠ B AC UNIT

AC UNIT

BOTO ALL

BOTO A CENTERLINE ROAD
RIGHT-DF-WAY LINE
BARBED-WREE FENCE
CHAIN-LIWED FENCE
PRIVACY FENCE
WACH CONTOUR INTERANGR CONTOUR INTERAN THESE OFFICE SCH THESE STREETS SCH THESE STREETS SCH THESE STREETS SCH THESE SCH THE SCH T TONTITOWN PLANNING INFO: 201E E HENRI DE TONTI BLVD, SPRINGDALE, ARKANSAS 72762 (479) 361–2700 OWNER/ DEVELOPER:
830-37985-000
LAMES & WELISSA RUFF
1457 THERESA LANE
SPRINGDALE, ARKANSAS 72762 Limita t BULDING SETBACK LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
STORM SEMER LINE
STORM SEMER LINE
TELEPHONE LINE
WATER LINE
PROPERTY LINE 100 MATER WATE.

WATER MATER

WATER THE SHOOT

WATER THE SHOO DRAFTSMAN AR/JC REVISIONS Alan Reid \ARA JAMES & MELISSA RUFF 16174 SHEET 1 OF DATE DESCRIPTION DATE BY 06/30/2016 1457 THERESA LANE, SPRINGDALE, ARKANSAS CHECKED 118 S. COLLEGE AVENUE FAYETTEVILLE, ABOANSAS 478 444 8784 479 444 8784 FAX 1 888 549 8784 PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO CPS 1" = 100' 5CALE RUFF-MINOR SUBDIVISION



