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 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. SIGNED: SIGNED: _ NAME AND ADDRESS NAME AND ADDRESS SOURCE OF TITLE: D.R. PAGE: 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: 7/7/2015 REGISTERED LAND SURVEYOR 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: TONTITOWN PLANNING COMMISSION CHAIRMAN MAYOR, CITY OF TONTITOWN RECORDER /TREASURER, CITY OF TONTITOWN CERTIFICATE OF RECORDING: THIS DOCUMENT FIELD FOR RECORD __ DAY, 2015 IN PLAT BOOK NO. _____, PAGE ____

Miscellaneous Notes

STATE RECORDING NUMBER: 500-17N-30W-0-19-110-1532

COMPLETED FIELD WORK:

BASIS OF BEARING:

SIGNED:

CIRCUIT CLERK

ARKANSAS STATE PLANE, NORTH ZONE, NAD83.

REFERENCE DOCUMENTS:

WHERE INDICATED.

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

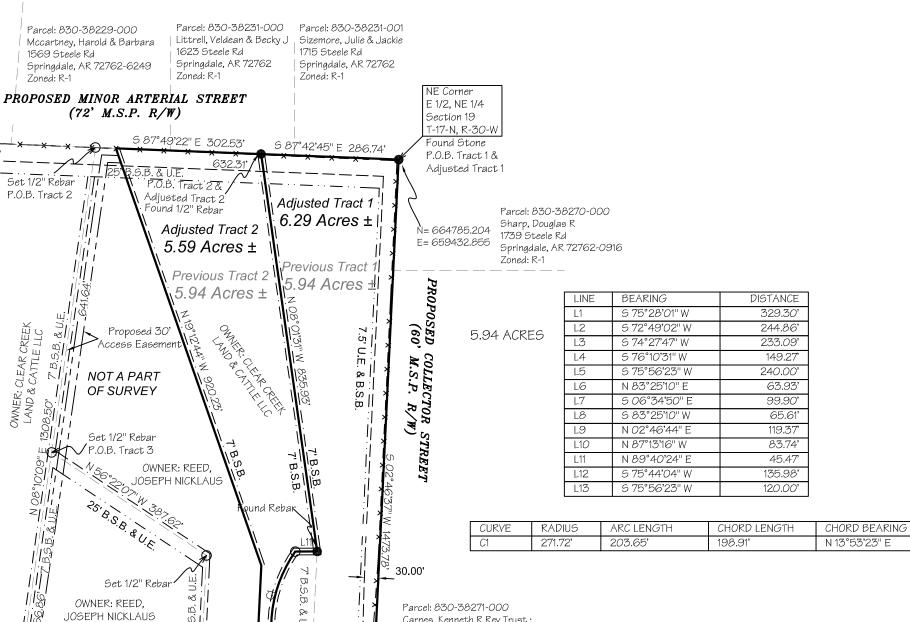
BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0069F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD

NO VISIBLE WETLANDS ON SITE

NO KNOWN OR VISIBLE EROSION PERTAINING TO

NO KNOWN OR VISIBLE ABANDONED WELLS OR OTHER WATER FEATURES ON SITE

PROPERTY LINE ADJUSTMENT



Carnes, Kenneth R Rev Trust; Carnes, Jobelle R Rev Trust 2078 Reed Valley Rd Fayetteville, AR 72704-5486 OWNER: CLEAR CREEK LAND & CATTLE LLC E= 659361.448 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

STE 201

Legend of Symbols & Abbreviatio

BOUNDARY LINE

— – CENTERLINE OF ROAD

— — BUILDING SET BACK

Ø POWER POLE

© GAS METER

WATER METER

B.S.B. BUILDING SETBACK

● SET/FOUND MONUMENT (AS NOTED)

TELEPHONE PEDESTAL

- · · - UTILITY EASEMENT

--- RIGHT-OF-WAY

- W - WATER LINE

— x — x — FENCE

Zoned: R-1

NOT A PART

OF SURVEY

Proposed 30' Access Easement

Concrete Pad

Parcel: 830-38232-000

Fayetteville, AR 72704-5440

794 Reed Valley Rd

Zoned: R-1

Zoning & Setback Information

ZONED AS R-1, RESIDENTIAL

OWNERSHIP INFORMATION

CLEAR CREEK LAND & CATTLE LLC

PARCEL: 830-38237-000

SPRINGDALE, AR 72764

317 STEELE RD

479) 790-4655

SETBACKS:

FRONT: 20'

SIDE: 7'

REAR: 25'

Stayman, Kathi R Revocable Living Trust

This Property Line Adjustment has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E. Tontitown City Engineer, July 23, 2015

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.

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



RECORDING BLOCK

Survey Description

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 AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND STONE AND RUNNING THENCE S02°46'37"W 1473.78'; THENCE S75°43'55"W 136.11'; THENCE N02°46'44"E 690.11' TO A FOUND IRON PIN; THENCE N08°01'31"W 835.93' TO A SET IRON PIN; THENCE S87°42'45"E 286.79' TO THE POINT OF BEGINNING. CONTAINING 5.94 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

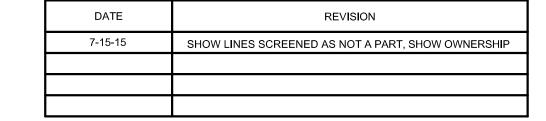
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND STONE AND RUNNING THENCE S02°46'37"W 1473.78', THENCE S75°44'04"W 135.98', THENCE S61°30'50"W 0.08', THENCE N02°46'44"E 492.46' TO A SET IRON PIN, THENCE N87°13'16"W 83.74' TO A SET IRON PIN, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 271.72', AN ARC LENGTH OF 203.65', AND A CHORD BEARING AND DISTANCE OF N13°53'23"E 198.91' TO A SET IRON PIN, THENCE N89°40'24"E 45.47' TO A FOUND IRON PIN, THENCE N08°01'31"W 835.93' TO A FOUND IRON PIN, THENCE S87°42'45"E 286.79' TO THE POINT OF BEGINNING. CONTAINING 6.29 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

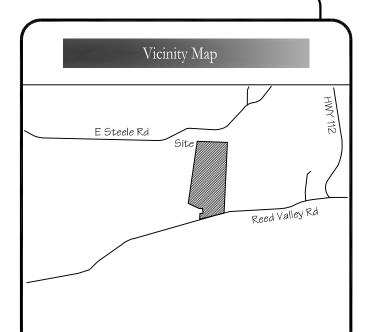
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT THAT IS N87°42'45"W 286.79' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S08°01'31"E 835.93' TO A FOUND IRON PIN; THENCE S02°46'44"W 690.11' TO A FOUND PK NAIL; THENCE S75°56'23"W 120.00'; THENCE N02°46'44"E 690.11' TO A SET IRON PIN; THENCE N19°12'44"W 920.23' TO A SET IRON PIN; THENCE S87°42'45"E 302.76' TO THE POINT OF BEGINNING CONTAINING 5.94 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 THAT IS N87°42'45"W 286.79' FROM THE NORTHEAST CORNER OF SAID EIGHTY ACRE TRACT, SAID POINT BEING A FOUND IRON PIN AND RUNNING THENCE S08°01'31"E 835.93' TO A FOUND IRON PIN, THENCE S89°40'24"W 45.47' TO A SET IRON PIN, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 271.72', AN ARC LENGTH OF 203.65', AND A CHORD BEARING AND DISTANCE OF S13°53'23"W 198.91' TO A SET IRON PIN. THENCE S87°13'16"E 83.74' TO A SET IRON PIN, THENCE S02°46'44"W 492.46' TO A FOUND PK NAIL, THENCE S75°56'23"W 120.00', THENCE N02°46'44"E 690.11' TO A SET IRON PIN. THENCE N19°12'44"W 920.23', THENCE S87°42'45"E 302.76' TO THE POINT OF BEGINNING. CONTAINING 5.59 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PROPOSED 30' ACCESS EASEMENT

A 30' EASEMENT FOR INGRESS & EGRESS, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, THENCE S02°46'37"W 1473.78'. THENCE S75°54'49"W 538.94' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N15°46'02"W 51.06', THENCE N04°57'38"W 138.13', THENCE N35°46'06"W 131.68', THENCE N42°04'26"W 74.40', THENCE N12°27'21"W 150.39', THENCE N08°10'09"E 1128.72', THENCE S87°42'45"E 35.13' TO THE POINT OF TERMINATION.

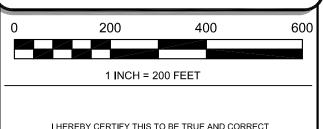




Utility Notes

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



TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE____DAY OF ___



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

DRAWN BY & DATE: M.B.	7/7/2015	reviewed by: H.M.	SURVEYED BY: R.S.
COUNTY & STATE: WASHING	TON COUNTY, AR	JOB NUMBER:	15-391

SECTION 19, TOWNSHIP 17 NORTH, RANGE 30 WEST

FOR THE USE AND BENEFIT OF:

CLEAR CREEK LAND & CATTLE LLC