



PARCEL 830-37987-300
ZONED R-E
IRVIN & CATHERINE MANTEGANI
710 JAVELLO ROAD
SPRINGDALE, AR 72762

PARCEL 830-37987-200
ZONED R-E
JAMES & THOMASIA GREENLEE
P.O. BOX 1737
SPRINGDALE, AR 72765

BASIS OF BEARINGS: ARKANSAS-NORTH STATE PLANE GRID

DESCRIPTION OF COMBINATION OF PARCELS 830-37689-001 & 830-37689-003
A PART OF THE FRACTIONAL NORTHEAST QUARTER (FRL NE/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL NW/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT A POINT WHICH IS S 87°38'12" E 554.42' FEET FROM THE NORTHEAST CORNER OF SAID FRACTIONAL FORM, AND RUNNING THENCE N 34°12'21" W 560.89' FEET TO THE POINT OF BEGINNING, CONTAINING 4.08 ACRES AND SUBJECT TO THAT PORTION IN THE ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF THE PROPERTY.

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 051430045F, DATED MAY 16, 2008.

ARKANSAS NORTH
STATE PLANE
COORDINATES
N = 681267.23
E = 647140.06

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 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 APPROVAL

PURSUANT TO THE TONTTOWN 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: _____

TONTTOWN PLANNING COMMISSION

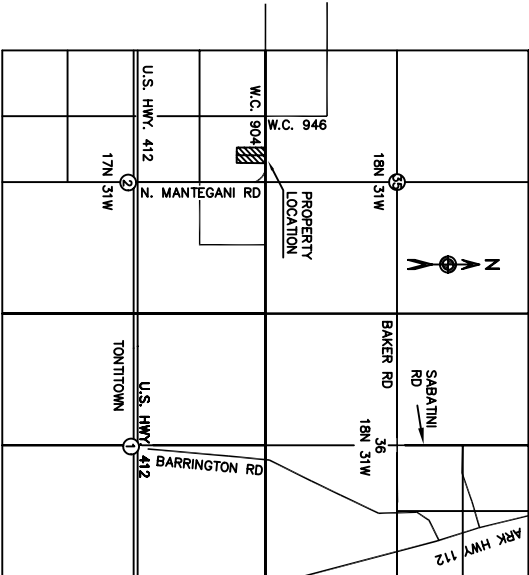
SIGNED: _____

MAYOR, CITY OF TONTTOWN

SIGNED: _____

CITY CLERK, CITY OF TONTTOWN

VICINITY MAP (NOT TO SCALE)



LOT COMBINATION SURVEY

KODY & KARLIE WHITE

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. 15080

DRAWN BY: GEB

DATE: MAY 5, 2015

- Legend:**
- Found Iron Pin
 - Set Iron Pin
 - △ Found Nail
 - ⊗ Found Cotton Picker Spindle
 - ⊙ Found Aluminum Monument
 - ⊠ Fence Corner Post
 - × Fence
 - Power Pole
 - ⊕ Overhead Electric
 - ⊙ Gas Meter
 - ⊙ Water Meter

PARCEL 830-37689-000
ZONED R-3
LESLIE & AUTUMN MURNER
P.O. BOX 927
TONTTOWN, AR 72770

OLD SURVEY DESCRIPTION - TRACT 1

PART OF THE NE/4 OF THE NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, CITY OF TONTTOWN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID NE/4 OF THE NW/4, THENCE S 87°38'12" E 554.42' FEET TO THE POINT OF BEGINNING, THENCE ALONG THE NORTH EDGE OF NORTH MANTEGANI ROAD S 87°38'12" E 155.61' FEET, THENCE S 04°15'14" W 565.24' FEET TO A SET IRON PIN, THENCE N 86°01'35" W 158.65' FEET TO A FOUND IRON PIN, THENCE S 04°34'21" E 560.89' FEET TO THE POINT OF BEGINNING, CONTAINING 2.03 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF WEST LIBERTY ROAD ON THE NORTH SIDE OF THE PROPERTY AND ANY OTHER EASEMENTS OF RECORD OR FACT.

PART OF THE NE/4 OF THE NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, CITY OF TONTTOWN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID NE/4 OF THE NW/4, THENCE S 87°38'12" E 710.03' FEET TO THE POINT OF BEGINNING, THENCE S 04°15'14" W 565.24' FEET TO A SET IRON PIN, THENCE S 86°01'35" E 158.65' FEET TO A FENCE CORNER, THENCE N 03°56'23" E 569.61' FEET TO THE NORTH EDGE OF NORTH MANTEGANI ROAD, THENCE ALONG SAID ROAD N 87°38'12" W 155.61' FEET TO THE POINT OF BEGINNING, CONTAINING 2.05 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF WEST LIBERTY ROAD ON THE NORTH SIDE OF THE PROPERTY AND ANY OTHER EASEMENTS OF RECORD OR FACT.

OLD SURVEY DESCRIPTION - TRACT 2
PART OF THE NE/4 OF THE NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, CITY OF TONTTOWN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID NE/4 OF THE NW/4, THENCE S 87°38'12" E 710.03' FEET TO THE POINT OF BEGINNING, THENCE S 04°15'14" W 565.24' FEET TO A SET IRON PIN, THENCE S 86°01'35" E 158.65' FEET TO A FENCE CORNER, THENCE N 03°56'23" E 569.61' FEET TO THE NORTH EDGE OF NORTH MANTEGANI ROAD, THENCE ALONG SAID ROAD N 87°38'12" W 155.61' FEET TO THE POINT OF BEGINNING, CONTAINING 2.05 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF WEST LIBERTY ROAD ON THE NORTH SIDE OF THE PROPERTY AND ANY OTHER EASEMENTS OF RECORD OR FACT.

SETBACK TABLE R-3 ZONING	
FRONT SETBACK	30 FEET
SIDE SETBACK	30 FEET
REAR SETBACK	30 FEET

PARCEL 830-37689-000
DEED 2002-55485
ZONED R-3
B.G. ARDEMANI TRUST
FRANK ARDEMANI, TRUSTEE
6320 E. 76TH PLACE
TULSA, OK 74136-8551

CERTIFICATE OF SURVEYING ACCURACY

I, GENE BUESCHER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A 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: 5-5-15

PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1181

