

VICINITY MAP

PART OF SE1/4 NE1/4, SECTION 6, T17N, R30W
SCALE: 1"=1000'

NOTES

- THIS PLAT REPRESENTS A TRACT COMBINATION. PARENT TRACT "A" (PARCEL 830-37573-000) SHALL BE COMBINED WITH PARENT TRACT "B" (PARCEL 830-37572-000) TO FORM TRACT 1.
- BASIS OF BEARINGS: GRID NORTH OF ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
- BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000). THE ORIGINATING BENCHMARK IS SITE BENCHMARK 1, SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- BOTH PARENT TRACTS ARE LOCATED WITHIN THE CITY LIMITS OF THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS.
- BOTH PARENT TRACTS ARE A PART OF THE SE1/4 OF THE NE1/4 OF SECTION 6, T17N, R30W, FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS. PARENT TRACT "A" IS PER DEED RECORDED AS FILE NO. 2011-00004841, AND PARENT TRACT "B" IS PER DEEDS RECORDED AS FILE NO. 2018-00002194 AND FILE NO. 2009-00010055 IN THE LAND RECORDS OF WASHINGTON COUNTY.
- THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
- A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR.
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- BY GRAPHIC PLOTTING ONLY, USING THE U.S. FISH & WILDLIFE SERVICE WETLANDS MAPPER, THERE ARE NO WETLANDS LOCATED UPON THE PARENT TRACTS. SURVEYOR IS UNAWARE OF ANY ARMY CORPS OF ENGINEERS WETLANDS DETERMINATIONS.
- ALL UTILITIES SHOWN HEREON ARE EXISTING UTILITIES.
- ALL EASEMENTS SHOWN HEREON ARE EXISTING EASEMENTS.
- SURVEYOR IS UNAWARE OF ANY PREVIOUS OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
- SURVEYOR IS UNAWARE OF ANY KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
- SURVEYOR IS UNAWARE OF ANY KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENT, OR UNDERGROUND STRUCTURES LOCATED UPON THE PARENT TRACTS.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PARENT TRACTS ARE IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 5143C0065E, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2008. THE PARENT TRACTS ARE NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE TICKET NUMBER 220322-0510.

ZONING DATA

CURRENT ZONING CLASSIFICATION: C-2, GENERAL COMMERCIAL
PROPOSED USE: UNIT 22, AUTOMOTIVE SERVICES - CAR WASH

SHEET INDEX

- SHEET 1 COVER PAGE
- SHEET 2 TRACT COMBINATION
- SHEET 3 TRACT COMBINATION + ADDITIONAL INFORMATION

RECORD LEGAL DESCRIPTION OF TRACT "A"

DEED FILE NO. 2011-00004841; TRACT NO.1 - (HENRI DE TONTI):

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT-BEGINNING AT A POINT WHICH IS 198 FEET EAST OF THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE NORTH 330 FEET; THENCE EAST 82.5 FEET; THENCE SOUTH 330 FEET; THENCE WEST 82.5 FEET TO THE POINT OF BEGINNING, AND BEING SUBJECT TO THE RIGHT OF WAY OF HIGHWAY NO. 412 ALONG THE SOUTH SIDE THEREOF.

LESS AND EXCEPT: THAT PORTION THEREOF HERETOFORE CONVEYED TO THE ARKANSAS STATE HIGHWAY COMMISSION IN WARRANTY DEED RECORDED IN BOOK 1168 AT PAGE 785 OF THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: PART OF THE SE1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 6, THENCE SOUTH 02 DEGREES 30'00" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1282.80 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE OF STATE HIGHWAY 68; THENCE SOUTH 87 DEGREES 30'11" EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 198.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 30'00" EAST A DISTANCE OF 5.0 FEET TO A POINT ON THE NORTHERLY PROPOSED RIGHT OF WAY LINE OF STATE HIGHWAY 68, THENCE SOUTH 87 DEGREES 30'11" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 82.50 FEET TO A POINT; THENCE SOUTH 02 DEGREES 30'00" WEST A DISTANCE OF 5.0 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE OF STATE HIGHWAY 68, THENCE NORTH 87 DEGREES 30'11" WEST ALONG THE SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 82.50 FEET TO THE POINT OF BEGINNING, HEREIN EXCEPTED 0.01 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD, IF ANY.

RECORD LEGAL DESCRIPTION OF TRACT "B"

DEED FILE NO. 2018-00002194 AND DEED FILE NO. 2009-00010055:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6) IN TOWNSHIP SEVENTEEN (17) NORTH OF RANGE THIRTY (30) WEST, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 280.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT; AND RUNNING THENCE NORTH 330 FEET; THENCE EAST 125 FEET; THENCE SOUTH 330 FEET; THENCE WEST 125 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT-OF-WAY FOR STATE HIGHWAY #68 ACROSS THE SOUTH 30 FEET OF SAID TRACT OF LAND.

AND

THE WESTERLY 3.3 FEET OF LOT 6, WESTSIDE VILLAGE, PHASE II, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON A PLAT OF RECORD IN PLAT BOOK 23 AT PAGE 249, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS. GRANTOR [JWD PROPERTIES, LLC, AN OKLAHOMA CORPORATION] RESERVES HEREIN A PERPETUAL EASEMENT IN THE ABOVE DESCRIBED PROPERTY AND THE SAME SHALL RUN WITH THE LAND.

SURVEY DESCRIPTION OF TRACT 1

A TRACT OF LAND BEING A PART OF THE SE1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, INCLUDING THE WESTERLY 3.3 FEET OF LOT 6, WESTSIDE VILLAGE, PHASE II, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON A PLAT OF RECORD IN PLAT BOOK 23 AT PAGE 249 AND ON A REPLAT OF RECORD IN PLAT BOOK 24A AT PAGE 212, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NE1/4; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NE1/4, S87°27'37"E 198.00 FEET; THENCE DEPARTING SAID SOUTH LINE, N02°29'39"E 38.52 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005" ON THE EXISTING NORTH RIGHT OF WAY OF EAST HENRI DE TONTI BOULEVARD, BEING ALSO KNOWN AS U.S. HIGHWAY 412, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY, N02°29'39"E 291.50 FEET TO A FOUND 1/2-INCH REBAR; THENCE S87°25'35"E 82.58 FEET TO A FOUND 1/2-INCH REBAR; THENCE S87°28'48"E 125.00 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005"; THENCE S02°29'33"W 37.83 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1349" AT THE NORTHWEST CORNER OF AFORESAID LOT 6 OF WESTSIDE VILLAGE, PHASE II; THENCE ALONG THE NORTH LINE OF SAID LOT 6, S87°37'59"E 3.30 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE NORTHWEST CORNER OF LOT 6B PER AFORESAID REPLAT OF WESTSIDE VILLAGE, PHASE II; THENCE ALONG THE WEST LINE OF SAID LOT 6B, S02°29'33"W 253.27 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTHWEST CORNER OF SAID LOT 6B, SAID POINT BEING ON THE AFORESAID EXISTING NORTH RIGHT OF WAY OF EAST HENRI DE TONTI BOULEVARD; THENCE ALONG THE SOUTH LINE OF AFORESAID LOT 6 AND ALONG SAID EXISTING NORTH RIGHT OF WAY, N87°36'52"W, PASSING A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTHWEST CORNER OF SAID LOT 6 AT A DISTANCE OF 3.30 FEET, AND CONTINUING A TOTAL DISTANCE OF 33.29 FEET TO A FOUND MAG NAIL WITH WASHER STAMPED "PLS 1337"; THENCE CONTINUING ALONG SAID EXISTING NORTH RIGHT OF WAY, N87°33'52"W, PASSING A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT A DISTANCE OF 95.01 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 177.59 FEET TO THE POINT OF BEGINNING, CONTAINING 61,301 SQUARE FEET OR 1.41 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

LEGEND

	PROPERTY LINE		G	GAS LINE
	PREVIOUS OR ADJOINING BOUNDARY LINE			EDGE OF GRAVEL
	SECTION LINE			EDGE OF ASPHALT
	HIGHWAY CENTERLINE			EDGE OF CONCRETE
	EASEMENT LINE			BACK OF CURB
	RIGHT OF WAY (R/W) LINE			GUTTER LINE
	FENCE			BUILDING OVERHANG
	WATER LINE			BUILDING SETBACK LINE
	SANITARY SEWER LINE		S	SEWER OR SEPTIC LINE
				SEPTIC, AS NOTED

OWNERS:

TRACT "A":
PARCEL: 830-37573-000
TALDO PROPERTIES, LLC
5100 S THOMPSON
SPRINGDALE, AR 72764

TRACT "B":

PARCEL: 830-37572-000
JAMES M. CHANDLER, III REVOCABLE TRUST
1272 E HENRI DE TONTI BLVD
SPRINGDALE, AR 72762

DEVELOPER:

MAX ALLEY INVESTMENTS, LLC
6500 SUMMERHILL RD, STE 2E
TEXARKANA, TX 75503
P: (903) 255-1704

SURVEYOR:

ANDERSON ENGINEERING, INC.
5311 W VILLAGE PKWY
ROGERS, AR 72758
P: (479) 286-8181

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE 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, AND EASEMENTS AS SHOWN ON SAID PLAT.

TRACT "A" OWNER'S SIGNATURE _____ DATE OF EXECUTION _____
TALDO PROPERTIES, LLC
5100 S THOMPSON, SPRINGDALE, AR 72764
SOURCE OF TITLE: DEED FILE NO. 2011-00004841

TRACT "B" OWNER'S SIGNATURE _____ DATE OF EXECUTION _____
JAMES M. CHANDLER, III REVOCABLE TRUST
1272 E HENRI DE TONTI BLVD, SPRINGDALE, AR 72762
SOURCE OF TITLE: DEED FILE NO. 2018-00002194 AND DEED FILE NO. 2009-00010055

CERTIFICATE OF APPROVAL

PURSUANT TO THE CITY OF TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

THIS APPROVAL DOES NOT GUARANTEE ANY OF THE FOLLOWING:

- DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
- DELIVERY OF ANY OTHER UTILITY SERVICE.
- IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.
- APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE EITHER KNOWN OR UNKNOWN.

CHAIRMAN, TONTITOWN PLANNING COMMISSION _____ DATE OF EXECUTION _____

MAYOR, CITY OF TONTITOWN _____ DATE OF EXECUTION _____

CLERK-TREASURER, CITY OF TONTITOWN _____ DATE OF EXECUTION _____

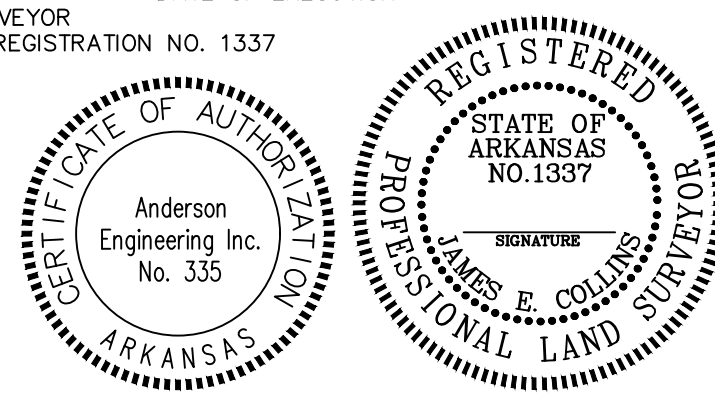
LEGEND (CONTINUED)

	DHC	OVERHEAD ELECTRIC LINE		SANITARY SEWER MANHOLE (SMH)
	UE	UNDERGROUND ELECTRIC LINE		GAS METER
	FD	UNDERGROUND FIBER OPTIC LINE		DRAINAGE / STORM SEWER MANHOLE (DMH)
	TEL	UNDERGROUND TELEPHONE LINE		ELECTRIC METER
		PAVEMENT STRIPE (PARKING)		SEWER CLEAN OUT
		BUILDING		AIR CONDITIONER UNIT
		STRUCTURE		LIGHT POLE
		EDGE OF LANDSCAPING		ELECTRIC RISER
	FOUND MONUMENT, AS NOTED			CABLE RISER
	COMPUTED POINT			CURB INLET (DRAINAGE)
	SIGN	RBR	REBAR	MAILBOX
	MISC. POINT, AS NOTED	R/W	RIGHT OF WAY	
	WATER VALVE	UE	UTILITY EASEMENT	(XXXX) RECORD MEASUREMENT PER DEED
	WATER METER	BS	BUILDING SETBACK	[XXXX] RECORD MEASUREMENT PER DEED
	POWER POLE	EL	ELEVATION	
	GUY WIRE	BOC	BACK OF CURB	
	TELEPHONE RISER	FL	FLOW LINE	
	BENCHMARK			
	FIRE HYDRANT			

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES COLLINS, 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.

JAMES E. COLLINS _____ DATE OF EXECUTION _____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1337



STATE PLAT CODE: 500-17N-30W-0-06-120-04-1337

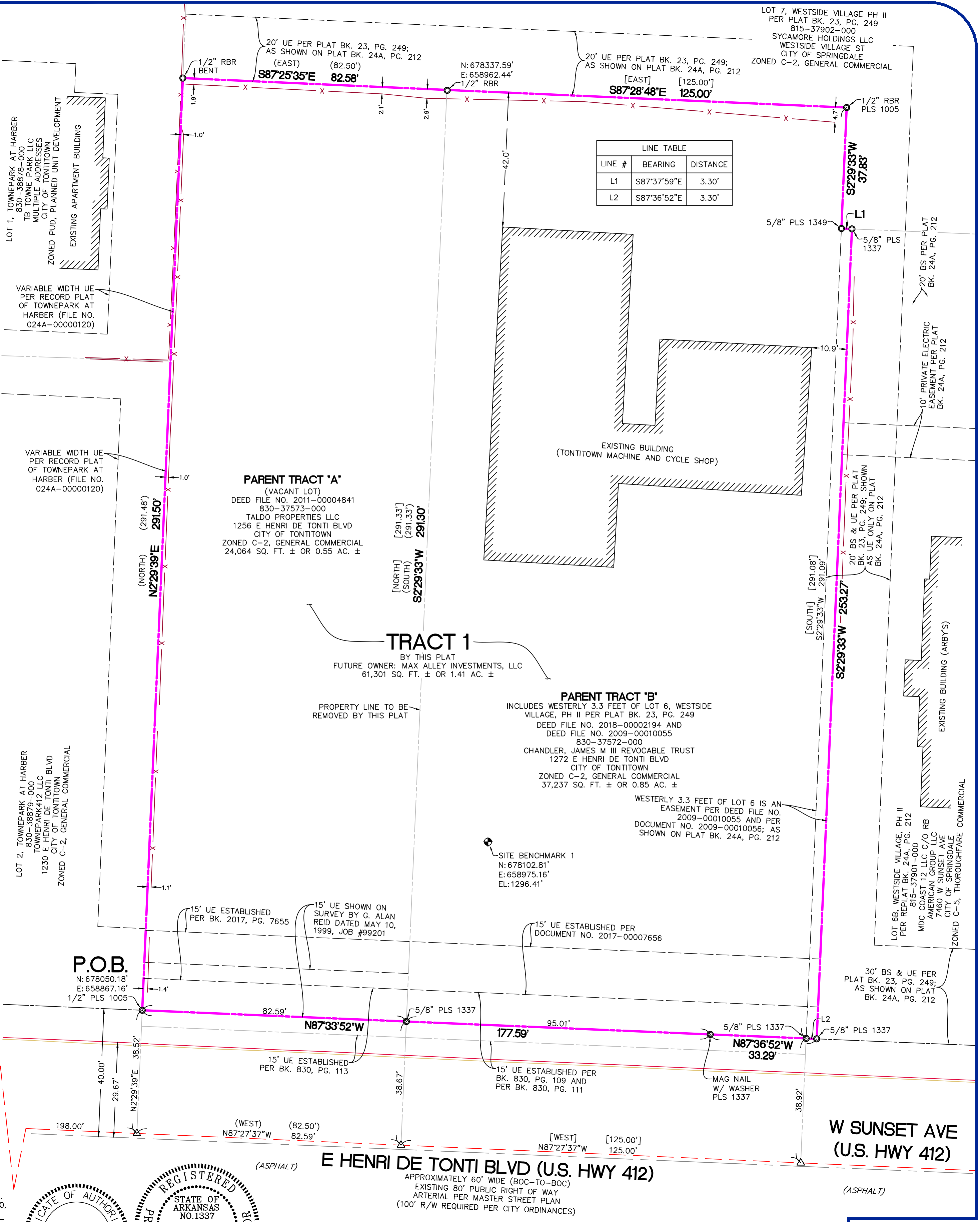


DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	BY	DATE
	FIELD BY: MULT		
	DRAWN BY: KLM		
	CHECK BY: JEC		
	DATE: 06/17/2022		
	FIELD BOOK: 22R010013		
	JOB NUMBER: 22R010013		

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MAX ALLEY INVESTMENTS, LLC
TRACT COMBINATION
OF TRACT "A" (830-37573-000) AND
TRACT "B" (830-37572-000), CREATING TRACT 1
SE1/4 NE1/4, SECTION 6, T17N, R30W
& 1272 E HENRI DE TONTI BLVD
CITY OF TONTITOWN,
WASHINGTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0248
SHEET NUMBER 1 OF 3



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°37'59\"E	3.30'
L2	S87°36'52\"E	3.30'

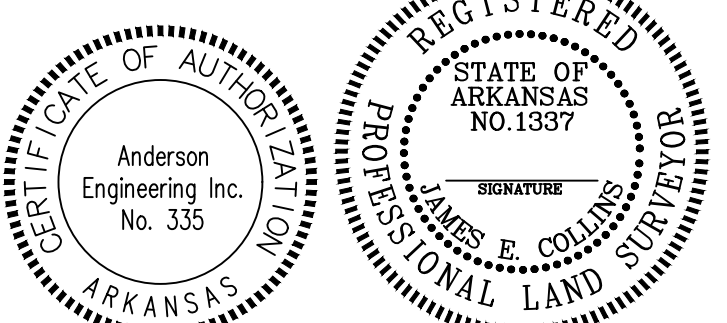
PARENT TRACT 'A'
(VACANT LOT)
DEED FILE NO. 2011-00004841
830-37573-000
TALDO PROPERTIES LLC
1256 E HENRI DE TONTI BLVD
CITY OF TONTITOWN
ZONED C-2, GENERAL COMMERCIAL
24,064 SQ. FT. ± OR 0.55 AC. ±

PARENT TRACT 'B'
INCLUDES WESTERLY 3.3 FEET OF LOT 6, WESTSIDE VILLAGE, PH II PER PLAT BK. 23, PG. 249
DEED FILE NO. 2018-00002194 AND DEED FILE NO. 2009-00010055
830-37572-000
CHANDLER, JAMES M III REVOCABLE TRUST
1272 E HENRI DE TONTI BLVD
CITY OF TONTITOWN
ZONED C-2, GENERAL COMMERCIAL
37,237 SQ. FT. ± OR 0.85 AC. ±

TRACT 1
BY THIS PLAT
FUTURE OWNER: MAX ALLEY INVESTMENTS, LLC
61,301 SQ. FT. ± OR 1.41 AC. ±

P.O.B.
N: 678050.18'
E: 658867.16'
1/2" PLS 1005

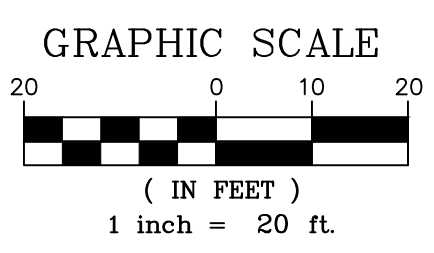
P.O.C.
SW CORNER
SE1/4 NE1/4
SECTION 6
T17N, R30W



STATE PLAT CODE: 500-17N-30W-0-06-120-04-1337

*PER SURVEY PLAT BY G. ALAN REID DATED MAY 10, 1999 WITH JOB #99201 AND PER PLAT DOCUMENT NO. 97039693

CONVERGENCE = -1'17.18"
COMPUTED AT THE FOUND 1/2" REBAR WITH CAP MARKED "PLS 1005" AT THE P.O.B.
LATITUDE = N36° 10' 33.48164210"
LONGITUDE = W94° 12' 51.11412724"
ELEVATION = 1296.87'

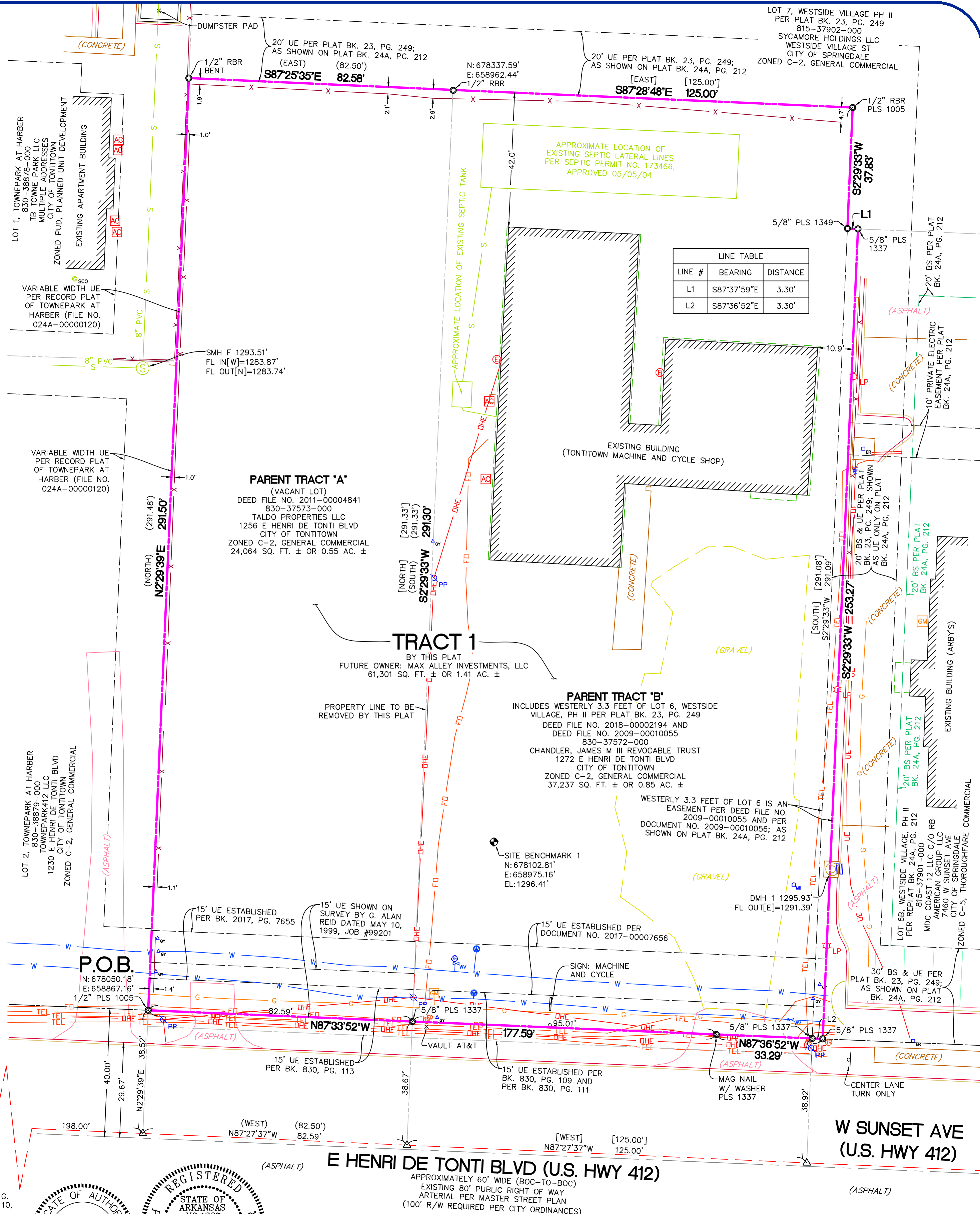


DRAWING NO.
NWA-100-0248
SHEET NUMBER
2
OF **3**

MAX ALLEY INVESTMENTS, LLC
TRACT COMBINATION
OF TRACT 'A' (830-37573-000) AND
TRACT 'B' (830-37572-000), CREATING TRACT 1
SE1/4 NE1/4, SECTION 6, T17N, R30W
1256 & 1272 E HENRI DE TONTI BLVD
CITY OF TONTITOWN
WASHINGTON COUNTY, ARKANSAS

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	MULT
				DRAWN BY:	KLM
				CHECK BY:	JEC
				DATE:	06/17/2022
				FIELD BOOK:	
				JOB NUMBER:	22R010013

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7399



LINE #	BEARING	DISTANCE
L1	S87°37'59"E	3.30'
L2	S87°36'52"E	3.30'

PARENT TRACT 'A'
(VACANT LOT)
DEED FILE NO. 2011-00004841
830-37573-000
TALDO PROPERTIES LLC
1256 E HENRI DE TONTI BLVD
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24,064 SQ. FT. ± OR 0.55 AC. ±

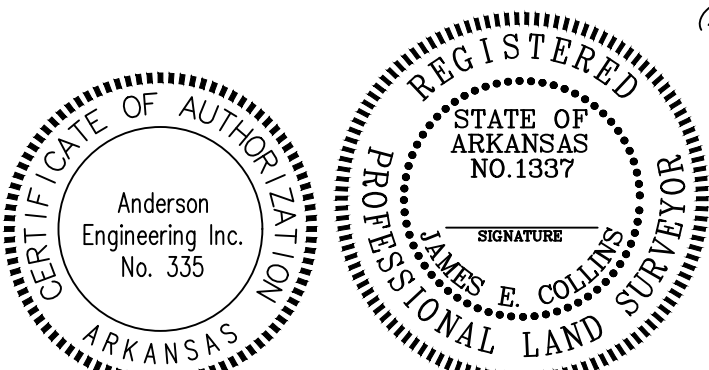
TRACT 1
BY THIS PLAT
FUTURE OWNER: MAX ALLEY INVESTMENTS, LLC
61,301 SQ. FT. ± OR 1.41 AC. ±

PARENT TRACT 'B'
INCLUDES WESTERLY 3.3 FEET OF LOT 6, WESTSIDE VILLAGE, PH II PER PLAT BK. 23, PG. 249
DEED FILE NO. 2018-00002194 AND DEED FILE NO. 2009-00010055
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CHANDLER, JAMES M III REVOCABLE TRUST
1272 E HENRI DE TONTI BLVD
CITY OF TONTITOWN
ZONED C-2, GENERAL COMMERCIAL
37,237 SQ. FT. ± OR 0.85 AC. ±

WESTERLY 3.3 FEET OF LOT 6 IS AN EASEMENT PER DEED FILE NO. 2009-00010055 AND PER DOCUMENT NO. 2009-00010056; AS SHOWN ON PLAT BK. 24A, PG. 212

P.O.B.
N: 678050.18'
E: 658867.16'
1/2" PLS 1005

P.O.C.
SW CORNER
SE1/4 NE1/4
SECTION 6
T17N, R30W

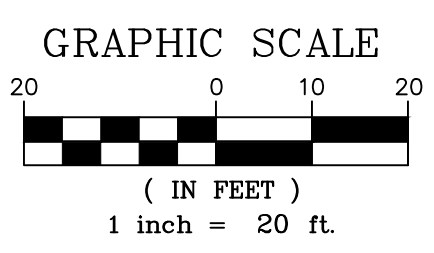


STATE PLAT CODE: 500-17N-30W-0-06-120-04-1337

*PER SURVEY PLAT BY G. ALAN REID DATED MAY 10, 1999 WITH JOB #99201 AND PER PLAT DOCUMENT NO. 97039693

E HENRI DE TONTI BLVD (U.S. HWY 412)
APPROXIMATELY 60' WIDE (BOC-TO-BOC)
EXISTING 80' PUBLIC RIGHT OF WAY
ARTERIAL PER MASTER STREET PLAN
(100' R/W REQUIRED PER CITY ORDINANCES)

CONVERGENCE = -1'17"18"
COMPUTED AT THE FOUND 1/2" REBAR WITH CAP MARKED "PLS 1005" AT THE P.O.B.
LATITUDE = N36° 10' 33.48164210"
LONGITUDE = W94° 12' 51.11412724"
ELEVATION = 1296.87'



DRAWING NO.
NWA-100-0248
SHEET NUMBER
3
OF **3**

MAX ALLEY INVESTMENTS, LLC
TRACT COMBINATION
OF TRACT 'A' (830-37573-000) AND
TRACT 'B' (830-37572-000), CREATING TRACT 1
SE1/4 NE1/4, SECTION 6, T17N, R30W
1256 & 1272 E HENRI DE TONTI BLVD
CITY OF TONTITOWN
WASHINGTON COUNTY, ARKANSAS

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	MULT

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7399