

TRACT SPLIT

1583 ARBOR ACRES AVENUE

LOCATED IN: SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST

WASHINGTON COUNTY, TONTITOWN, ARKANSAS 72762

RECORD DESCRIPTION

WARRANTY DEED 2022-00005119:
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE EAST 200 FEET, THENCE SOUTH 600 FEET, THENCE WEST 200 FEET, THENCE NORTH 600 FEET TO THE POINT OF BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

SURVEY DESCRIPTION

TRACT 1:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A SET RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT, SOUTH 87°23'38" EAST 199.28 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 02°56'54" WEST 300.00 FEET TO A FOUND 1/2" REBAR CAPPED "PS 1348"; THENCE, NORTH 87°23'36" WEST 199.51 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE, NORTH 02°59'31" EAST 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.373 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

TRACT 2:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A SET RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE WEST LINE OF SAID FORTY ACRE TRACT SOUTH 02°59'31" WEST 300.00 FEET TO A SET 5/8" REBAR CAPPED "AR 1659" BEING THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE SOUTH 87°23'36" EAST 199.51 FEET TO A FOUND 1/2" REBAR CAPPED "PS 1348"; THENCE, SOUTH 02°56'54" WEST 300.00 FEET TO A FOUND 1/2" REBAR; THENCE, NORTH 87°23'35" WEST 199.74 FEET TO THE WEST LINE OF SAID FORTY ACRE TRACT; THENCE, ALONG SAID WEST LINE NORTH 02°59'31" EAST 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.375 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ZONING INFORMATION

CURRENT ZONING: A-1, AGRICULTURAL

SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 30'
REAR - 30'

PROPOSED ZONING: R-1
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-17N-31W-0-14-330-72-1659

COMPLETED FIELD WORK:
JULY 14, 2023

REFERENCE DOCUMENTS:
1. REDEMPTION DEED NO. 138691 FILED IN 99095859.
2. WARRANTY DEED FILED IN DEED 2022-00005119.
3. SURVEY PLAT FILED IN PLAT 2006-19924.
4. SURVEY PLAT FILED IN PLAT 2006-23491.
5. SURVEY PLAT FILED IN PLAT 2008-33138.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

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 WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE SURVEY.

AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE THE PROPERTY.

ALL UTILITY EASEMENTS ARE BLANKET OR INDETERMINATE IN NATURE.

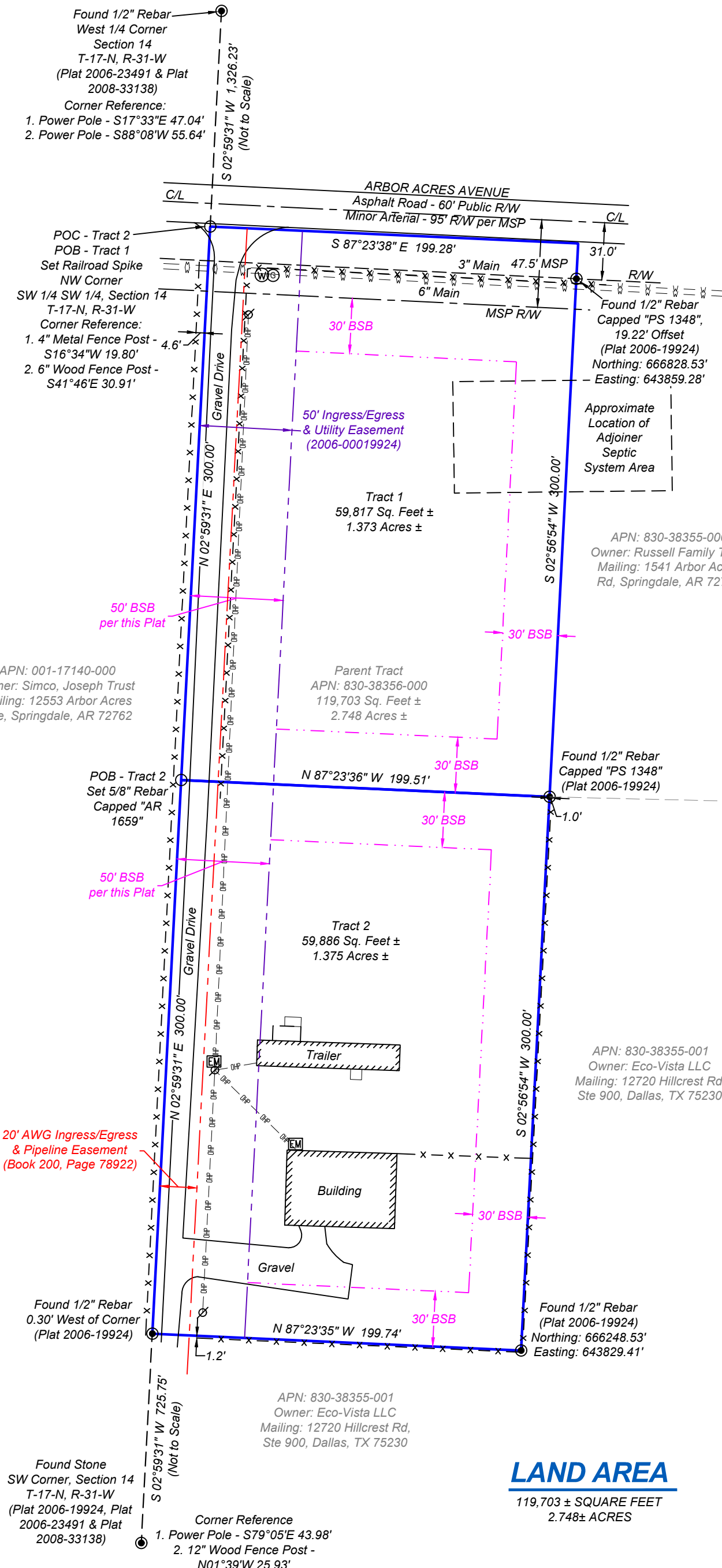
THE SUBJECT PROPERTY IS LOCATED ENTIRELY IN A SOIL AREA OF CaB, CAPTINA SILT LOA, 1 TO 3 PERCENT SLOPES.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0045F, WHICH BEARS AN EFFECTIVE DATE OF 04/02/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

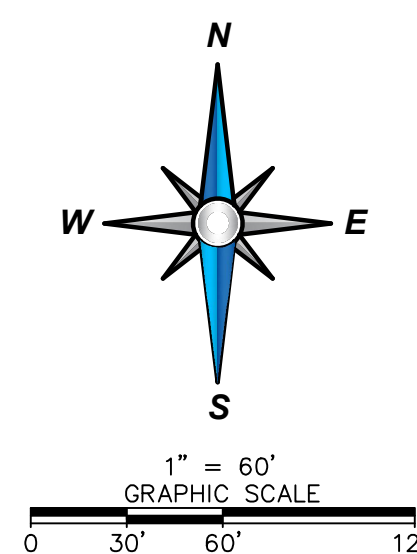
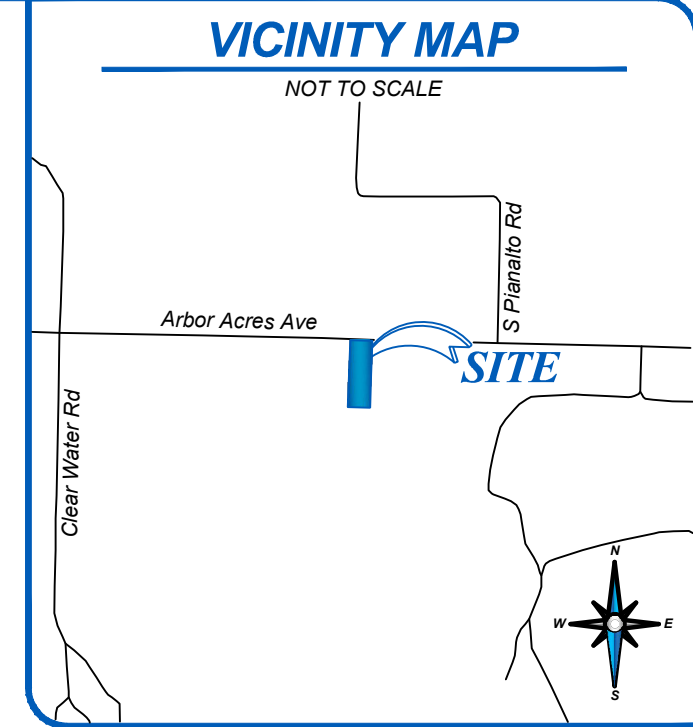
UTILITY INFORMATION

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.



LAND AREA

119,703 ± SQUARE FEET
2.748± ACRES



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊙ GAS METER
- ⊗ POWER POLE
- ⊕ ELECTRIC METER
- ⊙ WATER METER
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE (R/W)
- - - CENTERLINE (C/L)
- x - x - x - FENCE LINE
- ○ - ○ - ○ - OVERHEAD POWER LINE
- - - - - SETBACK LINE (BSB)
- - - - - UNDERGROUND WATER LINE

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.

DATE OF EXECUTION: _____
SIGNED: _____
NAME AND ADDRESS: _____

CERTIFICATE OF SURVEYING ACCURACY:

I, WILLIAM G. GAGNER, 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.

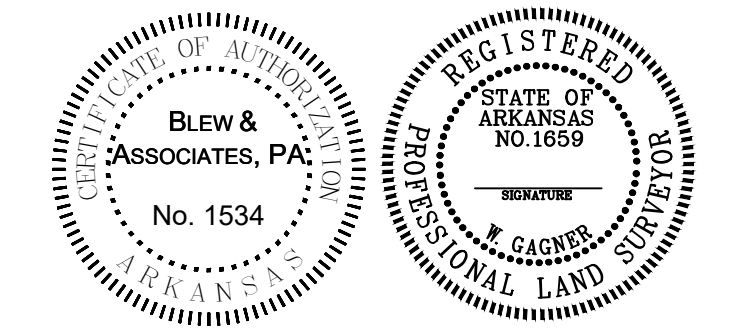
DATE OF EXECUTION: _____
SIGNED: _____
STATE OF ARKANSAS REGISTRATION NO. 1659

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

DATE OF EXECUTION: _____
SIGNED: _____ CHAIRMAN, TONTITOWN PLANNING COMMISSION
SIGNED: _____ MAYOR, CITY OF TONTITOWN
SIGNED: _____ CITY CLERK/CITY OF TONTITOWN

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF JULY, 2023.



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.

SHEET 1 OF 1

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

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SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-4549	SURVEY DRAWN BY: ANC - 07/18/2023
SURVEY REVIEWED BY: TPN	SCALE: 1" = 60'
FOR THE USE AND BENEFIT OF: ELMER GUERRA	