

**RECORD DESCRIPTION**

PARENT TRACT (DEED BOOK 2019 AT PAGE 15521):

BEGINNING AT THE SW CORNER OF SAID N/2 OF THE NW/4, THENCE NORTH 3°04'05" EAST 174.36 FEET ALONG THE WEST LINE OF SAID N/2 OF THE NW/4, THENCE S 86°21'59" E 515.72 FEET, THENCE N 3°14'32" EAST 273.64 FEET, THENCE 16.50 FEET TO THE POINT OF BEGINNING, THENCE N 3°04'05" EAST 265.57 FEET, THENCE S 87°17'31" EAST 500.03 FEET, THENCE N 3°14'32" EAST 273.64 FEET, THENCE S 86°21'59" EAST 1461.09 FEET, THENCE S 2°04'50" WEST 439.66 FEET TO A FOUND IRON PIN, THENCE S 87°17'33" EAST 511.37 FEET TO A FOUND STONE AT THE NE CORNER OF SAID N/2 OF THE S/2 OF THE NW/4 OF SECTION 7, THENCE S 1°58'09" WEST 662.29 FEET TO A FENCE CORNER, THENCE N 87°13'10" WEST 2259.21 FEET TO A FOUND IRON PIN, THENCE N 3°15'13" EAST 175.16 FEET TO A FOUND IRON PIN, THENCE N 87°14'42" WEST 250.61 FEET TO A FOUND RAILROAD SPIKE IN PIAZZA ROAD, THENCE N 3°04'05" EAST 833.40 FEET TO THE POINT OF BEGINNING, CONTAINING 53.76 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF PIAZZA ROAD ALONG THE WEST SIDE OF THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

**SURVEY DESCRIPTION**

**TRACT 1:**  
A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE WITH "X" MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF SECTION 7 S03°04'45"W 1143.61 FEET; THENCE LEAVING THE WEST LINE OF SECTION 7 SOUTH 86° 21'13" EAST 35.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 86° 21'13" EAST 480.57 FEET TO A FOUND 6" WOOD FENCE CORNER; THENCE N03°18'45"E 273.76 FEET TO A FOUND 5/8" IRON PIN WITH CAP "1181"; THENCE S87°17'09"E 1460.97 FEET TO A FOUND 5/8" IRON PIN WITH CAP "1181"; THENCE S02°06'17"W 439.86 FEET TO A FOUND 5/8" IRON PIN; THENCE N88°41'16"W 1951.01 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659"; THENCE THENCE NORTH 03° 04'45" EAST 221.65 FEET TO THE POINT OF BEGINNING; CONTAINING 17.741 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**TRACT 2:**  
A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE WITH "X" MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF SECTION 7 S03°04'45"W 1366.68 FEET; THENCE LEAVING THE WEST LINE OF SECTION 7 SOUTH 88° 41'16" EAST 35.02 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659" MARKING THE TRUE POINT OF BEGINNING; THENCE THENCE SOUTH 88° 41'16" EAST 1951.01 FEET TO A FOUND 5/8" IRON PIN; THENCE S87°18'15"E 511.52 FEET TO A FOUND STONE; THENCE S01°58'09"W 333.86 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659"; THENCE N87°11'18"W 2468.08 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659"; THENCE NORTH 03° 04'45" EAST 281.75 FEET TO THE POINT OF BEGINNING. CONTAINING 17.695 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**TRACT 3:**  
A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE WITH "X" MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF SECTION 7 S03°04'45"W 1647.52 FEET; THENCE LEAVING THE WEST LINE OF SECTION 7 S87°11'18"E 35.00 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659" MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 87° 11'18" EAST 2468.08 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659"; THENCE S01°58'09"W 329.10 FEET; THENCE N87°11'18"W 2259.55 FEET TO A FOUND 5/8" IRON PIN WITH CAP "1214"; THENCE N03°17'36"E 174.88 FEET TO A FOUND 5/8" IRON PIN; THENCE N87°14'14"W 215.57 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659"; THENCE N03°04'45"E 154.38 FEET TO THE POINT OF BEGINNING. CONTAINING 17.805 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**MISCELLANEOUS NOTES**

**STATE RECORDING NUMBERS:**  
500-17N-30W-0-07-400-72-1659

**COMPLETED FIELD WORK:**  
SEPTEMBER 6, 2023

**REFERENCE DOCUMENTS:**  
1. WARRANTY DEED FILED IN DEED BOOK 2019 AT PAGE 15521.  
2. SURVEY PLAT FILED IN PLAT BOOK 2010 AT PAGE 16747.

**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 KNOWN OCCURRENCE OF ANY OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS AT THE TIME OF THE SUBJECT 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.

AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS OR UNDERGROUND STRUCTURES.

BY GRAPHIC PLOTTING ONLY, THERE IS EVIDENCE OF 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.

**MINOR SUBDIVISION**

878 PIAZZA ROAD

LOCATED IN: SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST

WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72762

**RIGHT-OF-WAY DEDICATION**

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE WITH "X" MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF SECTION 7 S03°04'45"W 1143.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE WEST LINE OF SECTION 7 SOUTH 86° 21'13" EAST 35.00 FEET; THENCE SOUTH 03° 04'45" WEST 657.78 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659"; THENCE NORTH 87° 14'14" WEST 35.00 FEET TO A FOUND RAILROAD SPIKE LOCATED ON THE WEST LINE OF SECTION 7; THENCE NORTH 03° 04'45" EAST 658.32 FEET TO THE POINT OF BEGINNING; CONTAINING 0.529 ACRES MORE OR LESS.

**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. 05143C0065F, 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.

**ZONING INFORMATION**

CURRENT ZONING: "A-1" AGRICULTURAL  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

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

**OWNER/DEVELOPER**

HENRY PIAZZA  
966 PIAZZA ROAD  
SPRINGDALE, AR 27262

**LAND AREA**

PARENT TRACT:  
2,342,216 SQ. FEET ±  
53.770 ACRES ±

TRACT 1:  
772,813 SQ. FEET ±  
17.741 ACRES ±

TRACT 2:  
770,778 SQ. FEET ±  
17.695 ACRES ±

TRACT 3:  
775,594 SQ. FEET ±  
17.805 ACRES ±

**SIGNITURE BLOCKS**

**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 : \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY**

I, WILLIAM GAGNER, HEREBY CERTIFY THAT THIS PLAT 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: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
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:

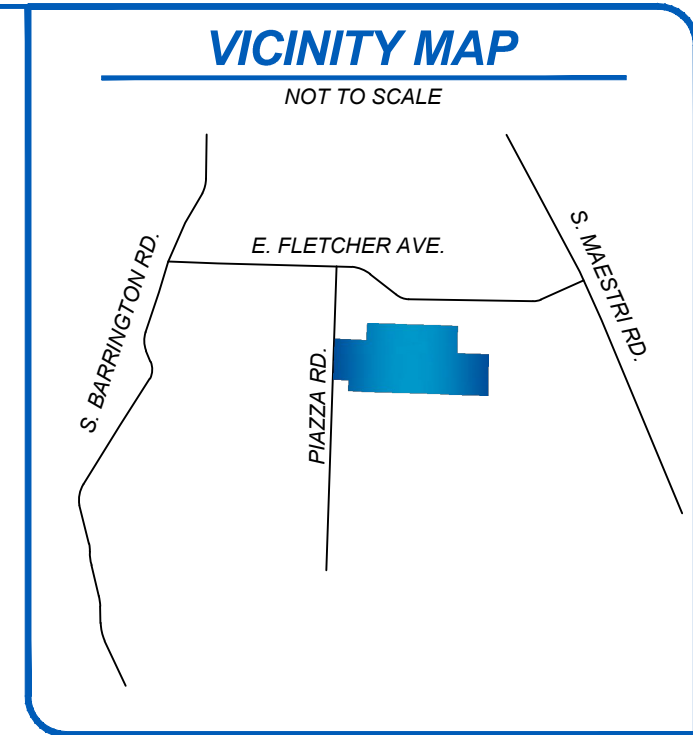
1. DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
2. DELIVERY OF ANY OTHER UTILITY SERVICE.
3. IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.
4. APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
5. ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE EITHER KNOWN OR UNKNOWN.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
CHAIRMAN, TONTITOWN PLANNING COMMISSION

SIGNED: \_\_\_\_\_  
MAYOR, CITY OF TONTITOWN

SIGNED: \_\_\_\_\_  
RECORDER-TREASURER, CITY OF TONTITOWN



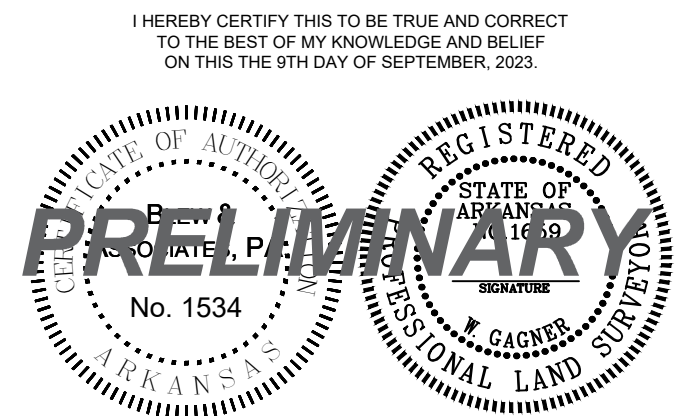
SEE PAGE 2 OF 2 FOR SURVEY DRAWING

**SHEET 1 OF 2**

DATE	REVISION HISTORY	BY

**BLEW & ASSOCIATES, P.A.**  
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE: 479.443.4506 · FAX: 479.582.1883  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 23-5797	<b>SURVEY DRAWN BY:</b> DLS - 09/08/2023
<b>SURVEY REVIEWED BY:</b> TPN & JV	<b>SCALE:</b> 1" = 140'
<b>FOR THE USE AND BENEFIT OF:</b> HENRY PIAZZA MINOR SUBDIVISION	



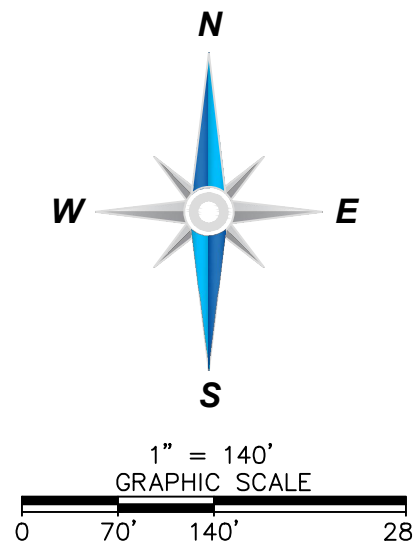
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

# MINOR SUBDIVISION

878 PIAZZA ROAD

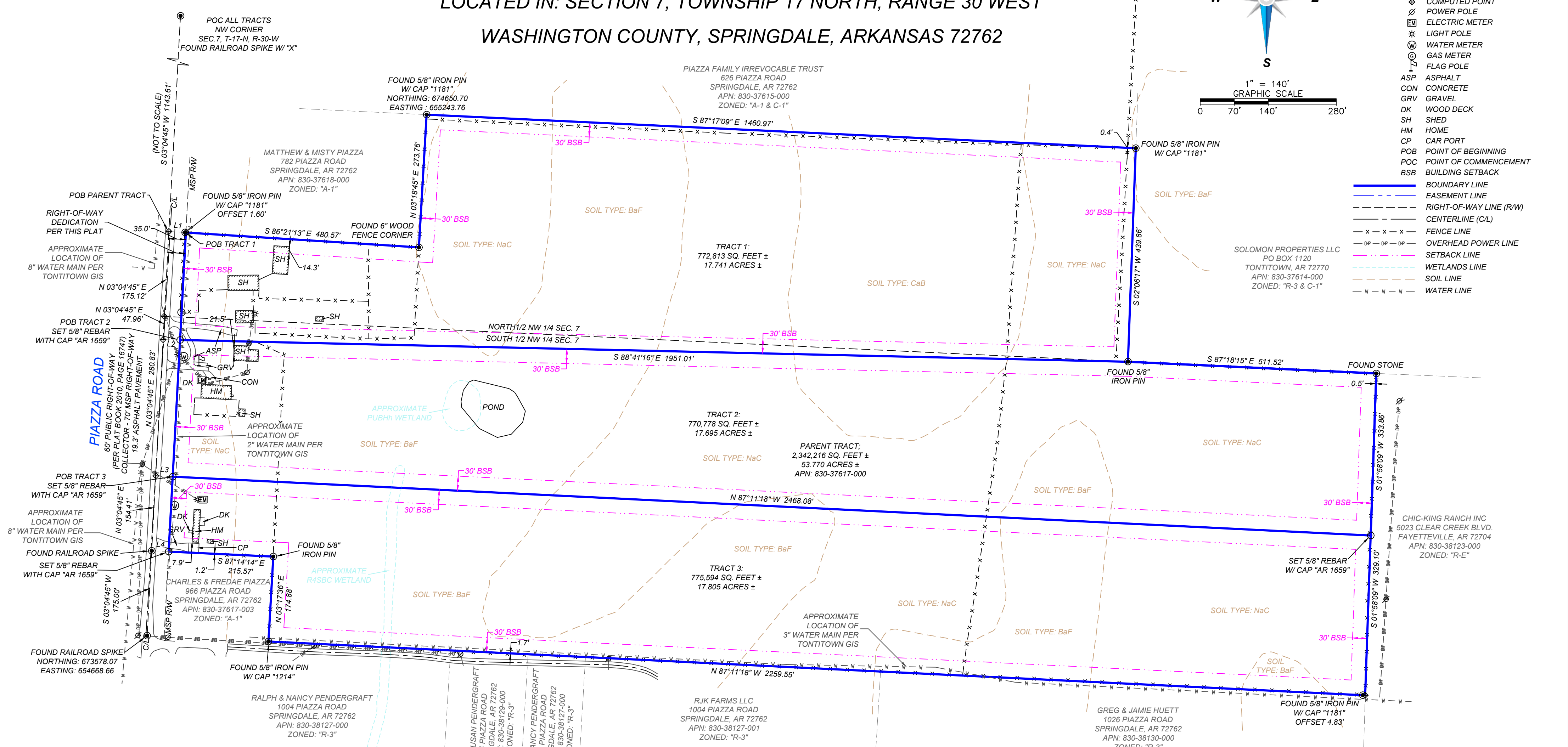
LOCATED IN: SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST

WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72762

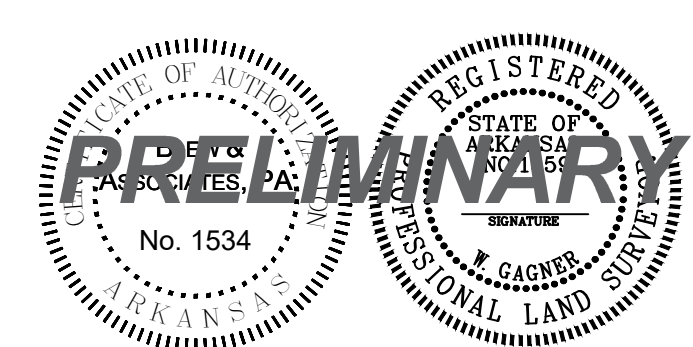


## LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ⊗ POWER POLE
- ⊞ ELECTRIC METER
- ⊛ LIGHT POLE
- ⊕ WATER METER
- ⊗ GAS METER
- ⊙ FLAG POLE
- ASP ASPHALT
- CON CONCRETE
- GRV GRAVEL
- DK WOOD DECK
- SH SHED
- HM HOME
- CP CAR PORT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- BSB BUILDING SETBACK
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE (R/W)
- - - CENTERLINE (C/L)
- x - x - x - FENCE LINE
- - - - - OVERHEAD POWER LINE
- - - - - SETBACK LINE
- - - - - WETLANDS LINE
- - - - - SOIL LINE
- - - - - WATER LINE



LINE	BEARING	DISTANCE
L1	S 86°21'13" E	35.00'
L2	S 88°41'16" E	35.02'
L3	S 87°11'18" E	35.00'
L4	S 87°14'14" E	35.00'



SHEET 2 OF 2

DATE	REVISION HISTORY	BY

**BLEW & ASSOCIATES, P.A.**

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