

ADJACENT LAND OWNERS

- 1) JIMLER, JOSH & MEGAN N  
200 OAKS HILLS DR  
SPRINGDALE, AR 72762  
PARCEL: 830-38079-000  
ZONED: R-2
- 2) BADER, MICHAEL & APRIL  
P O BOX 9424  
FAYETTEVILLE, AR 72703  
PARCEL: 830-38804-000  
ZONED: R-2
- 3) WILLIAMS, AARON K & KATHRINE ANN  
1577 TALDO LOOP  
SPRINGDALE, AR 72762  
PARCEL: 830-38799-000  
ZONED: R-2
- 4) FULTON FAMILY TRUST FULTON,  
CARL ERIC & ANN K  
1650 TALDO LOOP  
SPRINGDALE, AR 72762  
PARCEL: 830-38293-000  
ZONED: A-1
- 5) WORONA, GREG V & SHARON E  
1633 S BARRINGTON RD  
SPRINGDALE, AR 72762-6213  
PARCEL: 830-38293-000  
ZONED: R-2
- 6) ELLIS, THELMA B REVOCABLE TRUST  
201 OAK HILLS DR  
SPRINGDALE, AR 72762-9553  
PARCEL: 830-38081-000  
ZONED: R-2

- PROPERTY OWNERS:
- 1) MARK & MICHELE LEE  
1589 TALDO LOOP  
SPRINGDALE, AR 72762  
PARCEL #830-38797-000
  - 2) MICHAEL & APRIL BADER  
PO BOX 9424  
FAYETTEVILLE, AR 72703  
479-601-2155  
PARCEL #830-38798-000

CITY OF TONTITOWN PLANNING  
479-361-2700 EXT. 5

TOTAL ACREAGE  
PARCEL #830-38797-000:  
PREVIOUS ACREAGE: 1.61 +/-  
ADJUSTED ACREAGE: 1.68 +/-

PARCEL #830-38798-000:  
PREVIOUS ACREAGE: 2.16 +/-  
ADJUSTED ACREAGE: 2.08 +/-

FIELD WORK:  
OCTOBER 6, 2016

BASIS OF BEARING:  
FINAL PLAT OF TALDO LOOP SUBDIVISION, FILED IN BOOK 24 AT PAGE 28

- REFERENCE DOCUMENTS:
- 1) FINAL PLAT OF TALDO LOOP SUBDIVISION, FILED IN BOOK 24 AT PAGE 28
  - 2) WARRANTY DEED FILED IN BOOK 2013 AT PAGE 14455
  - 3) WARRANTY DEED FILED IN BOOK 2015 AT PAGE 18953

PROPERTY ZONED:  
R-2

BUILDING SETBACKS & UTILITY EASEMENTS:

- FRONT 20ft
- SIDE (INTERIOR) 7ft
- SIDE (EXTERIOR) 20ft
- REAR 25ft

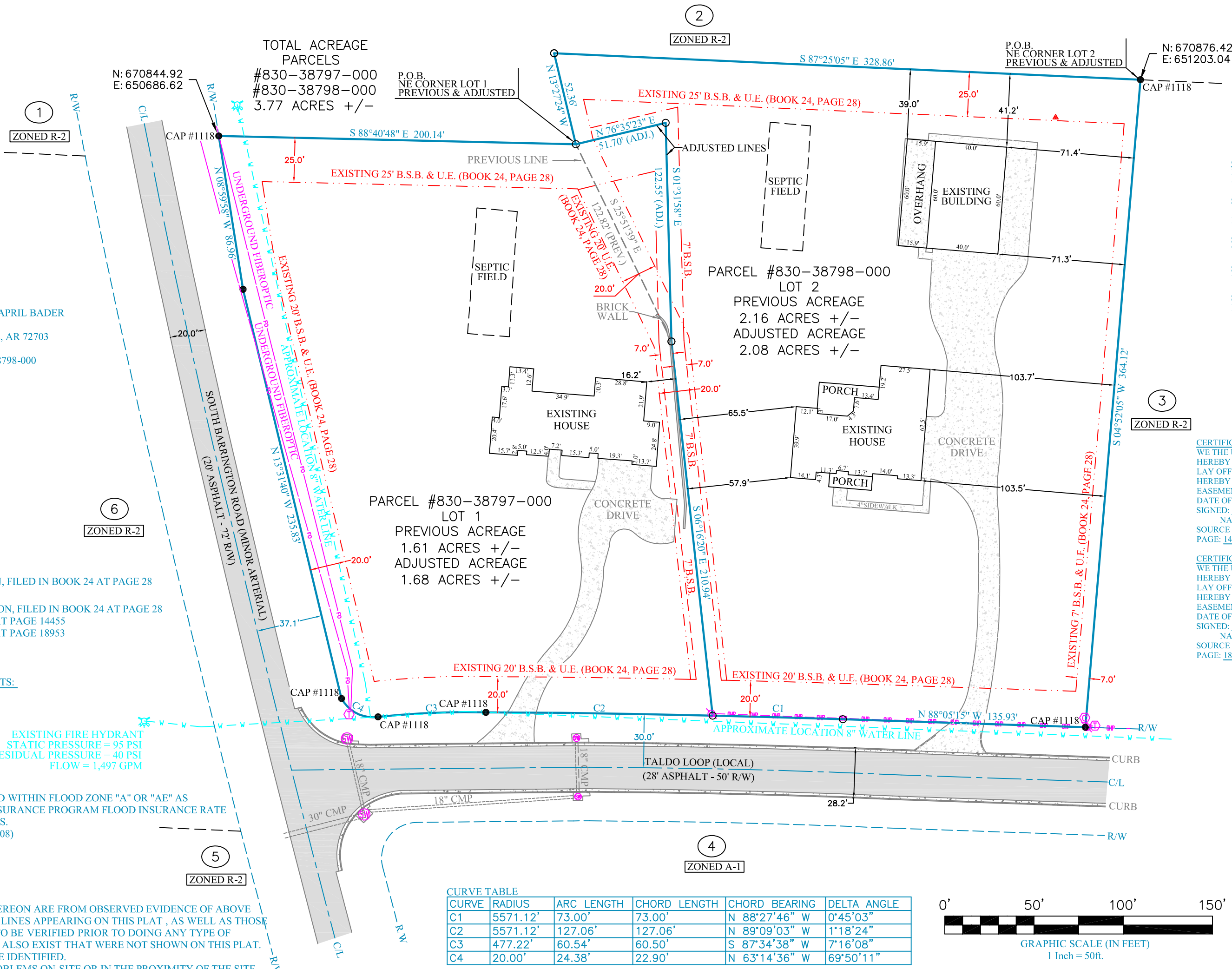
PROPOSED USE:  
RESIDENTIAL

FLOOD CERTIFICATION:  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #05143C0065F, DATED 05/16/2008)

- NOTE:
- 1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
  - 2) NO EXISTING EROSION PROBLEMS WERE IDENTIFIED.
  - 3) THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE
  - 4) THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES.
  - 5) NO WETLANDS APPEAR TO BE ON THIS SITE.

SURVEY DESCRIPTION:  
PREVIOUS PARCEL #830-38797-000 (LOT 1):  
LOT 1 AND PART OF LOT 2 IN TALDO LOOP SUBDIVISION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AND RUNNING THENCE S25°51'39"E 122.82', THENCE S06°16'20"E 210.94', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5571.12' FOR A CHORD BEARING AND DISTANCE OF 5571.12' TO A FOUND REBAR, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 477.22' FOR A CHORD BEARING AND DISTANCE OF 587°34'38"W 60.50' TO A FOUND REBAR, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00' FOR A CHORD BEARING AND DISTANCE OF N63°14'36"W 22.90' TO A FOUND REBAR, THENCE N13°31'40"W 235.83' TO A FOUND REBAR, THENCE N08°59'58"W 86.96' TO A FOUND REBAR, THENCE S88°40'48"E 200.14', TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.  
ADJUSTED PARCEL #830-38797-000 (LOT 1):  
LOT 1 AND A PART OF LOT 2 IN TALDO LOOP SUBDIVISION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE N76°35'23"E 51.70', THENCE S01°31'58"E 122.55', THENCE S06°16'20"E 210.94' TO A POINT ON THE NORTH RIGHT-OF-WAY OF TALDO LOOP, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5571.12' FOR A CHORD BEARING AND DISTANCE OF N89°09'03"W 127.06' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 477.22' FOR A CHORD BEARING AND DISTANCE OF S87°34'38"W 60.50' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTH BARRINGTON ROAD, THENCE LEAVING SAID NORTH RIGHT-OF-WAY OF TALDO LOOP ALONG SAID WEST RIGHT-OF-WAY OF SOUTH BARRINGTON ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00' FOR A CHORD BEARING AND DISTANCE OF N63°14'36"W 22.90' TO AN EXISTING REBAR, THENCE ALONG SAID RIGHT-OF-WAY N13°31'40"W 235.83' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N08°59'58"W 86.96' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S88°40'48"E 200.14', TO THE POINT OF BEGINNING, CONTAINING 1.68 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.  
PREVIOUS PARCEL #830-38798-000 (LOT 2):  
A PART OF LOT 2 IN TALDO LOOP SUBDIVISION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND REBAR MARKING THE NORTHEAST CORNER OF LOT 2 AND RUNNING THENCE S04°52'05"W 364.12' TO A FOUND REBAR, THENCE N88°05'15"W 135.93', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5571.12' FOR A CHORD BEARING AND DISTANCE OF N88°27'46"W 73.00', THENCE N06°16'20"W 210.94', THENCE N25°51'39"W 122.82', THENCE N13°27'24"W 52.36' TO A FOUND REBAR, THENCE S87°25'05"E 328.86', TO THE POINT OF BEGINNING, CONTAINING 2.16 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.  
ADJUSTED PARCEL #830-38798-000 (LOT 2):  
A PART OF LOT 2 IN TALDO LOOP SUBDIVISION TO THE CITY OF TONTITOWN, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 2 AND RUNNING THENCE S04°52'05"W 364.12' TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF TALDO LOOP, THENCE ALONG SAID RIGHT-OF-WAY N88°05'15"W 135.93', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5571.12' FOR A CHORD BEARING AND DISTANCE OF N88°27'46"W 73.00', THENCE LEAVING SAID RIGHT-OF-WAY N06°16'20"W 210.94', THENCE N01°31'58"W 122.55', THENCE S76°35'23"W 51.70', THENCE N13°27'24"W 52.36', THENCE S87°25'05"E 328.86' TO THE POINT OF BEGINNING, CONTAINING 2.08 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

# BADER/LEE PROPERTY LINE ADJUSTMENT



CERTIFICATE OF SURVEYING ACCURACY:  
I, DERRICK THOMAS, 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: DERRICK THOMAS NO.1642, 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:

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

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

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:  
SIGNED: \_\_\_\_\_  
NAME AND ADDRESS  
SOURCE OF TITLE: D.R. 2013  
PAGE: 14455

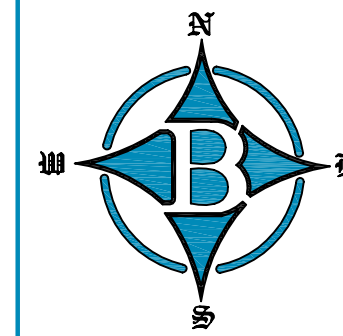
CERTIFICATE OF OWNERSHIP:  
WE THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:  
SIGNED: \_\_\_\_\_  
NAME AND ADDRESS  
SOURCE OF TITLE: D.R. 2015  
PAGE: 18953

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6th DAY OF OCTOBER, 2016.

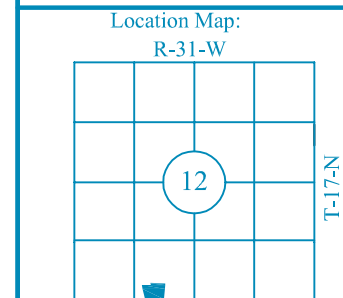


RECORDING NUMBER/DATE



LEGEND:

- TELEPHONE PEDISTAL
- CABLE PEDISTAL
- FIRE HYDRANT
- STORM SEWER MH
- SET 3/8" REBAR/CAP
- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- PORCH LINE/TIE LINE
- CENTRELINE OF ROAD
- RIGHT-OF-WAY
- BUILDING SETBACK
- UTILITY EASEMENT
- FIBER OPTIC LINE
- WATERLINE
- OVERHEAD POWER LINE



**Bates & Associates, Inc.**  
Civil Engineering - Land Surveying - Landscape Architecture  
7220 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 • 479-442-3550 • Fax: 479-521-1580  
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FOR USE AND BENEFIT OF:  
MICHAEL BADER & MARK LEE  
ADDRESS:  
1688 & 1688 TALDO LOOP  
TONTITOWN, ARKANSAS  
DATE: 10/31/16 SCALE: 1"=60'  
SURVEYED/DRAFTED:  
RICH/AH  
SECTION: 12  
TOWNSHIP: 17 NORTH  
RANGE: 31 WEST  
REVISION: DT  
REVISION:

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, November 3, 2016