

HERCATOR MARTINEZ & MARIA IRMA MARTINEZ
 MARSH OF OLD MISSISSIPPI
 SPRINGDALE, AR 72764
 ZONED R-1

CERTIFICATE OF APPROVAL
 PURSUANT TO THE CITY OF TONTONNIN 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: _____
 TONTONNIN PLANNING COMMISSION CHAIRMAN

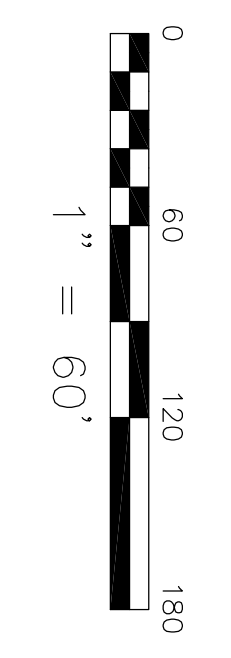
SIGNED: _____
 MAYOR, CITY OF TONTONNIN

SIGNED: _____
 CITY CLERK/TREASURER
 CITY OF TONTONNIN
 COORDINATE SYSTEM
 (NORTH ZONE) NAD83

RECORD DESCRIPTION. (DOC. 2019-2348 OF TRACT 3, MARTINEZ INCIDENTAL SUBDIVISION DOC. 2019-1975) PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIN WHICH IS LOCATED N87°30'41"W 961.32 FEET FROM A FOUND 3" DISC MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°30'24"W 636.84 FEET TO A SET NAIL LOCATED IN THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE N86°57'01"W 342.92 FEET, THENCE LEAVING SAID CENTERLINE N03°30'24"E 633.48 FEET TO A FOUND 1/2" IRON REBAR MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE S87°30'41"E 342.96 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.00 ACRES, MORE OR LESS.

SURVEY DESCRIPTION. - TRACT 3-A
 A PART OF TRACT NUMBERED THREE (3) OF THE INCIDENTAL SUBDIVISION FOR ISIDRO MARTINEZ, FILED FOR RECORD AS DOCUMENT 2019-1975 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT THREE (3); SAID POINT BEING AN EXISTING NAIL IN THE CENTER OF OLD HIGHWAY 68 AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N03°31'00"E 38.46 FEET; THENCE N86°59'43"W 205.35 FEET ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N03°30'12"E 38.62 FEET; THENCE N86°59'43"W 137.64 FEET ALONG THE CENTERLINE OF SAID HIGHWAY TO THE SOUTHWEST CORNER OF SAID TRACT THREE (3) AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N03°30'12"E 38.77 FEET; THENCE LEAVING SAID CENTERLINE, N03°30'12"E 633.48 FEET TO AN EXISTING IRON REBAR AT THE NORTHWEST CORNER OF SAID TRACT THREE (3); THENCE S87°35'37"E 137.66 FEET ALONG THE NORTH LINE OF SAID TRACT THREE (3) TO A SET 1/2" IRON REBAR, THENCE S03°30'12"W 634.92 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, THE ABOVE DESCRIBED 3.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF OLD HIGHWAY 68 AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

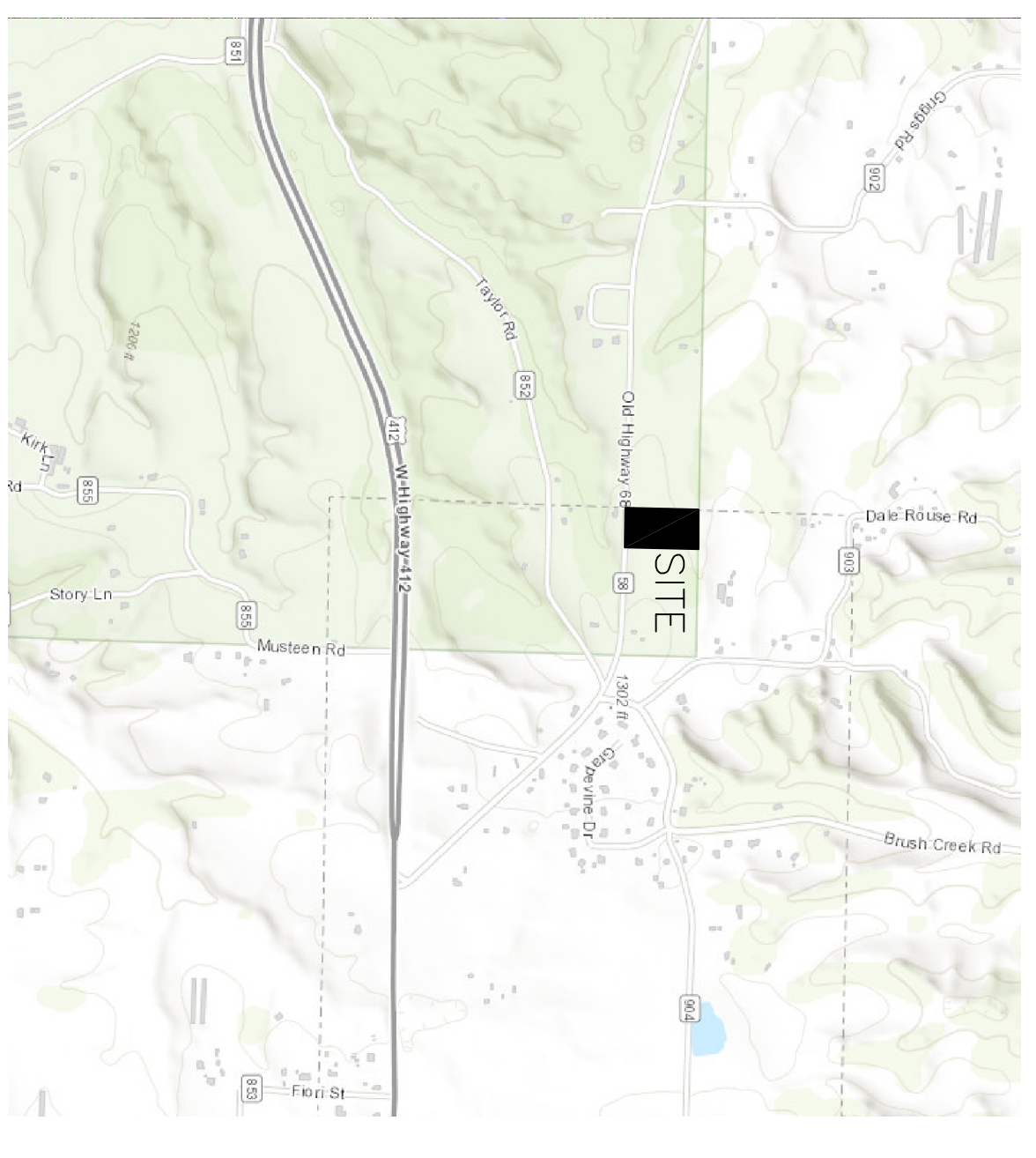
SURVEY DESCRIPTION. - TRACT 3-B
 A PART OF TRACT NUMBERED THREE (3) OF THE INCIDENTAL SUBDIVISION FOR ISIDRO MARTINEZ, FILED FOR RECORD AS DOCUMENT 2019-1975 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT THREE (3); THENCE S03°31'00"W 637.07 FEET TO THE SOUTHEAST CORNER OF SAID TRACT THREE (3), SAID POINT BEING AN EXISTING NAIL IN THE CENTER OF OLD HIGHWAY 68 AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N03°31'00"E 38.46 FEET; THENCE N86°59'43"W 205.35 FEET ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N03°30'12"E 38.62 FEET; THENCE N86°59'43"W 137.64 FEET ALONG THE CENTERLINE OF SAID HIGHWAY TO THE SOUTHWEST CORNER OF SAID TRACT THREE (3) AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N03°30'12"E 38.77 FEET; THENCE LEAVING SAID CENTERLINE, N03°30'12"E 633.48 FEET TO AN EXISTING IRON REBAR AT THE NORTHWEST CORNER OF SAID TRACT THREE (3); THENCE S87°35'37"E 137.66 FEET ALONG THE NORTH LINE OF SAID TRACT THREE (3) TO A SET 1/2" IRON REBAR, THENCE S03°30'12"W 634.92 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, THE ABOVE DESCRIBED 3.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF OLD HIGHWAY 68 AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.



CERTIFICATE OF SURVEYING ACCURACY
 I, ALAN REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXISTS 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: _____
 G. ALAN REID
 PAST TOOLS
 STATE OF ARKANSAS



LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BARBED POST	FIRE SPRINKLER	SEPTIC TANK LID
BOULEY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CRUSHED 'X'	GAS METER	SET STAKE ON LINE
COMPUTED POINT	GAS STUB	SET 1/2" IRON REBAR
CONG. MONUMENT	GENERATOR	STATE MONUMENT
DOWN GUY	GROUND LIGHT	STONE MONUMENT
DRAIN GRATE	IRREG. CONTROL VALVE	STORM DRAIN MANHOLE
ELECTRIC BOX	LAMP POST	STREET SIGN
ELECTRIC METER	MALL BOX	TELEPHONE BOX
ELECTRIC PEDESTAL	PARKING SIGN	TELEPHONE PEDESTAL
EXIST. ALUM. CAPPED MON.	POWER POLE	TEMPORARY BENCHMARK
EXISTING IRON PIPE	PROPPANT TANK	TRAFFIC SIGNAL BOX
EXISTING IRON REBAR	RAILROAD SPIKE	TRANSFORMER BOX
EXISTING NAIL	RENDING	TREE
EXIST. IRON IN CONCRETE	RIGHT OF WAY MONUMENT	WATER LINE SIGN
	SANITARY SEWER CLEANOUT	WATER METER
		WATER SPICOT
		WATER VALVE
CENTERLINE ROAD	EASEMENT LINE	
RIGHT-OF-WAY LINE	BUILDING SETBACK LINE	
BARBED-WIRE FENCE	OVERHEAD ELECTRIC LINE	
CHAIN-LINKED FENCE	UNDERGROUND ELECTRIC LINE	
CHAIN-LINKED FENCE	GAS LINE	
WIRE FENCE	SANITARY SEWER LINE	
MAJOR CONTOUR INTERVAL	STORM SEWER LINE	
MINOR CONTOUR INTERVAL	TELEPHONE LINE	
BUILDING LINE	WATER LINE	
FIBER-OPTICS LINE	PROPERTY LINE	
WETLAND LINE		

FLOOD DESIGNATION:
 THIS PROPERTY DOES NOT LIE IN ZONE X/A-E (SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS. MAP NUMBER 0514300049F. EFFECTIVE DATE MAY 16, 2008.

WETLAND NOTE:
 THIS PROPERTY APPEARS TO CONTAIN THE WETLAND AREA RAUGH (EVERGREEN) AS INDICATED ON THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP FOUND AT [HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](https://www.fws.gov/wetlands/data/mapper.html)

SOIL MAP LEGEND
 CIG - CLARKSVILLE EXTREMELY GRAVELLY SILT LOAM, 12 TO 60 PERCENT SLOPES
 NAC - NIXA VERY GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES

REVISIONS	DATE	DESCRIPTION	BY
SHEET 1 OF 1	08/17/2023	CITY COMMENTS	DF

ISIDRO MARTINEZ PEREZ & MARIA IRMA MARTINEZ
 4036 OLD HIGHWAY 68, SPRINGDALE, ARKANSAS 72762
 PARCEL NO. 830-37902-202

DATE	03/14/2023
CHECKED	1" = 60'
SCALE	1" = 60'
SHEET SIZE	24" x 36"

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

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE

ANY RELOCATION OF COX UTILITIES WILL BE AT OWNER'S EXPENSE

THERE WERE NO INDICATIONS OF ANY EXISTING EROSION PROBLEMS ONSITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

THERE WERE NO ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND OR UNDERGROUND STRUCTURES OBSERVED AT THE TIME OF THE SURVEY.

AT THE TIME OF THE SURVEY THERE WERE NO KNOWN OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.

OWNER: ISIDRO MARTINEZ PEREZ & MARIA IRMA MARTINEZ
 (479)966-5240

PHYSICAL ADDRESS: 4036 OLD HIGHWAY 68, SPRINGDALE, AR 72762
 PARCEL NO. 830-37902-202

MAILING ADDRESS: 3504 SHOOK DR, SPRINGDALE, AR 72762

PROPOSED USE: RESIDENTIAL

ZONED: R-E, ESTATE SINGLE-FAMILY RESIDENTIAL - TWO ACRE MINIMUM LOT SIZE

SETBACKS:
 FRONT...30 FEET
 SIDE...30 FEET
 REAR...30 FEET

DEPARTMENT: JP

DATE: 03/14/2023

CHECKED: 1" = 60'

SCALE: 1" = 60'

SHEET SIZE: 24" x 36"