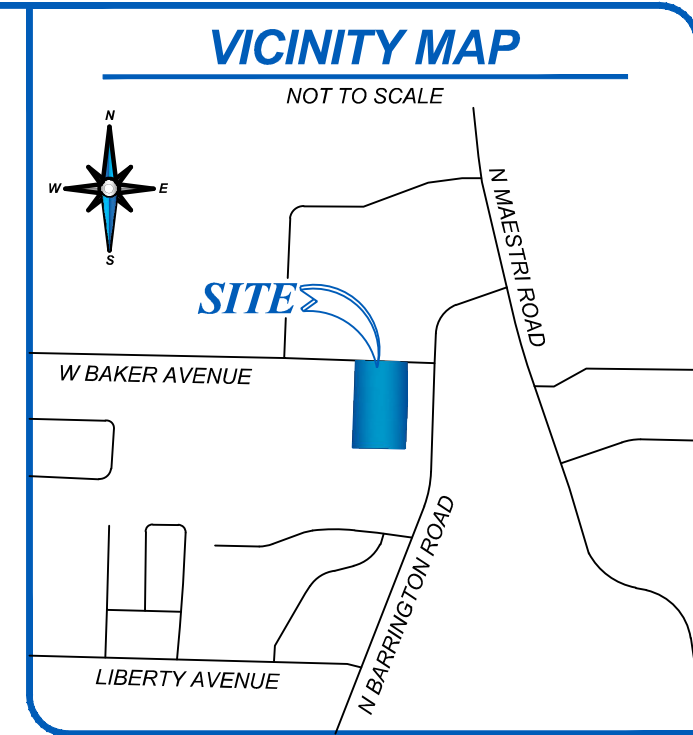
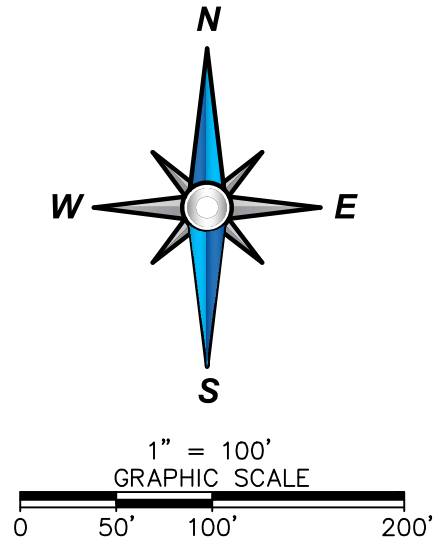


MINOR SUBDIVISION

EAST BAKER AVENUE

LOCATED IN: SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST

WASHINGTON COUNTY, TONTITOWN, ARKANSAS 72762



RECORD DESCRIPTION

BOOK 2021, PAGE 33693

TRACT 4:
PART OF LOT TWO (2) OF THE FINAL PLAT OF THE FIRST ADDITION NORTH, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, SAID PART ALSO BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N86°54'49"W A DISTANCE OF 260.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°00'09"W A DISTANCE OF 332.94 FEET TO A FOUND CONCRETE MONUMENT; THENCE S03°05'36"W A DISTANCE OF 211.88 FEET TO A SET 5/8" REBAR CAPPED "1659/1826"; THENCE S03°05'36"W A DISTANCE OF 189.65 FEET TO A SET 5/8" REBAR CAPPED "1659/1826"; THENCE N88°26'56"W A DISTANCE OF 227.38 FEET TO A SET 5/8" REBAR CAPPED "1659/1826"; THENCE N02°26'38"E A DISTANCE OF 740.13 FEET; THENCE S86°54'49"E A DISTANCE OF 217.74 FEET TO THE POINT OF BEGINNING, CONTAINING 3.849 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

TRACT 5:
PART OF THE LOT THREE (3) OF THE FINAL PLAT OF THE FIRST ADDITION NORTH, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, SAID PART ALSO BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N86°54'49"W A DISTANCE OF 478.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE S02°26'38"W A DISTANCE OF 740.13 FEET TO A SET 5/8" REBAR CAPPED "1659/1826"; THENCE N88°26'56"W A DISTANCE OF 218.32 FEET TO A SET 5/8" REBAR CAPPED "1659/1826"; THENCE N02°26'38"E A DISTANCE OF 745.98 FEET; THENCE S86°54'49"E A DISTANCE OF 218.31 FEET TO THE POINT OF BEGINNING, CONTAINING 3.724 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

SURVEY DESCRIPTION

LOT 7

PART OF LOTS 2 AND LOT 3 OF THE FINAL PLAT OF THE FIRST ADDITION NORTH, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, ALSO BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT N86°54'49"W A DISTANCE OF 260.62 FEET; THENCE LEAVING SAID NORTH LINE S00°00'10"W 35.07 FEET TO A SET 5/8" REBAR; THENCE N86°54'41"W 132.37 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S02°26'38"W 332.86 FEET TO A SET 5/8" REBAR; THENCE N86°54'49"W 130.87 FEET TO A SET 5/8" REBAR; THENCE N02°26'38"E 332.87 FEET TO A SET 5/8" REBAR; THENCE S86°54'41"E 130.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRE, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 8

PART OF THE LOT 3 OF THE FINAL PLAT OF THE FIRST ADDITION NORTH, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, ALSO BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT N86°54'49"W A DISTANCE OF 260.62 FEET; THENCE LEAVING SAID NORTH LINE S00°00'10"W 35.07 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S00°00'10"W 297.87 FEET TO A FOUND CONCRETE MONUMENT; THENCE S03°05'36"W 15.83 FEET TO A SET 5/8" REBAR; THENCE N86°54'49"W 144.88 FEET TO A SET 5/8" REBAR; THENCE N02°26'38"E 313.29 FEET TO A SET 5/8" REBAR; THENCE S86°54'41"E 132.37 FEET TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRE, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 9

PART OF LOTS 2 AND LOT 3 OF THE FINAL PLAT OF THE FIRST ADDITION NORTH, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, ALSO BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT N86°54'49"W A DISTANCE OF 260.62 FEET; THENCE LEAVING SAID NORTH LINE S00°00'10"W 35.07 FEET TO A SET 5/8" REBAR; THENCE N86°54'41"W 263.24 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S02°26'38"W 332.87 FEET TO A SET 5/8" REBAR; THENCE S86°54'49"E 130.87 FEET TO A SET 5/8" REBAR; THENCE N02°26'38"E 19.57 FEET TO A SET 5/8" REBAR; THENCE S86°54'49"E 144.88 FEET TO A SET 5/8" REBAR; THENCE S03°05'36"W 385.70 FEET TO A FOUND CONCRETE MONUMENT; THENCE N88°26'56"W 227.38 FEET TO A FOUND 5/8" REBAR; THENCE N88°26'56"W 218.32 FEET TO A FOUND 5/8" REBAR; THENCE N02°26'38"E 710.97 FEET TO A SET 5/8" REBAR; THENCE S86°54'41"E 174.31 FEET TO THE POINT OF BEGINNING, CONTAINING 5.222 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

CERTIFICATION 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 & ADDRESS: _____

SOURCE OF TITLE: D.R. _____, PAGE _____

CERTIFICATION OF SURVEY ACCURACY

I, HEATH A. MYERS, 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: _____

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1826

CERTIFICATION 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

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

LOT 7
43,560 SQ. FEET ±
1.000 ACRES ±

LOT 8
43,553 SQ. FEET ±
1.000 ACRES ±

LOT 9
227,450 SQ. FEET ±
5.222 ACRES ±

TOTAL ACREAGE
329,857 SQ. FEET ±
7.572 ACRES ±

ZONING INFORMATION

CURRENT ZONING: R-3, SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:
FRONT - 30' B.S.B.
SIDE - 7' B.S.B.
SIDE STREET - 25' B.S.B.
REAR - 25' B.S.B.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-18N-31W-0-36-240-72-1826

COMPLETED FIELD WORK:
OCTOBER 17, 2023

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2021 AT PAGE 33693.
2. SURVEY PLAT FILED IN PLAT BOOK 8 AT PAGE 65.
3. SURVEY PLAT FILED IN PLAT BOOK 2021 AT PAGE 33811.

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 OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS OR UNDERGROUND STRUCTURES.

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

TO THE SURVEYOR'S KNOWLEDGE, THERE IS NO KNOWN OCCURRENCE OF ANY OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS AT THE TIME OF THE SUBJECT SURVEY.

SOIL TYPES:

CaB - CAPTINA SILT LOAM, 1 TO 3 PERCENT SLOPES
NaC - NIXA VERY GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES
NaD - NIXA VERY GRAVELLY SILT LOAM, 8 TO 12 PERCENT SLOPES
GuC - GUIN VERY GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 19TH DAY OF OCTOBER, 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 2

DATE	REVISION HISTORY	BY

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

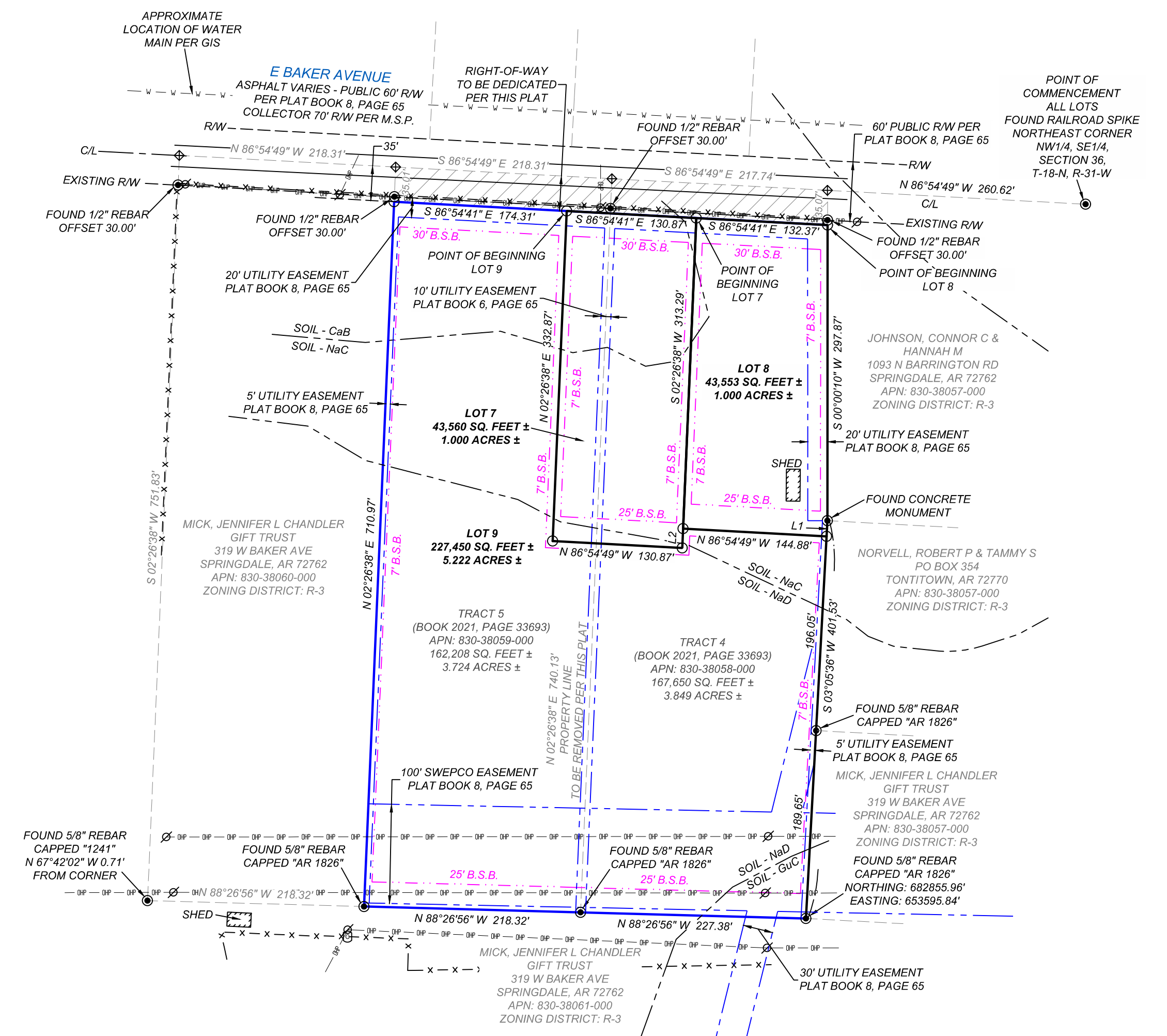
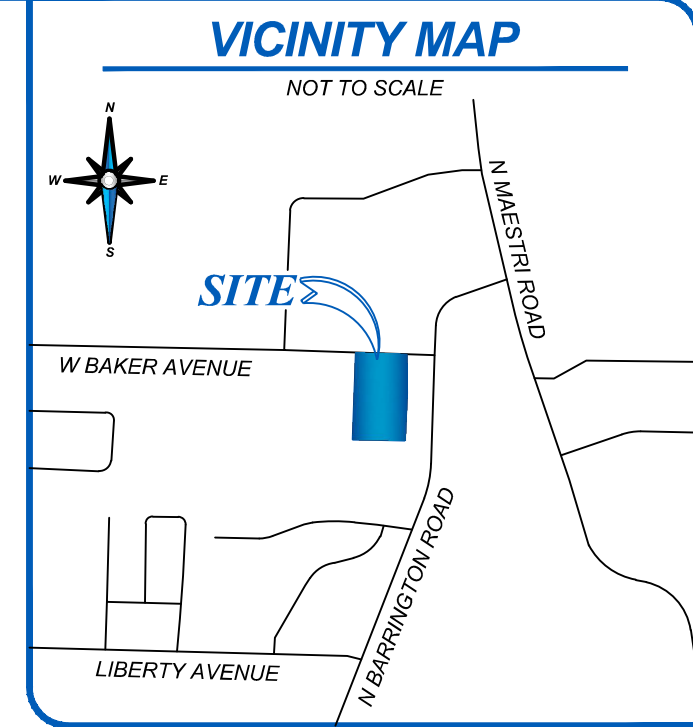
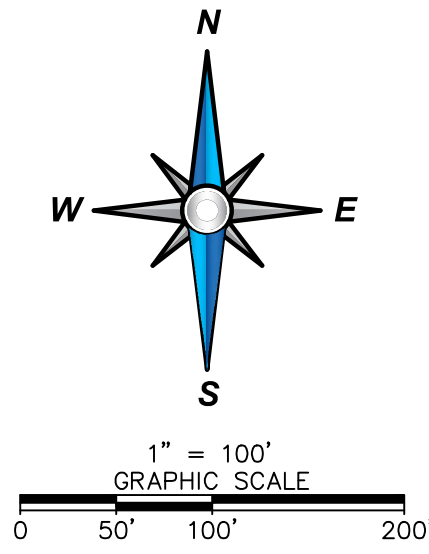
SURVEYOR JOB NUMBER: 23-6893	SURVEY DRAWN BY: JDC - 10/19/2023
SURVEY REVIEWED BY: TPN & JV	SCALE: 1" = 100'
FOR THE USE AND BENEFIT OF: BRYON MICK - MINOR SUBDIVISION	

MINOR SUBDIVISION

EAST BAKER AVENUE

LOCATED IN: SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST

WASHINGTON COUNTY, TONTITOWN, ARKANSAS 72762



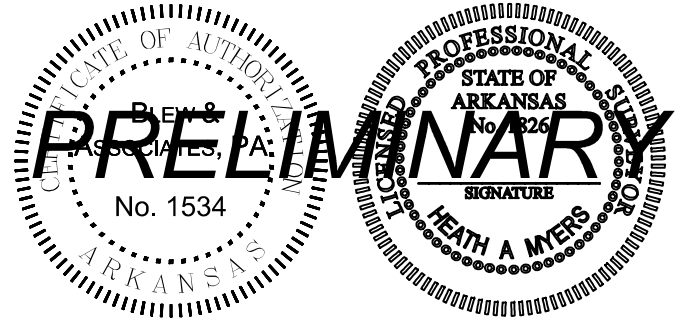
LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH CAP "AR 1826"
- ⊕ COMPUTED POINT
- ⊗ POWER POLE
- ⊙ CABLE PEDESTAL
- 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
- - - - SOIL LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°05'36" E	15.83'
L2	S 02°26'38" W	19.57'

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 15TH DAY OF OCTOBER, 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 2 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

SURVEYOR JOB NUMBER: 23-6893	SURVEY DRAWN BY: JDC - 10/19/2023
SURVEY REVIEWED BY: TPN & JV	SCALE: 1" = 100'
FOR THE USE AND BENEFIT OF: BRYON MICK - MINOR SUBDIVISION	