



SITE LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- CALCULATED POSITION
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- PHONE RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE
- DRAINAGE PIPE

SURVEY NOTES:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easement, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a Lot Split of the parcels recorded in Deed Record 363-479 at the courthouse in Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83 Arkansas State Plane, North Zone, US Foot, checking with the Bentonville Reference Station and checking with OPUS observation.
6. Basis of Elevation: NAVD88, checking with the Bentonville Reference Station and OPUS solution.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. This property is zoned A-1.
12. Building setbacks for zone A-1 are as follows:
Front – Minimum thirty-five (35) feet from the planning right-of-way as shown on the Master Street Plan.
Rear- with the principal structure being twenty-five (25) feet from the rear lot line. Minimum of twenty-five (25) feet from rear lot line or center of alley where one exists or from the planning right-of-way as shown on the Master Street Plan.
Side (each) – Minimum fifteen (15) feet from property lines.
Street side – Minimum thirty-five (35) feet from the planning right-of-way as shown on the Master Street Plan.
13. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
14. Subsurface and environmental conditions were not examined nor considered as a part of this survey.
15. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
16. There are no known wetlands associated with the proposed tract split and there is no known determination in progress at this time.
17. This property has access to public water system connection.
18. This plat does not carry any assurance that the tracts will qualify for a septic permit from the AR Department of Health.

Centerton Planning Commission Approval

Approved by the City of Centerton Planning Commission and recommended for acceptance this _____ day of _____, 20____.

Planning Commission Chairperson: _____
City Engineer: _____
Street/Parks Department: _____
Fire Department: _____
Water & Sewer Department: _____

Certificate of Ownership and Dedication of Rights-of-Way/Easements:

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we are the sole owners of the hereon platted property and have caused said property to be surveyed and platted and do hereby dedicate all public rights-of-way and all utility, drainage, and conservation easements shown hereon to the public for the installation, operation, maintenance, and replacement of streets, utilities and drainage systems.

Printed Name / Company	Owner Signature/ & title	Date
Printed Name / Company	Owner Signature/ & title	Date

State of Arkansas
County of _____
Sworn to and subscribed before me this _____ day of _____, 20____.
Notary Public _____
My Commission Expires _____

Centerton City Council Acceptance:

This plat and any dedication(s) thereon is/are hereby accepted by the City of Centerton this _____ day of _____, 20____.

ORDINANCE No. 20____-____

Mayor - Bill Edwards _____
City Clerk - Todd Wright _____

Right of Way Dedication

A part of the Southeast Quarter (SE₁) of the Southeast Quarter (SE₁) of Section Thirty-one (31), Township Twenty (20) North, Range Thirty-one (31) West, Benton County, Arkansas, described as follows:
Beginning at the Southeast Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 20 North, Range 31 West; thence North 87°35'50" West 1320.14 feet; thence North 02°09'16" East 40.92 feet; thence South 87°15'58" East 1288.56 feet; thence North 02°18'07" East 1274.50 feet; thence South 87°14'01" East 32.07 feet; thence South 02°19'02" West 1307.76 feet to the Point of Beginning, containing 89,633.54 square feet or 2.06 acres, subject to easements and rights of way of record.

Surveyor's Certificate:

I, James E. Collins, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type, and material are correctly shown.

Date of Execution: _____

James E. Collins
Registered Land Surveyor
State of Arkansas
Registration No. 1337

DEED DESCRIPTION:

WARRANTY DEED 363-479
The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 31 in Township 20 North of Range 31 West of the Fifth Principal Meridian.

SURVEY DESCRIPTION:

Parent Tract
The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 North, Range 31 West, being more particularly described as follows:
Beginning (POB 1) at the Northwest Corner of said SE 1/4 of the SE 1/4 of Section 31, Township 20 North, Range 31 West; thence along the North Line of said SE 1/4 of the SE 1/4, S87°14'01"E 1323.92 feet to the East Line of said SE 1/4 of the SE 1/4; thence leaving said North Line, along said East Line, S02°19'02"W 1307.76 feet to the South Line of said SE 1/4 of the SE 1/4; thence leaving said East Line, along said South Line, N87°35'50"W 1320.14 feet to the West Line of said SE 1/4 of the SE 1/4; thence leaving said South Line, along said West Line N02°09'16"E 1316.18 feet to the Point of Beginning (POB 1), containing 1734425 square feet, 39.82 acres as surveyed. Subject to the rights-of-way of Centerton Boulevard and Keller Road and any other easements and/or rights-of-way of record.

Tract 1
A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 North, Range 31 West, being more particularly described as follows:
Beginning (POB 1) at the Northwest Corner of said SE 1/4 of the SE 1/4 of Section 31, Township 20 North, Range 31 West; thence along the North Line of said SE 1/4 of the SE 1/4, S87°14'01"E 1291.85 feet; thence leaving said North Line, S02°18'07"W 655.52 feet; thence N87°14'01"W 1290.16 feet to the West Line of said SE 1/4 of the SE 1/4; thence along said West Line, N02°09'16"E 655.53 feet to the Point of Beginning (POB 1), containing 846247 square feet, 19.43 acres as surveyed. Subject to the right-of-way of Keller Road and any other easements and/or rights-of-way of record.

Tract 2
A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 North, Range 31 West, being more particularly described as follows:
Commencing at the Northwest Corner of said SE 1/4 of the SE 1/4 of Section 31, Township 20 North, Range 31 West; thence along the West Line of said SE 1/4 of the SE 1/4, S02°09'16"W 655.53 feet to the Point of Beginning (POB 2); thence leaving said West Line, S87°14'01"E 658.46 feet; thence S02°09'16"W 619.36 feet; thence N87°15'58"W 658.45 feet to the West Line of said SE 1/4 of the SE 1/4; thence along said West Line, N02°09'16"E 619.73 feet to the Point of Beginning (POB 2), containing 407919 square feet, 9.36 acres as surveyed. Subject to the right-of-way of Centerton Boulevard and any other easements and/or rights-of-way of record.

Tract 3
A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 North, Range 31 West, being more particularly described as follows:
Commencing at the Northwest Corner of said SE 1/4 of the SE 1/4 of Section 31, Township 20 North, Range 31 West; thence along the West Line of said SE 1/4 of the SE 1/4, S02°09'16"W 655.53 feet; thence leaving said West Line, S87°14'01"E 658.46 feet to the Point of Beginning (POB 3); thence S87°14'01"E 631.71 feet; thence S02°18'07"W 618.98 feet; thence N87°15'58"W 630.11 feet; thence N02°09'16"E 619.36 feet to the Point of Beginning (POB 3), containing 390623 square feet, 8.96 acres as surveyed. Subject to the rights-of-way of Centerton Boulevard and Keller Road and any other easements and/or rights-of-way of record.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate maps for Benton County, Arkansas, Map Numbers: 05007C0230J, Effective date September 28, 2007; and 05007C0235K, Map Revised June 5, 2012.

BOUNDARY LOT SPLIT
111 KELLER ROAD
CENTERTON, ARKANSAS
PROJ NUMBER: 18-18-00151

REVISION BLOCK	

DOCUMENT DATE:	12/10/2018
CHECKED BY:	JEC
DRAWN BY:	DVB

OWNER:
JACK WHITES HATCHERIES
1307 FLAMINGO ROAD
ROGERS, ARKANSAS 72756

SHEET:
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