

MORRIS & HAMIL PLACE MINOR SUBVISION

LYING IN A PART OF THE SE 1/4 SW 1/4 OF SECTION 32, T-10-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS

VICINITY MAP



CERTIFICATE OF OWNER

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, and subdivide said real estate in accordance with this plat.

Signed _____

Date of Execution _____ Name _____

CERTIFICATE OF CITY ENGINEERING

I, the undersigned, hereby approve this minor subdivision of the described tract as shown on this survey plat in the City of Clarksville, AR

City Engineer _____ Date _____

CERTIFICATE OF FINAL APPROVAL

Pursuant to the Clarksville Land Subdivision and Development Code, and all of the conditions of approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said Rules and Regulations.

Clarksville Planning Commission _____ Date _____

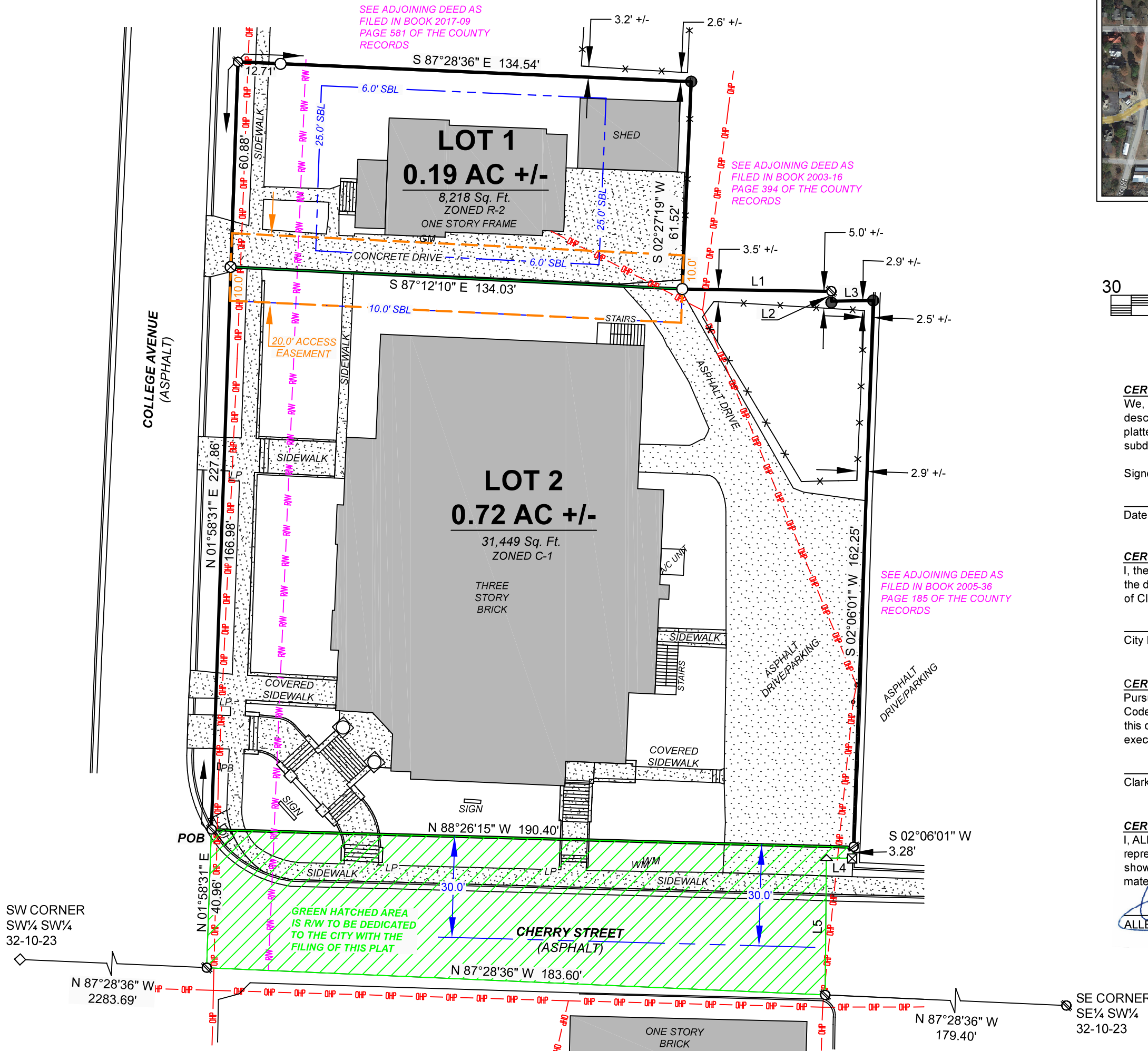
CERTIFICATE OF SURVEYING ACCURACY

I, ALLEN W. MILLER II, 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.

Allen W. Miller II
ALLEN W. MILLER II, PS. 1704 Date 1-9-2023

LINE	BEARING	DISTANCE
L1	S 89°02'57" E	44.24'
L2	S 00°30'27" W	2.89'
L3	N 88°56'25" E	12.44'
L4	N 89°29'33" W	7.84'
L5	S 00°30'27" W	40.62'

BASIS OF BEARING:
STATE PLANE GRID NORTH
NAD 83(2011) AR NORTH



ZONE R-2

MIN LOT AREA SQ. FT.	6,000
MIN LOT WIDTH AT BLDG LINE	60
SETBACKS	
FRONT	25
REAR	25
SIDE INTERIOR	6
SIDE EXTERIOR	25
CORNER TO REAR YARD	15
BUILDING HEIGHT	
MAXIMUM (FEET)	35
MAXIMUM STORIES	2 1/2

ZONE C-1

MIN LOT AREA SQ. FT.	2,500
MIN LOT WIDTH AT BLDG LINE	25
MAXIMUM BUILDING COVERAGE	100%
SETBACKS	
FRONT	NONE
REAR	NONE
SIDE INTERIOR ABUTTING	10
RESIDENTIAL	
SIDE INTERIOR ABUTTING	NONE
NON-RESIDENTIAL	
SIDE EXTERIOR	NONE
BUILDING HEIGHT	
MAXIMUM (FEET)	55
MAXIMUM STORIES	5

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A. LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

ACREAGE NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

DEEDS AND SURVEYS USED:

SOME OF THE DEEDS AND SURVEYS REFERENCED DURING THIS SURVEY ARE AS FOLLOWS:
1.) DEED BOOK 2022-05, PAGE 571 OF THE COUNTY RECORDS.
2.) A 1.09 ACRE SURVEY BY THIS COMPANY ON 2-4-2020, FOR JOHNSON COUNTY CHAMBER OF COMMERCE, JOB# 19-639.

FLOOD STATEMENT:

THE ENTIRE DESCRIBED PROPERTY LIES IN FLOOD ZONE "AE" OF THE FIRM MAP #05071C0355D, AS PER FEMA, EFFECTIVE DATE 11-26-2010. FLOOD ZONE "AE" HAS A BASE FLOOD ELEVATION DETERMINED (BASED ON GRAPHIC SCALING -- LOCATION OF FLOOD ZONE IS APPROXIMATE)

OWNER: MICAH MORRIS
212 N COLLEGE AVE
CLARKSVILLE, AR 72830



SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE.

Allen W. Miller II
ALLEN W. MILLER II, PS. 1704 DATE 1-9-2023

DESCRIPTION: A PART OF THE SE 1/4 SW 1/4 OF SECTION 32, T-10-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 1-9-2023, FOR MICAH MORRIS, JOB# 22-1185):

COMMENCING AT THE SE CORNER OF SAID SE 1/4 SW 1/4, THENCE ALONG THE SOUTH LINE THEREOF N 87°28'36" W 179.40 FEET TO A POINT, THENCE CONTINUING ALONG SAID SOUTH LINE N 87°28'36" W 183.60 FEET TO A POINT, THENCE N 01°58'31" E 40.96 FEET TO THE TRUE POINT OF BEGINNING, THENCE N 01°58'31" E 227.86 FEET TO A POINT (A FOUND IRON PIN BEARS S 87°28'36" E 12.71 FEET FROM THIS POINT), THENCE S 87°28'36" E 134.54 FEET TO A SET IRON PIN, THENCE S 02°27'19" W 61.52 FEET TO A FOUND IRON PIN, THENCE S 89°02'57" E 44.24 FEET TO A POINT, THENCE S 00°30'27" W 2.89 FEET TO A SET IRON PIN, THENCE N 88°56'25" E 12.44 FEET TO A SET IRON PIN, THENCE S 02°06'01" W 162.25 FEET TO A POINT, THENCE N 88°26'15" W 190.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRE MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

CORNERSTONE SURVEYING

Fort Smith: 479.763.1414 Clarksville: 479.705.9406 Russellville: 479.968.9406

DATE		DRAWN BY	
1-9-2023		C. DICKERSON	
SCALE		JOB#	
1"= 30'		22-1185	
STATE CODE			
500-10N-23W-0-32-320-36-1704			
CLIENT			
MICAH MORRIS			

LEGEND	
○ FOUND IRON PIN	⊗ PAINT DOT
⊙ FOUND IRON PIPE	⊗ CORP MARKER
△ FOUND IRON SPIKE	⊗ CHISELED "X"
□ FOUND SET STONE	■ FENCE CORNER POST
⊠ R/W MARKER	⊙ SET 1/2" IRON PIN
▽ FOUND "T" POST	⊙ SET 2" CAP-1/2" REBAR
◇ FOUND RR SPIKE	◆ SET RAIL ROAD SPIKE
⊙ COMPUTED POINT ONLY	▲ SET NAIL W/CAP
⊙ POINT OF BEGINNING	— G — UNDERGROUND GAS LINE
ALOP APPAR. LINE OF POSS.	PB PHONE BOX
⊗ FENCE	LP LIGHT POLE
(xxx.xx) RECORD DISTANCE	— SS — SANITARY SEWER
— OP — OVERHEAD POWER	MH MANHOLE
DI DRAIN INLET	WM WATER METER
— RW — RIGHT OF WAY	WV WATER VALVE
— G — UNDERGROUND GAS LINE	W/L WATER LINE
PB PHONE BOX	GM GAS METER
LP LIGHT POLE	FH FIRE HYDRANT
— SS — SANITARY SEWER	U/E UTILITIES ESMT.
MH MANHOLE	SBL SET BACK LINE