PLAT OF SURVEY

TYLER ST. TYLER ST. OBERG ST. BLISS STREET AR HWY. 102 CITY OF CENTERTON Not to Scale

LEGAL DESCRIPTION: WALNUT RIDGE SUBDIVISION PHASE III

A PART OF THE SW QUARTER OF THE NW QUARTER OF

SECTION 33, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF

COMMENCING AT A FOUND 1/2" REBAR FOR THE NW CORNER OF

QUARTER OF SAID SECTION 33(GAMBLE ROAD) SOO'53'53'E 1467.47

SUBDIVISION PHASE I AS FOUND IN PLAT BOOK 21L AT PAGE 168

OF THE BENTON COUNTY RECORDS, THENCE ALONG SAID NORTH

SAID SECTION 33, THENCE ALONG THE WEST LINE OF THE NW

FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND

RAILROAD SPIKE, THENCE LEAVING SAID WEST LINE N88°59'39"E

FOUND 5/8" REBAR, THENCE SOO'26'45"W 139.71 FEET TO A

FOUND 5/8" REBAR ON THE NORTH LINE OF WALNUT RIDGE

CENTERTON BENTON COUNTY, ARKANSAS, AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

OWNER'S CERTIFICATION AND DEDICATION:

THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREON PLATTED PROPERTY, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

SUBSCRIBED AND SWORN BEFORE ME, THIS\_8\_\_\_DAY OF January \_\_\_ 2002

MY COMMISSION EXPIRES: 05-09-06

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF CENTERTON, ARKANSAS
THIS\_BAY OF JANUARY, 2002.

THIS PLAT IS HEREBY ACCEPTED BY THE CENTERTON CITY

NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF ARKANSAS.

THIS SURVEY WAS PERFORMED ON A CLASS (C) URBAN SURVEY.

BASIS OF BEARINGS: SURVEY FILED IN PLAT BOOK 21 AT PAGE 168.

UNLESS OTHERWISE SHOWN HEREON, ALL INTERIOR LOTS HAVE A 14 FEET UTILITY EASEMENT CENTERED ON THE LOT LINE.

UNLESS OTHERWISE SHOWN HEREON, ALL LOTS HAVE A 10 FEET UTILITY EASEMENT ALONG THE STREET RIGHT OF WAY LINE.

UNLESS OTHERWISE SHOWN HEREON, ALL EXTERIOR LOTS HAVE A 10 FEET UTILITY EASEMENT.

ALL LOTS WITH STREET FRONTAGE HAVE A 25' BUILDING SETBACK.

ALL LOTS HAVE A 25' REAR BUILDING SETBACK.

ALL LOTS HAVE A 7' SIDE BUILDING SETBACK, EXCEPT FOR EXTERIOR LOTS THAT DO NOT BORDER A STREET RIGHT-OF-WAY, WHICH ARE 10'.

PHASE

LINE S89°35'25"W 219.84 FEET TO THE WEST LINE OF SAID SW BEGINNING, CONTAINING 65,505.52 SQUARE FEET OR 1.504 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT. (50' R/W) SUBDIVISION PHASE (PB 2IL, PG 168) S89°35'25"W 440.81' S89°35'25"W 219.84" WALNUT RIDGE

SUBDIVISION

PHASE

FILED FOR RECORD

JAN 0 9 2002 V

SUE HODGES
Clerk and Recorder
Benton County, ARK.

FLOOD CERTIFICATION:

N/CORNER NWI/4 SECTION 33 T-20-N, R-3I-W

NW/CORNER-SECTION 33 T-20-N, R-3I-W

P.O.B.

PHASE III RAILROAD SPIKE

FOUND 1/2" REBAR (IN ASPHALT ROAD) T BOOK 2IL, PAGE 168)

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY AND INCORPORATED AREAS. MAP NUMBER: 05007C0045 E REVISED DATE: SEPTEMBER 18, 1999

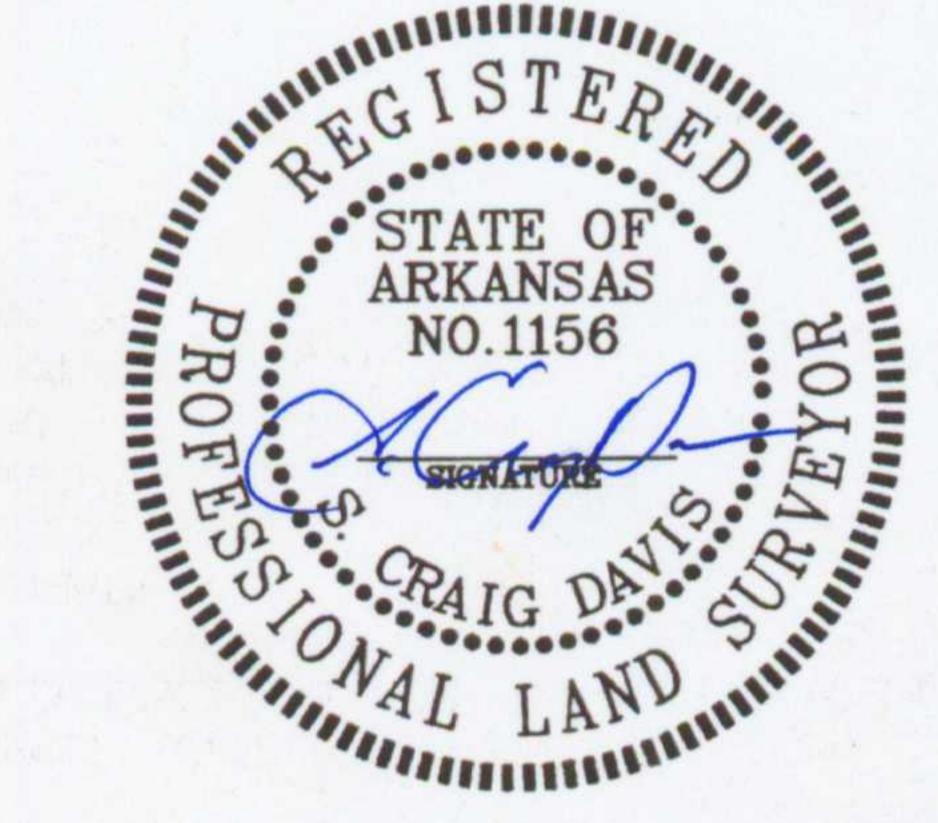
THE HEREON PLATTED PROPERTY LIES WHOLLY WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. SURVEYOR'S DECLARATION:

WALNUT RIDGE

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN DESCRIBED PROPERTY, SITUATED IN BENTON COUNTY, ARKANSAS. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

CRAIG DAVIS, ARKANSAS P.L.S. NO. 1156

01/08/02 DATE



LEGEND

FOUND MONUMENT (AS NOTED) SET 5/8" REBAR W/CAP SET RAILROAD SPIKE - CENTERLINE OF STREET

- PROPERTY LINE - BUILDING SETBACK LINE --- STREET RIGHT-OF-WAY LINE - UTILITY EASEMENT LINE

AREA 6,913 9,196



STATE PLAT CODING INFORMATION 500-20N-3IW-0-33-430-04-II56 REF. DEED BOOK: 93-61728

OWNER/DEVELOPER

JIM OBERG

806 GAMBLE ROAD CENTERTON, ARKANSAS 72719 501-795-2831

Freeland-Kauffman

Civil Engineers - Landscape Architects 5201 Village Parkway, Suite 201 Rogers, Arkansas 72758 501-464-9745 fax 501-464-9748

> FINAL PLAT

WALNUT RIDGE SUBDIVISION PHASE II

CENTERTON, BENTON COUNTY, ARKANSAS Drawn SCD

Check: SCD