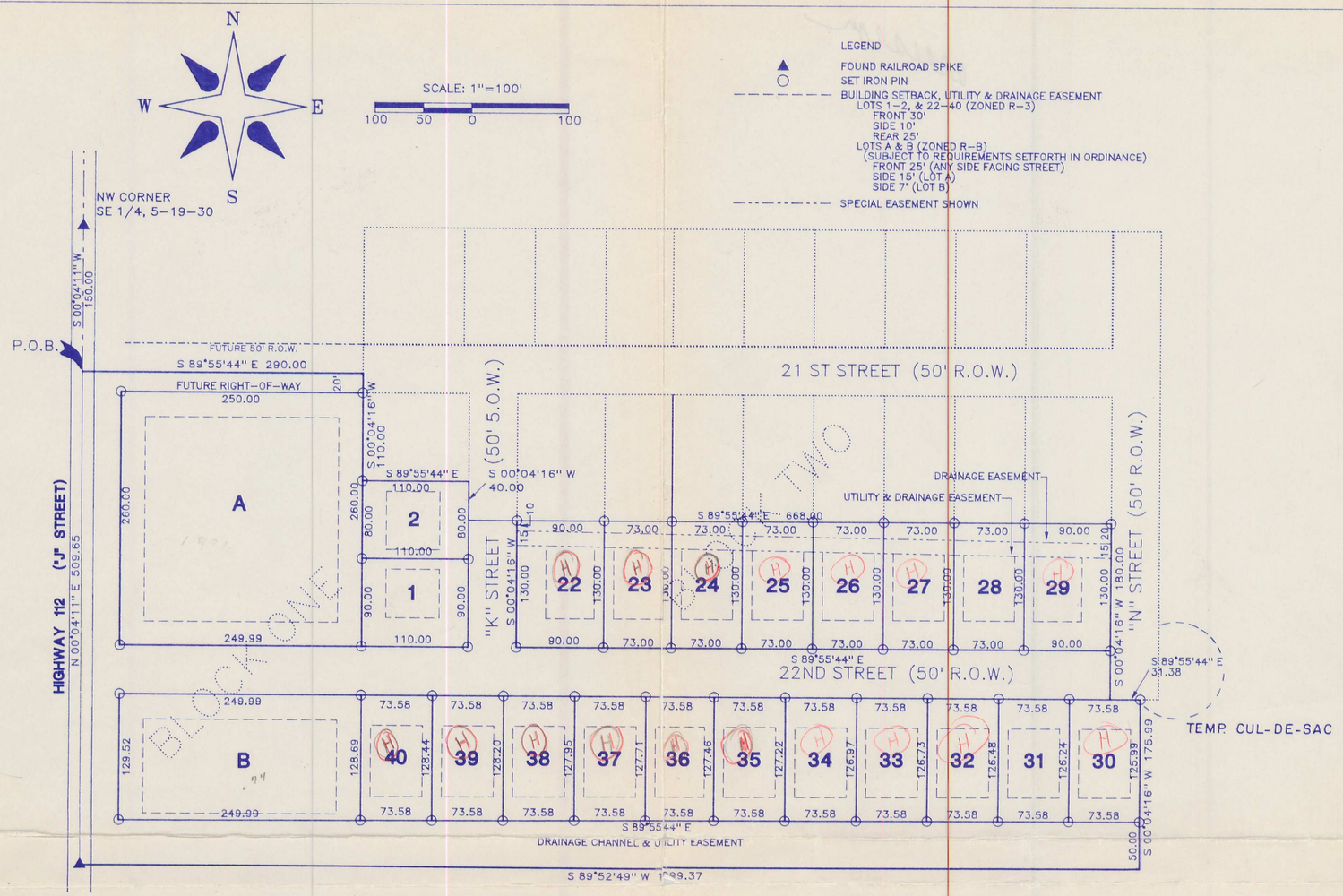
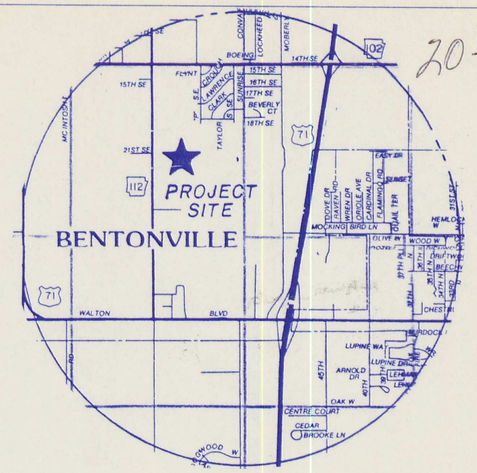
20-69





out of 01-00062-000

5-19-30

PROPERTY DESCRIPTION

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 5, BEING A RAILROAD SPIKE IN HIGHWAY 112 (SE "J" STREET), AS SHOWN ON PLAT 14–395; THENCE S 00°04'11" W 150.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°55'44" E 290.00 FEET; THENCE S 00°04'16" W 110.00 FEET; THENCE S 89°55'44" E 110.00 FEET; THENCE S 00°04'16" W 40.00 FEET; THENCE S 89°55'44" E 668.00 FEET; THENCE S 00°04'16" W 180.00 FEET; THENCE S 89°55'44" E 31.38; THENCE S 00°04'16" W 175.99 FEET; THENCE S 89°52'49" W 1099.37 FEET TO A RAILROAD SPIKE IN HIGHWAY 112; THENCE N 00°04'11" E 509.65 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF HIGHWAY 112 AND TO ALL EASEMENTS OF RECORD OR FACT.

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 AS SHOWN ON PLAT 11, PAGE 221, BEING S 89°59'12" W

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 19 DAY OF NOV., 1994, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Copelin
THOMAS W. COPELIN REGISTERED LAND SURVEYOR #944

REGISTERED
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN
PROFESSIONAL LAND SURVEYOR

FLOOD ZONE CERTIFICATION

NO PART OF THIS PROPERTY LIES WITHIN A KNOWN FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD MAP PANEL NO. 05007C0155 E, EFFECTIVE DATE, SEPTEMBER 18, 1991.

LOT #	ACREAGE	LOT #	ACREAGE
BLOCK ONE			
A	1.49	B	0.74
BLOCK TWO			
1	0.23	31	0.21
2	0.20	32	0.21
22	0.27	33	0.21
23	0.22	34	0.21
24	0.22	35	0.22
25	0.22	36	0.22
26	0.22	37	0.22
27	0.22	38	0.22
28	0.22	39	0.22
29	0.27	40	0.22
30	0.21		

WALNUT VALLEY
SUBDIVISION

PHASE ONE
BLOCK ONE LOTS A – B
BLOCK TWO 1 – 2, & 22 – 40

OWNERS CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

John W. Charlton — Mary Lou Charlton
CHARLTON CONSTRUCTION

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF November, 1994

OFFICIAL SEAL
CHARLES A CAREY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-11-2004

MY COMMISSION EXPIRES: 01-11-2004 — Charles A Carey
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THIS PLAT IS HEREBY APPROVED THIS 1 DAY OF Nov, 1994, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

CHAIRMAN

STREET DEPARTMENT APPROVAL

THE STREETS, EASEMENTS, GRADING, & DRAINAGE FACILITIES ARE HEREBY ACCEPTED THIS ____ DAY OF _____, 1994 BY THE STREET DEPARTMENT OF THE CITY OF BENTONVILLE, ARKANSAS.

STREET SUPERINTENDENT

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED THIS 8 DAY OF Nov, 1994, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS.

MAYOR — CITY CLERK

FILED FOR RECORD
At 11:15 O'clock A M
NOV 14 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

FINAL PLAT

PREPARED FOR:
CHARLTON CONSTRUCTION
2705 W. OLIVE
ROGERS, ARKANSAS

REVISIONS		
DATE	BY	DESCRIP.

273–7989 OR 636–7989
CONSULTING INC.
1900 S. WALTON BLVD.
BENTONVILLE, AR 72712

DRAWN BY JCD	DATE 10/10/94
CHECKED BY WRP	JOB NO. 92056
SCALE 1"=100'	SHEET 1

500–19N–30W–0–5–240–04–0944