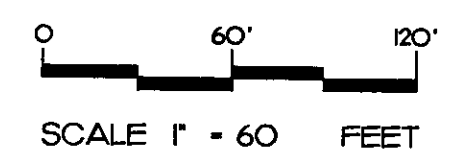
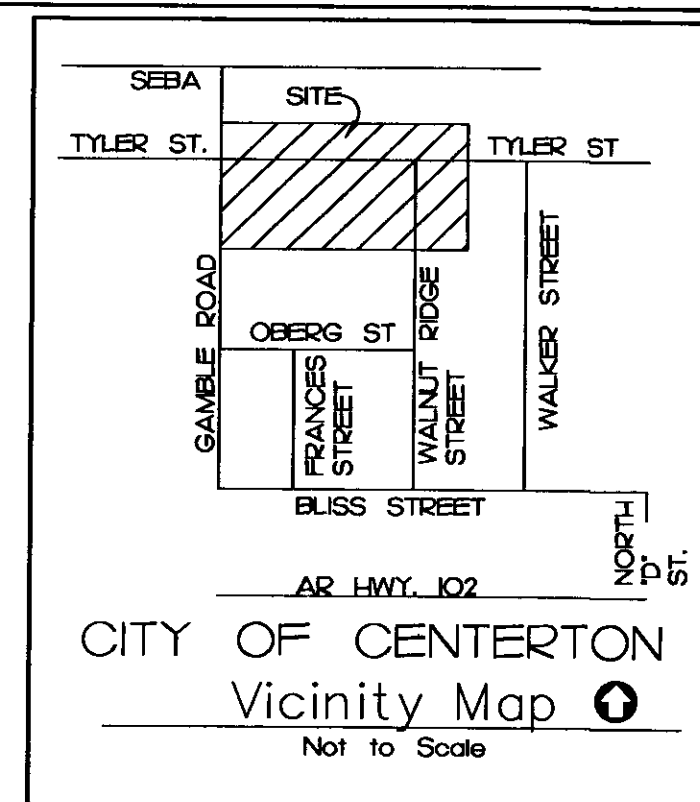


P4 383

FILED FOR RECORD  
At 1:00 O'Clock P.M.  
DEC 18 2001  
SUE HODGES  
Clerk and Recorder  
Benton County, ARK

PLAT OF SURVEY

WALNUT RIDGE  
SUBDIVISION  
PHASE II



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

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	62.60	50.00
C2	95.75	50.00
C3	49.89	50.00
C4	27.59	50.00

AREA

LOT NO	Sq. Ft	Acres
1	8,509	0.20
2	8,500	0.20
3	8,500	0.20
4	8,500	0.20
5	8,500	0.20
6	21,058	0.48
7	11,154	0.26
8	9,328	0.21
9	9,318	0.21
10	9,305	0.21
11	9,384	0.21
12	8,500	0.20
13	8,581	0.20
14	9,108	0.21
15	8,015	0.18
16	9,845	0.23
17	10,985	0.25
18	10,084	0.23
19	10,084	0.23
20	10,084	0.23
21	8,550	0.20
22	8,550	0.20
23	8,127	0.19
24	10,912	0.25

LEGAL DESCRIPTION: WALNUT RIDGE SUBDIVISION PHASE II  
A PART OF THE SW QUARTER OF THE NW QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR FOR THE NW CORNER OF SAID SECTION 33, THENCE ALONG THE WEST LINE OF THE NW QUARTER OF SAID SECTION 33 300°53'53"E 137.47 FEET TO A SET RAILROAD SPIKE IN THE CENTERLINE OF GAMBLE ROAD FOR THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF THE SW QUARTER OF THE NW QUARTER OF SAID SECTION 33 N88°59'39"E 660.47 FEET TO A FOUND 3/8" REBAR, SAID POINT BEING THE NW CORNER OF SIMMONS SUBDIVISION AS SHOWN IN PLAT BOOK P2 AT PAGE 760 OF THE BENTON COUNTY RECORDS, THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SIMMONS SUBDIVISION 300°54'50"E 556.76 FEET TO A FOUND 3/8" REBAR AT THE NE CORNER OF WALNUT RIDGE SUBDIVISION PHASE I AS FOUND IN PLAT BOOK 2L AT PAGE 168 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE WEST LINE OF SIMMONS SUBDIVISION AND ALONG THE NORTH LINE OF WALNUT RIDGE SUBDIVISION PHASE I S89°35'25"W 440.81 FEET TO A SET 5/8" REBAR, THENCE LEAVING SAID NORTH LINE AND ALONG THE EASTERLY LINE OF A PARCEL OWNED BY JIM OBERG THE FOLLOWING CALLS: N00°26'45"E 139.71 FEET TO A SET 5/8" REBAR, THENCE N57°09'04"W 133.12 FEET TO A SET 5/8" REBAR, THENCE N00°30'55"W 93.79 FEET TO A SET 5/8" REBAR, THENCE N00°21'W 104.57 FEET TO A SET 5/8" REBAR, THENCE LEAVING SAID EASTERLY LINE AND ALONG THE NORTH LINE OF SAID JIM OBERG PROPERTY S88°59'39"W 112.85 FEET TO A SET RAILROAD SPIKE IN THE WEST LINE OF THE SW QUARTER OF THE NW QUARTER OF SAID SECTION 33, THENCE ALONG SAID WEST LINE (GAMBLE ROAD) N00°53'53"W 150.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 306,601.49 SQUARE FEET OR 7.039 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

OWNER'S CERTIFICATION AND DEDICATION:  
I, 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.

JEFF SIMPSON 12-13-01 DATE  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12-20-2010

ACCEPTANCE:  
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF CENTERTON, ARKANSAS THIS 27th DAY OF November, 2001

CHAIRMAN Jeff Chubbman  
MAYOR Ken Williams  
CITY CLERK Bonnie Griffith

FLOOD CERTIFICATION:  
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)

NW/CORNER SECTION 33 T-20-N, R-31-W FOUND 1/2" REBAR IN ASPHALT ROAD BOOK 2L, PAGE 168

P.O.B. WALNUT RIDGE SUBDIVISION PHASE II RAILROAD SPIKE

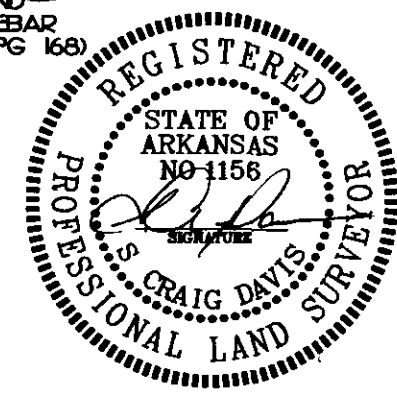
SW/CORNER NW/4 SECTION 33 T-20-N, R-31-W FOUND P.K. NAIL IN ASPHALT STREET BOOK 2L, PAGE 168

NOT PLATTED JIM OBERG RD. 806 GAMBLE RD.

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 2I 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.

SURVEYOR'S DECLARATION:  
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.

S. CRAIG DAVIS, ARKANSAS P.L.S. NO. 156 11-29-01 DATE



SIMMONS SUBDIVISION

WALNUT RIDGE SUBDIVISION PHASE I

NOT PLATTED

