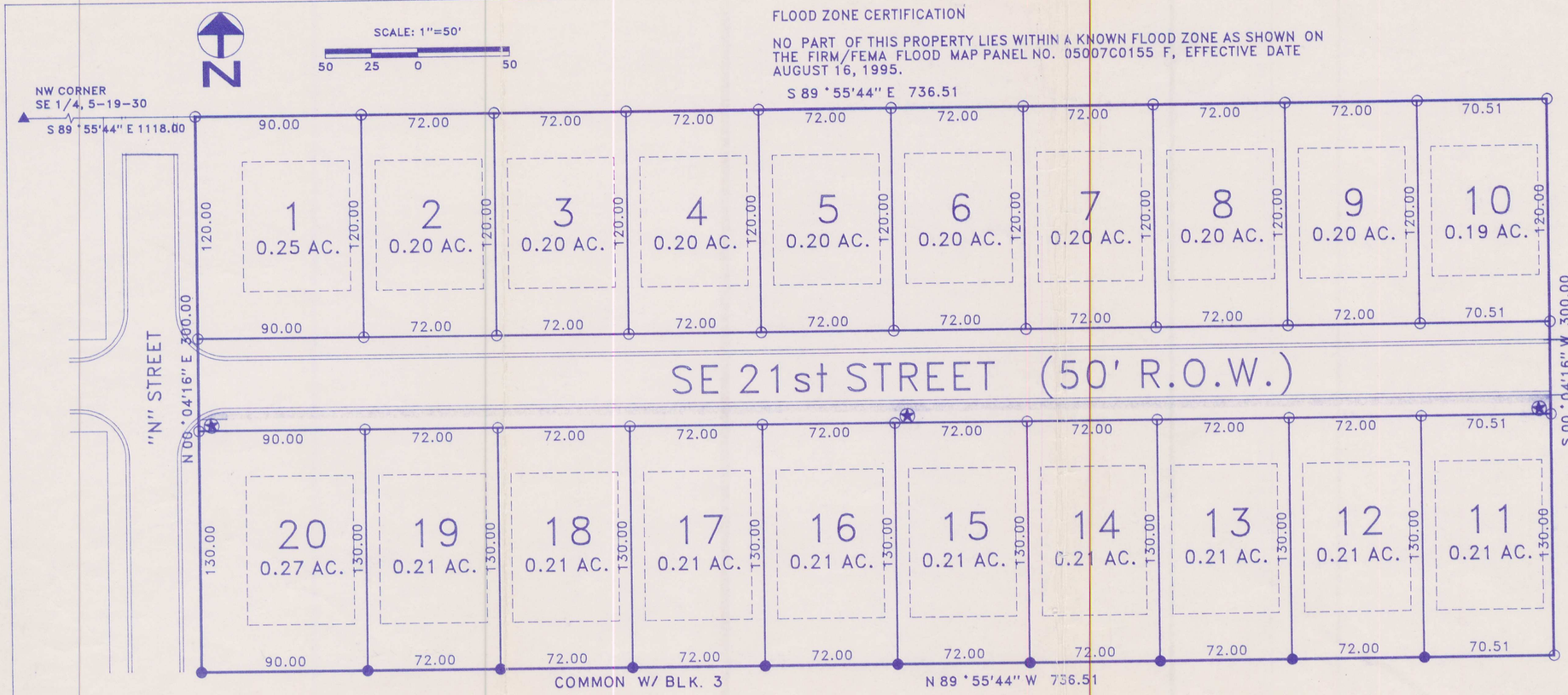
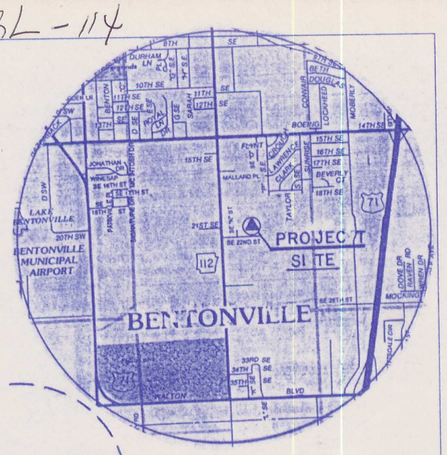
22L-114

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 F, EFFECTIVE DATE AUGUST 16, 1995.




FILED FOR RECORD
At 11:05 O'clock A.M.
NOV 21 1996
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

PLAN REVIEW

| AGENCY | |
|---|---|
| WATER / SEWER | |
| FIRE DEPT | |
| GAS | |
| ELECTRIC | |
| TELEPHONE | |
| CATV | |

LEGEND

- ▲ FOUND RAILROAD SPIKE
- ● FOUND IRON PIN
- ○ SET IRON PIN
- - - - - BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT (ZONED R-3)
  - LOTS 1-20
  - FRONT 25'
  - SIDE 7'
  - REAR 25'
- ✪ STREET LIGHT

SIDEWALK PER ADA AND CITY SPECIFICATIONS

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 89 °55'44" E 1118.00 FEET TO THE POINT OF BEGINNING; THENCE S 89 °55'44" E 736.51 FEET; THENCE S 00 °04'16" E 300.00 FEET; THENCE N 89 °55'44" W 736.51 FEET; THENCE N 00 °04'16" W 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

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 21 DAY OF NOV, 1996, 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

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 15 DAY OF November, 1996.

OFFICIAL SEAL
ROBERT W. ABERCROMBLE
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-31-2004

Robert W Abercromble
NOTARY PUBLIC

MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL

THIS PLAT IS HEREBY APPROVED THIS 5th DAY OF November, 1996, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

Ralph C. Vera
CHAIRMAN

STREET DEPARTMENT APPROVAL

THE STREETS, EASEMENTS, GRADING, & DRAINAGE FACILITIES ARE HEREBY ACCEPTED THIS ____ DAY OF _____, 1996 BY THE STREET DEPARTMENT OF THE CITY OF BENTONVILLE, ARKANSAS.

STREET SUPERINTENDENT

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED THIS 12th DAY OF November, 1996, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS.

Gary B. Coberly — Louise Dixon
MAYOR — CITY CLERK

WALNUT VALLEY
SUBDIVISION

BLOCK 4, LOTS 1 – 20

# FINAL PLAT

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

| REVISIONS | | |
|---|---|---|
| DATE | BY | DESCRIP. |
| 10/31 | K. | City |

| | |
|---|---|
| DRAWN BY JCD | DATE 10/14/96 |
| CHECKED BY | JOB NO. 96057 |
| SCALE 1"=50' | SHEET 1 |

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

500-19N-30W-0-5-240-04-0944