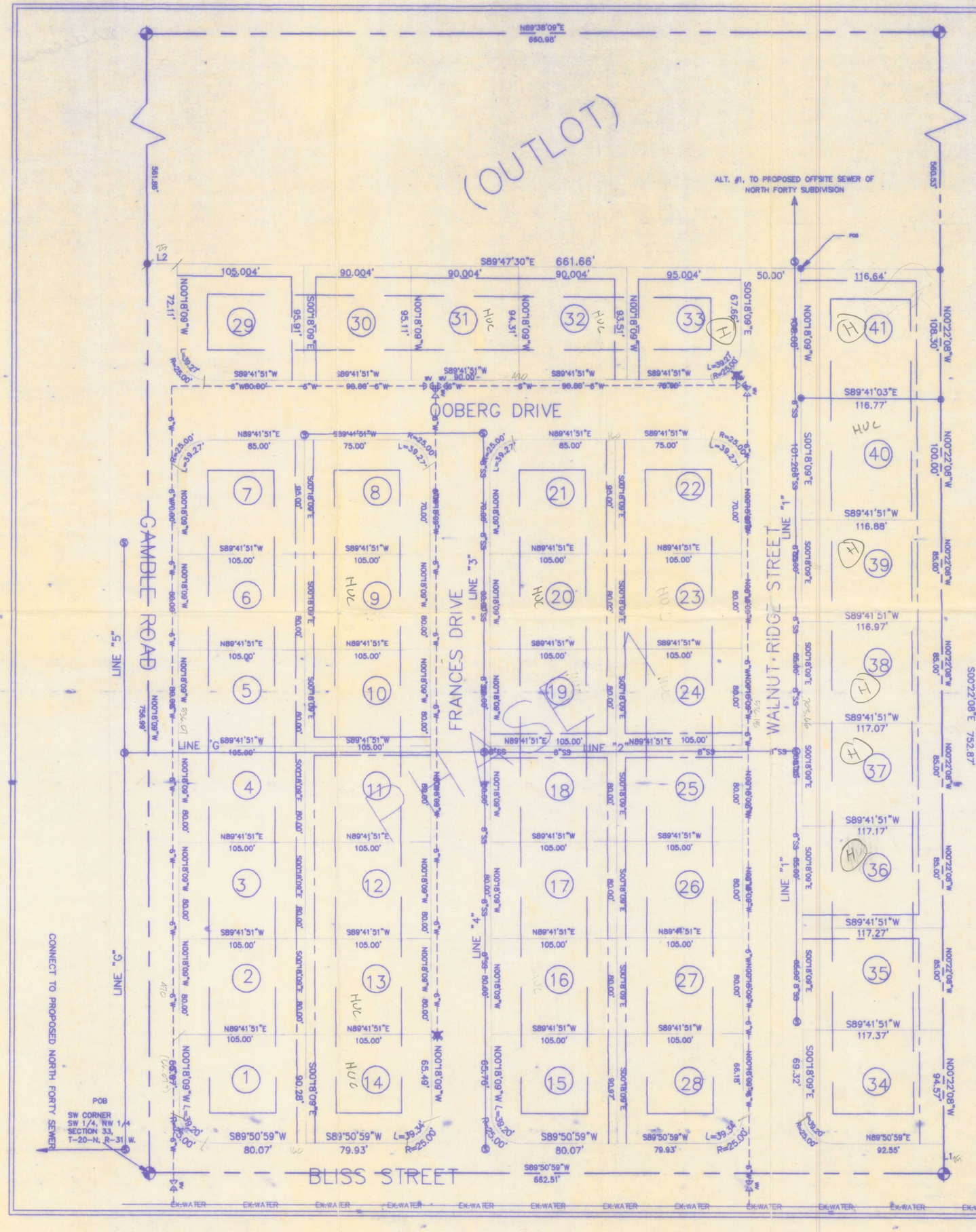
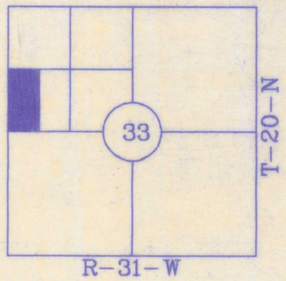
21L-168

correction



LINE	DIRECTION	DISTANCE
L1	N00°22'08"W	25.00'
L2	S89°47'30"E	25.00'

FILED FOR RECORD
At 4:10 O'Clock P.M.
MAR 04 1996
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7399
WILLIAM B. RUDASILL, JR.

OVERALL PROPERTY DESCRIPTION (CORRECTED)

THE W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SW CORNER OF SAID TWENTY ACRE TRACT, THENCE N00°18'09"W 1318.85 FEET; THENCE N89°38'09"E 660.98 FEET; THENCE S00°22'08"E 1313.4 FEET; THENCE S89°50'59"W 662.51 FEET TO THE POINT OF BEGINNING CONTAINING 20.04 ACRES, MORE OR LESS AND SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY ON THE WEST AND SOUTH SIDES AND ALL OTHER EASEMENTS OF RECORD.

WALNUT RIDGE PHASE 1 DESCRIPTION

A PART OF THE W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID TWENTY ACRE TRACT, THENCE N00°18'09"W 756.99 FEET; THENCE S89°47'30"E 661.66 FEET; THENCE S00°22'08"E 752.87 FEET; THENCE S89°50'59"W 662.51 FEET TO THE POINT OF BEGINNING CONTAINING 11.53 ACRES, MORE OR LESS AND SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY ON THE WEST AND SOUTH SIDES AND ALL OTHER EASEMENTS OF RECORD.

OUTLOT DESCRIPTION/LOT 41 WALNUT RIDGE PHASE 1 (CORRECTED)

A PART OF THE W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID TWENTY ACRE TRACT, THENCE N00°18'09"W 756.99 FEET; THENCE N89°47'30"E 545.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°47'30"E 116.64 FEET; THENCE S00°22'08"E 108.30 FEET; THE ICE N89°41'03"W 116.77 FEET; THENCE N00°18'09"W 108.08 FEET TO THE P.O.B. CONTAINING 0.29 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS ON THE FINAL PLAT OF WALNUT RIDGE PHASE 1 TO BE FILED AT A FUTURE DATE.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND / OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF CENTERTON, BENTON CO., ARKANSAS, MAP NUMBER 05007C0135 E AND MAP NUMBER 05007C0045 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

SURVEYOR'S NOTE

THE IMPROVEMENTS DEPICTED IN PHASE 1 OF THE PLAT AND THE LOT LAYOUT ARE ONLY PROPOSED. THEY DO NOT CURRENTLY EXIST. THE PLAN HAS BEEN PRESENTED TO AND APPROVED FOR DEVELOPMENT BY THE CITY OF CENTERTON.

OWNER'S AND DEVELOPER'S CERTIFICATION:

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

OWNER DEVELOPER

STATE OF ARKANSAS
BENTON COUNTY
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 1994

PUBLIC NOTARY
MY COMMISSION EXPIRES _____

ORIGINAL EXECUTED PLAT FILED AT THE BENTON COUNTY COURT HOUSE BOOK _____ PAGE #49 DATED FEBRUARY 16, 1996.

CITY COUNCIL APPROVAL:

THIS PLAT IS HEREBY ACCEPTED THIS _____ DAY OF _____, 1994 BY THE CENTERTON BOARD OF DIRETORS.

MAYOR

PLANNING COMMISSION APPROVAL:

THIS PLAT IS HEREBY ACCEPTED THIS _____ DAY OF _____, 1994 BY THE CENTERTON BOARD OF DIRETORS.

CHAIRMAN

OWNER

FRANDS A. OBERG
GAMBLE ROAD
CENTERTON, ARKANSAS 72712.

ENGINEER

WBR ENGINEERING AND ASSOCIATES
WILLIAM B. RUDASILL Jr., P.E.
26 W CENTER, SUITE 212
FAYETTEVILLE, ARKANSAS 72701

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
LEWIS A. SMITH
No. 1496

BASIS OF BEARINGS

SURVEY PLAT FILED FOR RECORD, BENTON COUNTY, ARKANSAS RECORD 11, AT PAGE 227.

LEGEND

FOUND IRON PIN
SET IRON PIN
FOUND STONE/MONUMENT
FOUND RAIL ROAD SPIKE
SET NAIL
TELEPHONE PEDISTAL
POWER POLE
GAS VALVE/METER
WATER VALVE
EXIST. FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPANE TANK
WATER METER
AC UNIT
STM. SEWER MAN HOLE
SEWER MAN HOLE
SATALITE DISH
FOUND FENCE POST/CORNER
DUMPSTER
PROPERTY LINE
SURVEY LINE
EASEMENT LINE
SETBACK LINE
CENTER LINE RD./DRV.
RIGHT-OF-WAY LINE
WIRE FENCE LINE

CORRECTION PLAT

CORRECTED 3/4/96

NO.	DATE	REVISIONS	BY	NO.	DATE	ADDENDUM	BY	NO.	DATE	CHANGE ORDER	BY
1.	3/4/96	ADJUSTED LINES TO LEGAL DESC. FOR LOT 41 PH. 1									
2.	3/4/96	ADJUSTED LYE OF TO CORRECT BOUNDARIES OF LOT 41.									

PROJECT NO.:
SCALE: AS SHOWN
ENGINEER:
DRAWN BY:
CHECK BY:
PLAN PRODUCTION DATES:
START DATE:
FINAL PLAN:

PROJECT NAME
WALNUT RIDGE PHASE 1
CENTERTON ARKANSAS

WBR ENGINEERING ASSOCIATES

PLAN
FINAL PLAT

SHEET 1 OF 1