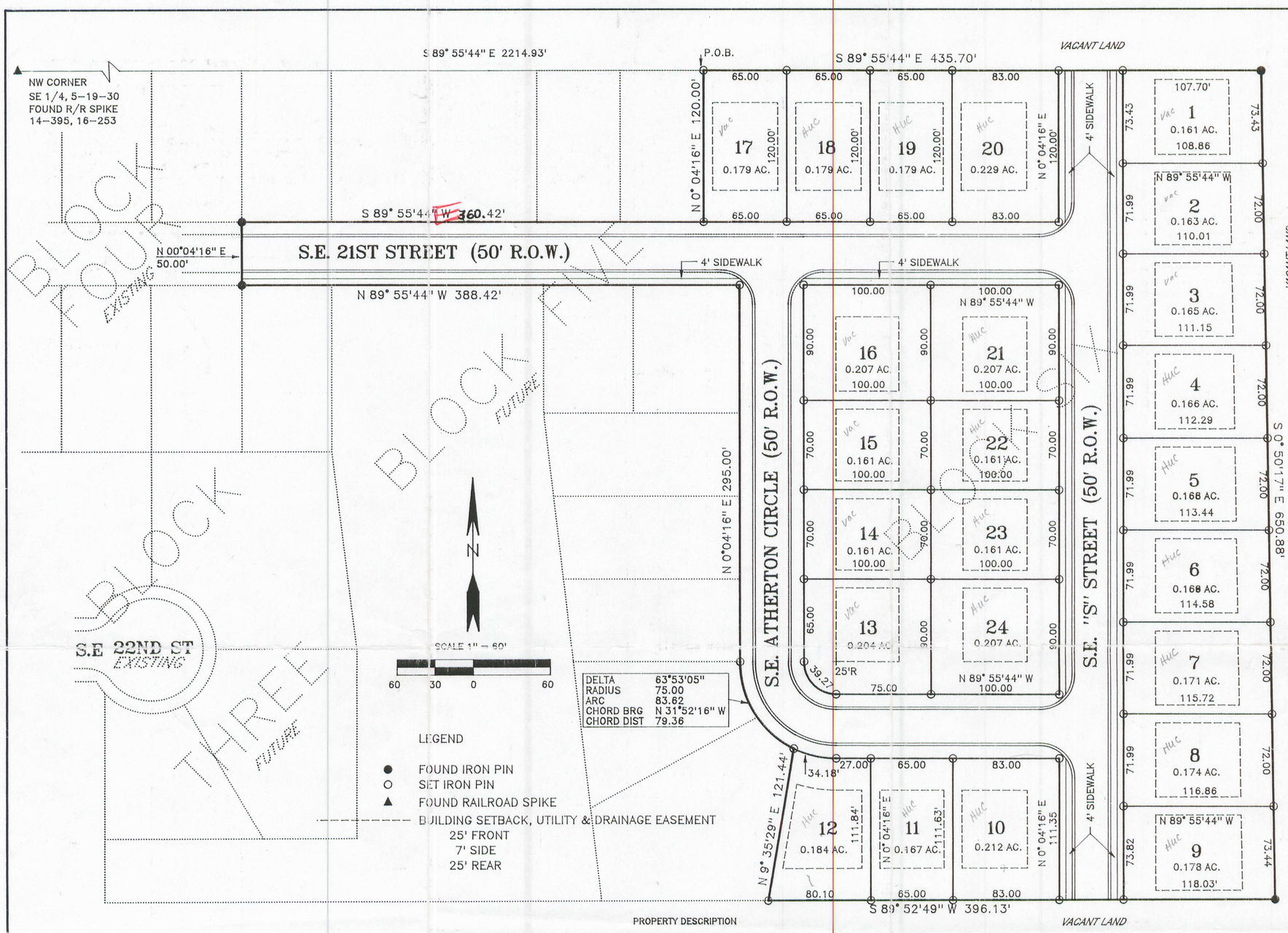
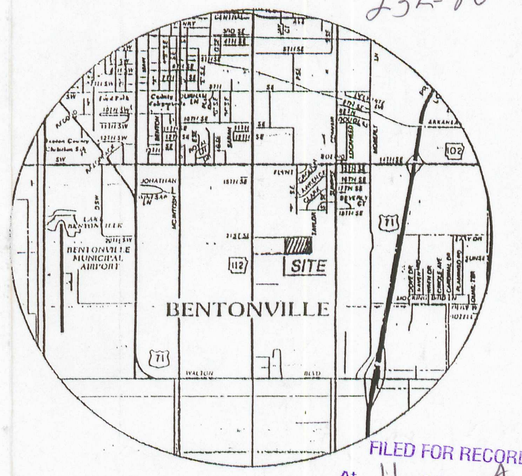
234-80



LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- ▲ FOUND RAILROAD SPIKE
- BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
  - 25' FRONT
  - 7' SIDE
  - 25' REAR



VICINITY MAP

FILED FOR RECORD
At 11 O'Clock A M
SEP 23 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

OWNERS DEDICATION

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

Charlton Dev.Co.LLC
2707 W. Olive
Rogers, AR 72756

Joe W. Charlton, MGR. Mary Lou Charlton, MGR

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF September, 1997.

Diane Shastid
NOTARY PUBLIC

Diane Shastid
Notary Public, State of Arkansas
Benton County
My Commission Expires 02/14/06

MY COMMISSION EXPIRES 2/14/06

SIGN-OFF

FIRE DEPARTMENT	
CITY UTILITIES	
ARKANSAS WESTERN GAS	
SOUTHWESTERN BELL	

PLANNING COMMISSION ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 2ND DAY OF September BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

Ralph C. Venable
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 16th DAY OF September BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Larry B. Cobb
MAYOR

Louise Dyer
CITY CLERK

THIS PROPERTY IS ZONED R-3

FLOOD CERTIFICATION

NO PORTION OF THE LOTS SHOWN ARE WITHIN THE FLOOD ZONE "A" AS SHOWN ON THE FIRM\FEMA FLOOD MAP PANEL NO. 05007C00155 F, EFFECTIVE DATE AUGUST 16, 1995.
AS DETERMINED BY W\R CONSULTING INC.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 10 DAY OF SEPT 1997, THE HEREON PLATED 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 0944

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

PROPERTY DESCRIPTION

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

COMMENCING AT THE NW CORNER OF SE 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, BEING A FOUND RAILROAD SPIKE IN HIGHWAY 112, (SE "J" STREET), AS SHOWN ON PLAT 14-395 AND PLAT 16-253, THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF SECTION 5, S 89°55'44"E 2214.93 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE NORTH LINE OF SAID SE 1/4, S 89°55'44"E 435.70 FEET TO A FOUND IRON PIN, THENCE S 0°50'17"E 650.88 FEET TO A FOUND IRON PIN AS SHOWN ON PLAT 11-221, THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, S 89°52'49"W 396.13 FEET TO AN IRON PIN, THENCE N 9°35'29"E 121.44 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY OF SE ATHERTON CIRCLE, THENCE ALONG THE RIGHT OF WAY OF SE ATHERTON CIRCLE, ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 63°53'05" HAVING A RADIUS OF 75.00 FEET AND A ARC LENGTH OF 83.62 FEET, WITH A CHORD BEARING AND DISTANCE OF N 31°52'16"W 79.36 FEET TO AN IRON PIN, THENCE ALONG THE RIGHT OF WAY OF SE ATHERTON CIRCLE, N 0°04'16"E 295.00 FEET TO AN IRON PIN AT THE SW INTERSECTION OF SE ATHERTON CIRCLE RIGHT OF WAY AND SE 21ST STREET RIGHT OF WAY, THENCE ALONG THE RIGHT OF WAY OF SE 21ST STREET, N 89°55'44"W 388.42 FEET TO AN IRON PIN AT THE NE CORNER OF LOT 11, BLOCK 4, WALNUT VALLEY, THENCE N 00°04'16"E 50.00 FEET TO AN IRON PIN AT THE SE CORNER OF LOT 10, BLOCK 4, WALNUT VALLEY, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF SE 21ST STREET, THENCE S 89°55'44"E 360.42 FEET TO AN IRON PIN, THENCE LEAVING SAID RIGHT OF WAY, N 0°04'16"E 120.00 FEET TO THE POINT OF BEGINNING CONTAINING ~~8.49~~ 6.49 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

NOTE: THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST AS SHOWN ON PLAT 11 PAGE 221, BEING S 89°59'12" W.

OWNER/DEVELOPER
CHARLTON CONSTRUCTION
2705 W. OLIVE
ROGERS, ARKANSAS 72756
636-4490

SURVEYOR
COPELIN LAND SURVEYING
800 SW "O"
BENTONVILLE, AR.
273-7015

ENGINEER
W\R CONSULTING INC.
1900 S WALTON BLVD.
BENTONVILLE, AR. 72712
273-7989

FINAL PLAT

SCALE: 1"=60'	APPROVED BY: THOMAS W. COPELIN	DRAWN BY: JCD/TWC
DATE: 7/09/97		
REVISED: 8/25/97	WALNUT VALLEY SUBDIVISION	
	BLOCK 6, LOTS 1 – 24	
COPELIN LAND SURVEYING 273-7015		DRAWING NUMBER: 97024
	ATLAS PAGE 445	