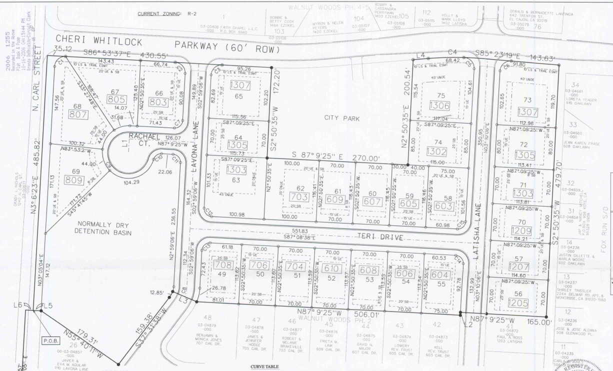
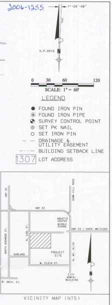
2006-1255





LOT NUMBER	AREA SQ. FT.	LOT NUMBER	AREA SQ. FT.
49	8659	63	13437
50	7953	64	8095
51	7952	65	11741
52	7950	66	10702
53	7949	67	12322
54	7948	68	13146
55	8499	69	11744
56	8036	70	7980
57	8008	71	7953
58	8831	72	9055
59	8152	73	13584
60	8151	74	9928
61	8150	75	14199
62	11640	DET BASIN	71811

LINE TABLE

LINE NUMBER	BEARING	LENGTH (FT)
1	S 2°50'35" W	25.00
2	S 2°50'35" W	5.52
3	N 67°11'27" W	50.00
4	N 85°23'36" E	29.14
5	N 86°53'37" W	15.29
6	S 86°54'55" E	14.71

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1	90°3'84"	20.00'	31.42'	20.01'
2	89°52'43"	20.00'	31.37'	19.96'
3	90°07'16"	20.00'	47.19'	30.06'
4	5°51'5"	669.99'	68.42'	34.24'
5	91°55'24"	20.00'	32.09'	20.68'
6	90°86'35"	20.00'	31.92'	20.51'
7	89°51'29"	15.00'	23.52'	14.96'
8	19°49'26"	52.41'	18.13'	9.16'
9	256°39'28"	50.00'	223.97'	
10	76°39'27"	15.00'	20.07'	11.86'
11	90°08'30"	15.00'	23.60'	15.04'
12	90°07'43"	15.00'	23.60'	15.03'
13	89°52'16"	15.00'	23.53'	14.97'
14	90°18'43"	15.00'	23.64'	15.08'
15	89°41'16"	15.00'	23.48'	14.92'

NOTE: ALL SUROUNDING PROPERTIES ARE ZONED R-2

LEGAL DESCRIPTION

PART OF THE NW 1/4 OF THE SW/4, AND PART OF THE SW/4 OF THE NW/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SECTION 31, THENCE N 03°05'05" E 1906.57'; ALONG N. CARL STREET; THENCE S 86°54'55" E 14.71' TO A POINT IN THE RIGHT OF WAY OF SAID STREET AND TO NOW BE KNOWN AS THE POINT OF BEGINNING:
THENCE N 3°6'23" E 485.82' TO THE ROW OF CHERI WHITLOCK;
THENCE S 86°53'37" E 430.55' TO A SET IRON PIN IN SAID STREET ROW;
THENCE S 2°50'35" W 172.20' TO A SET IRON PIN; THENCE S 87°9'25" E 270.00' TO A SET IRON PIN;
THENCE N 2°50'35" E 200.54' TO SAID STREET ROW;
THENCE N 85°23'36" E 29.14' TO A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 669.99'; THENCE ALONG SAID CURVE AND ARC DISTANCE OF 107.79' HAVING A CHORD OF S 89°59'52" E 107.67'; THENCE S 85°23'19" E 143.63'
TO A SET IRON PIN IN THE SAID STREET ROW; THENCE S 2°50'35"W 479.70' TO A SET IRON PIN;
THENCE N 87°9'25" W 165.00' TO A SET IRON PIN; THENCE S 2°50'35" W 5.52' TO A SET IRON PIN;
THENCE N 87°9'25"W 506.01' TO A SET IRON PIN; THENCE N 67°11'27" W 50.00' TO A NON TANGENT CURVE CONCAVE TO THE NORTH WEST HAVING A RADIUS OF 27.41'; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 12.84' HAVING A CHORD OF S 30°10'06" W 12.81' TO A SET IRON PIN;
THENCE S 37°31'38" W 159.38' TO A SET IRON PIN; THENCE N 55°40'11" W 179.31' TO A SET IRON PIN; THENCE N 86°53'37" W 15.29' TO THE POINT OF BEGINNING 9.737 ACRES MORE OF LESS AND SUBJECT TO THE RIGHT OF WAY OF N. CARL STREET AND CHERI WHITLOCK AND ALL OTHER EASEMENTS OF RECORD.

2006-1255

OWNER'S CERTIFICATION AND DEDICATION: We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property, and do hereby dedicate streets, detention basins, and easements, if any, for the installation of utilities and use of the general public.

Leon Davis, Trustee

STATE OF Arkansas , COUNTY OF Benton .
Subscribed and sworn before me this 6 day of October , 2006.
Notary Public
Nov 29, 2014
My Commission Expires

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this 12 day of Sept , 2006, by the City of Siloam Springs Planning Commission.
Secretary

BOARD OF DIRECTORS ACCEPTANCE: This final plat is hereby accepted this 3 day of October , 2006, by the City of Siloam Springs Board of Directors.

Peggy Woody

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
Ties and rotation made to City of Siloam Springs reference monuments GPS-13 and ADS52 listed in Aerial Data Service Coordinate listing dated March 24, 1997.
(U.S. Survey Foot coordinate basis)

ELEVATION DATUM: NAVD-88 ADJUSTMENT

SCALE FACTOR (Ground to State Plane): 0.999938355
Dimensions shown on this plat are State Plane Dimensions.

GRID DECLINATION (Convergence): - 1°-28'-15"

CERTIFICATION: I hereby certify that on September 12, 2006 the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon.
This property DOES NOT LIE in a designated flood Zone according to F.E.M.A. Map #05007c0208 and 225 E, Dated September 18, 1991.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1310 JAMES CALDWELL

TYP. EASEMENTS & SETBACKS

2006-1255

FINAL PLAT - WALNUT WOODS No. 2, PH. III, Page 1 of 1

Plat Prepared By:	Survey By:	Owner/Developer:	Plat Code:
CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	James Caldwell, PLS #1310 609 South Oakhill Siloam Springs, AR 72761 (479) 524-8733	Davis Living Trust 2275 Dawn Hill Rd. Siloam Springs, AR 72761 (479) 549-4491	500-18N-33W-0-31-304-04-1310 Date: September 12, 2006 Job #: 0414