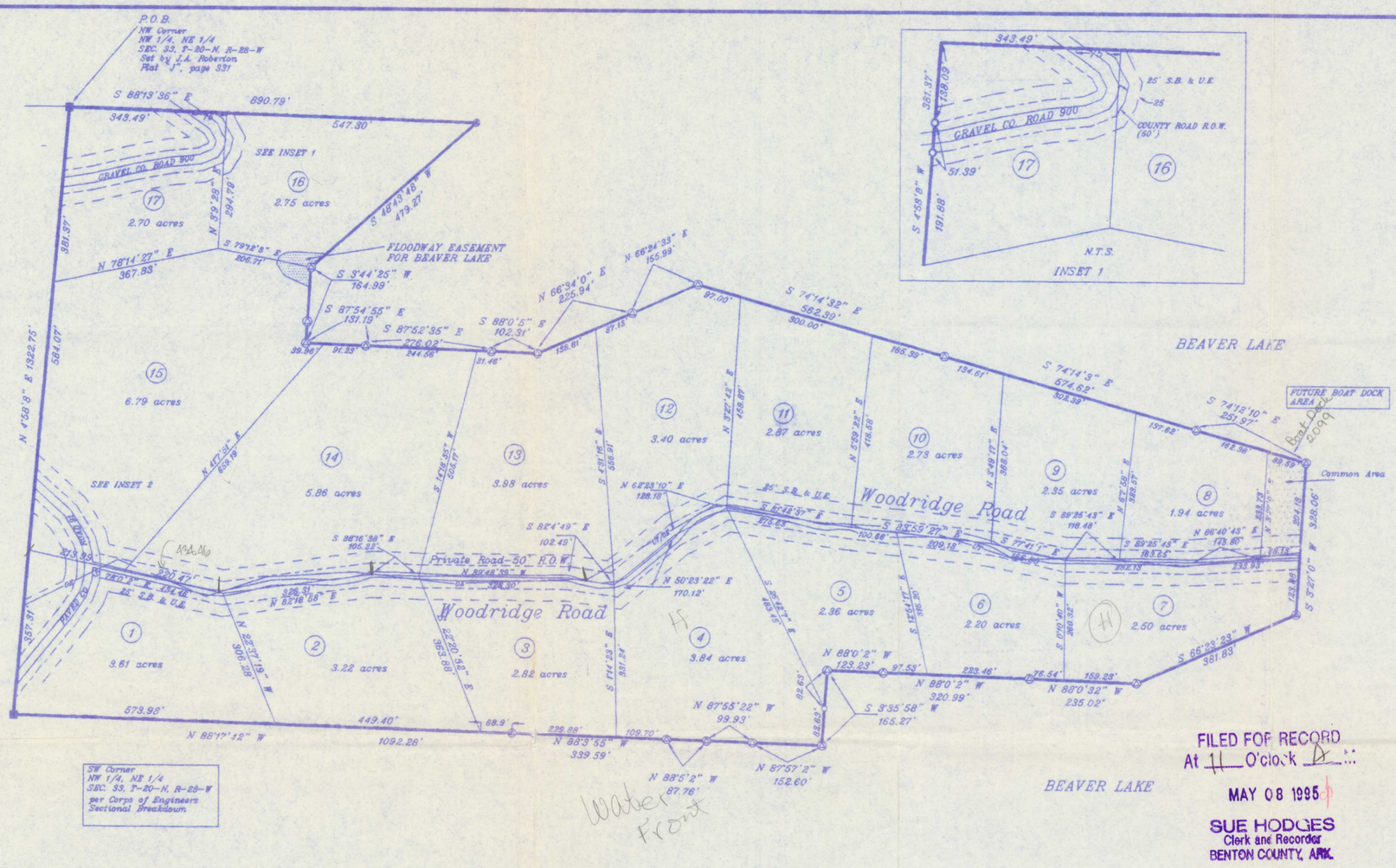
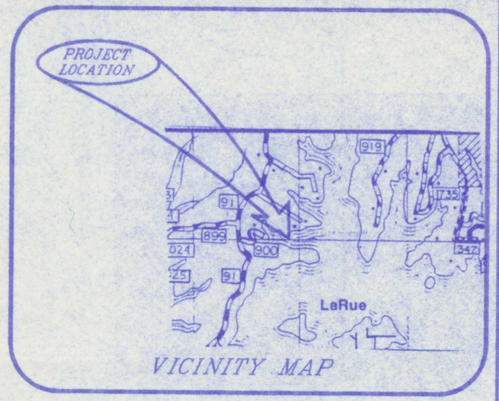
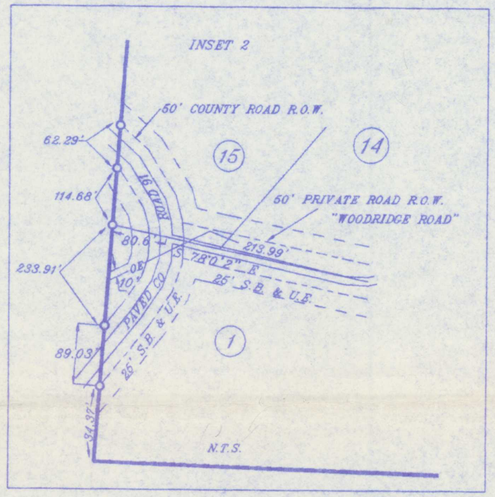
20-231







FILED FOR RECORD
At 11 O'clock A.M.
MAY 08 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

0 100 200 400 800

GRAPHIC SCALE

SCALE 1" = 200'

NORTH

Legend

- Found Stone
- Set Iron Pin
- Corps of Engineers Mon.
- —OE— Overhead Electric
- —UT— Underground Telephone (Contel)
- — — — Private Road Right-of-Way (50')
- — — — Setback and Utility Easement

LEGAL DESCRIPTION

A part of the NW 1/4 of the NE 1/4 and a part of the NE 1/4 of the NE 1/4 of Section 33, Township 20 North, Range 28 West, Benton County, Arkansas, being more particularly described as follows:

Beginning at a stone at the NW Corner of the NW 1/4 of the NE 1/4 of Section 33, thence S88°13'36"E 890.79 feet to the Beaver Reservoir Take Line; thence along said Take Line S48°43'48"W 479.27 feet to Government Monument 536-2; thence S3°44'25"W 164.99 feet to Government Monument 536-3; thence S87°54'55"E 131.19 feet to Government Monument 536-3A; thence S87°52'35"E 276.02 feet to Government Monument 536-3B; thence S88°0'5"E 102.31 feet to Government Monument 536-4; thence N66°34'00"E 225.94 feet to Government Monument 536-4A; thence N66°24'33"E 155.99 feet to Government Monument 536-5; thence S74°14'32"E 562.39 feet to Government Monument 536-5A; thence S74°14'3"E 574.62 feet to Government Monument 536-5B; thence S74°12'10"E 251.97 feet to Government Monument 536-6; thence S3°27'0"W 326.06 feet to Government Monument 535-6; thence S66°23'23"W 381.83 feet to Government Monument 536-2-2; thenceN88°0'32"W 235.02 feet to Government Monument 536-2-2A; thence N88°0'2"W 320.99 feet to Government Monument 536-2-2B; thence N88°0'2"W 123.23 feet to Government Monument 536-2-3; thence S3°35'58"W 165.27 feet to Government Monument 536-2-4; thence N87°57'2"W 152.60 feet to Government Monument 534-1A; thence N87°55'22"W 99.93 feet to Government Monument 534-1B; thence N88°5'2"W 87.76 feet to Government Monument 534-2; thence N88°3'55"W 339.59 feet to Government Monument 537-3; thence leaving said Beaver Reservoir Take Line N88°17'42"W 1092.28 feet to a stone; thence N4°58'08"E 1322.75 feet to the Point-of- Beginning, containing in all 56.37 acres, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that an accurate survey was made of the hereon described property and that this plat is the results of that survey

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS PATTI L. HAMPTON

Developer

Cordell Schmidt
13364 Ventris Road
Carfield, Arkansas 72732

Engineer / Surveyor

Landtech Engineering, Inc.
206 W. Emma Ave.
Springdale, Arkansas 72765

NOTE:

Front yard setbacks are 25 feet.(shown)
Side yard setbacks are 50 feet.
Street-side setbacks on a corner lot are 25 feet.
Rear yard setbacks are 25 feet.
IRON PINS WILL BE SET AT ALL LOT CORNERS.

COUNTY COURT'S CERTIFICATION

Lands dedicated for easements, rights-of-way and other public uses are accepted for the public by the County of Benton.

Bruce Rutledge 5-4-95

OWNER'S CERTIFICATION AND DEDICATION

As owner, I hereby certify that I have caused the land described to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat.

Cordell W. Schmidt
Owner / Developer

State of Arkansas
County of Benton

Subscribed and sworn before me this 28 day of March 1995.

Notary Public

My commission expires 11/07/2001

PLANNING BOARD CERTIFICATION

This plat has been reviewed by the Benton County Planning Board in accordance with Benton County Subdivision Regulations and meets all applicable requirements of those regulations.

Professional Land Planners
Landtech Engineering, Inc.

Patti L. Hampton
Leonard F. Gabbard, P.E.

206 W. Emma Ave.
Springdale, Arkansas 72765
Telephone: (501) 756-2772

REVISED FINAL PLAT
WOODRIDGE SUBDIVISION
to
BENTON COUNTY, ARKANSAS

DATE: MARCH 18th, 1993 REVISED FEB. 14, 1995	Scale : 1" = 200'
DRAWING FILE: 92427FIN.DWG	DRAWN BY: P. Hampton / M. Williams