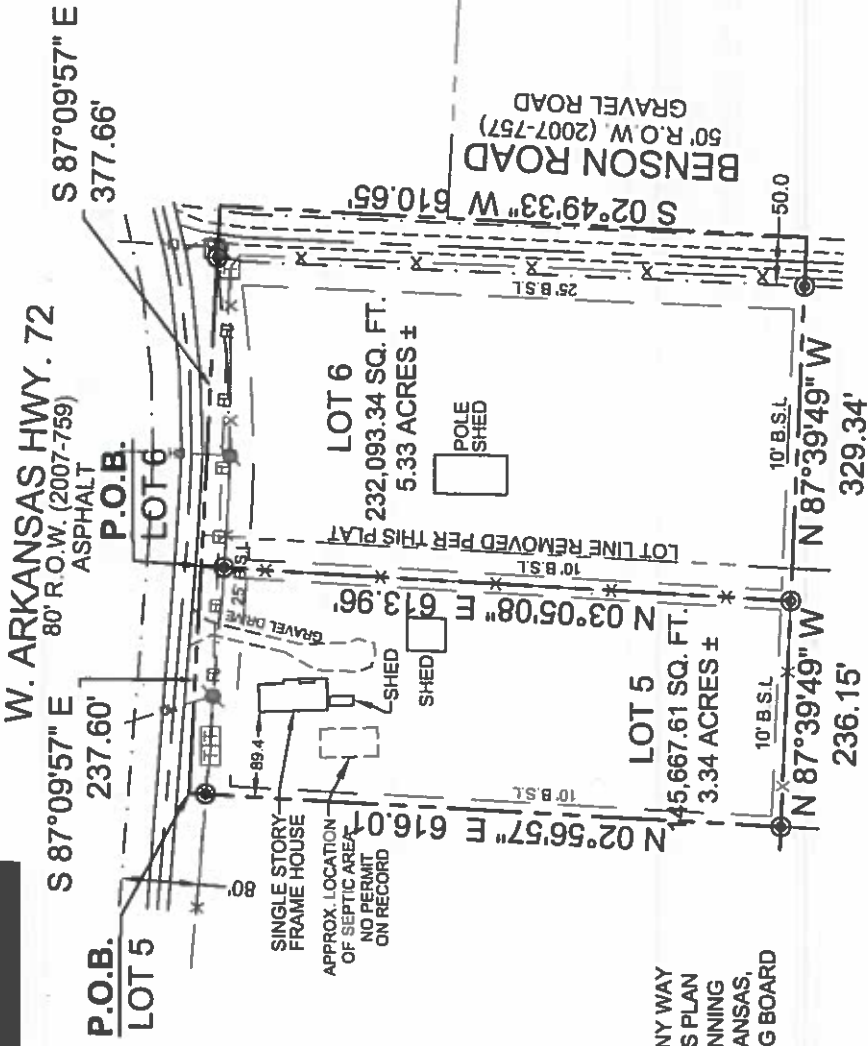


OWNERSHIP INFORMATION:
PAYNE CONSTRUCTION INC
9404 DIGBY DRIVE
GENTRY, AR 72734



STATEMENT OF NON-BUILDABILITY:

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY
INDICATE THAT ANY OF THE LOTS ON THIS PLAN
ARE BUILDABLE ACCORDING TO THE PLANNING
REGULATIONS OF BENTON COUNTY, ARKANSAS,
NOR AN ENDORSEMENT BY THE PLANNING BOARD
OF SAID BUILDABILITY OF SAID LOTS.

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LEGEND

- FOUND REBAR
- TELEPHONE RISER
- UTILITY POLE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- SETBACK
- OVERHEAD LINE
- FENCE LINE

User Name: CHARLENE
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L202447326 9/6/2024 1:13:56 PM
Brenda DeShields,Circuit Clerk
BENTON CO, AR FEE \$15.00

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.
- THIS PLAT CORRECTS THE PROPERTY LINES AND ACREAGES OF LOTS 5 AND 6 AS RECORDED IN L202402668 OF THE BENTON COUNTY RECORDS.

LOT 5 SURVEY DESCRIPTION:

LOT 5, 72 AND BENSON SUBDIVISION, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5, THENCE S 87°09'57" E A DISTANCE OF 237.60 FEET; THENCE S 03°05'08" W A DISTANCE OF 613.96 FEET; THENCE N 87°39'49" W A DISTANCE OF 236.15 FEET; THENCE N 02°56'57" E A DISTANCE OF 618.01 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 145667.61 SQUARE FEET, OR 3.344 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 6 SURVEY DESCRIPTION:

LOT 6, 72 AND BENSON SUBDIVISION, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, THENCE S 87°09'57" E A DISTANCE OF 377.66 FEET; THENCE S 02°49'33" W A DISTANCE OF 610.65 FEET; THENCE N 87°39'49" W A DISTANCE OF 380.46 FEET; THENCE N 03°05'08" E A DISTANCE OF 613.96 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 232093.34 SQUARE FEET, OR 5.328 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0020J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

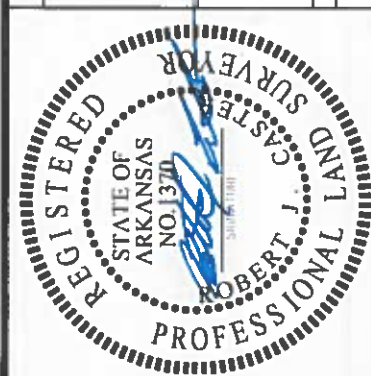
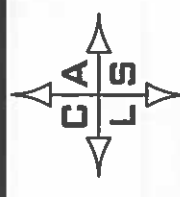
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE 9-6-24

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE 1st Street, Suit 5
Bentonville, AR 72712
(479) 268-4464



CORRECTION PLAT
LOTS 5 & 6, 72 & BENSON SUB.

23269 W. ARKANSAS 72 HWY.
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
23-273PLA	JRC	RJC	1 OF 1