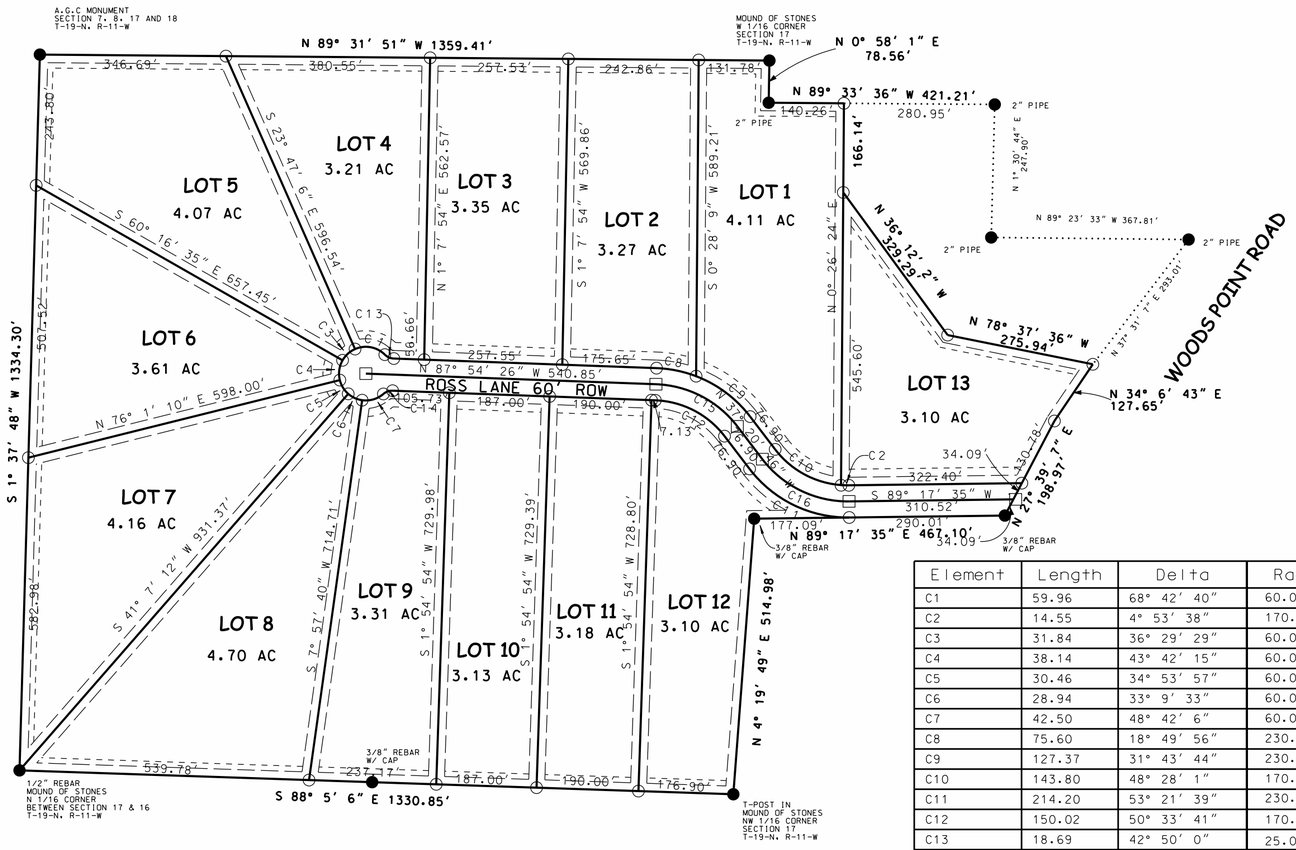
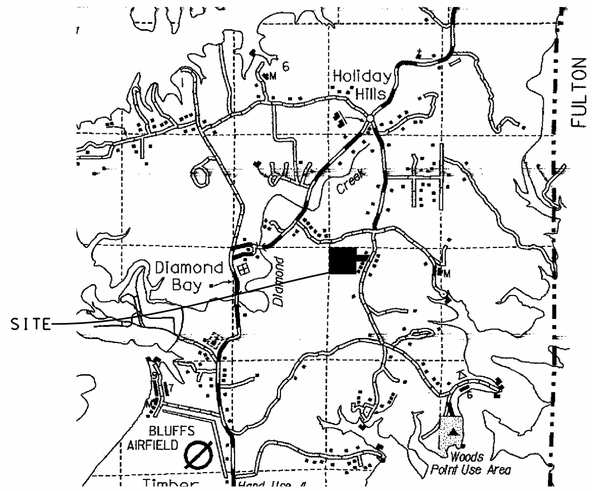
A CORRECTED FINAL PLAT FOR

WOODS POINT SUBDIVISION





LOCATION MAP

Element	Length	Delta	Radius
C1	59.96	68° 42' 40"	60.00'
C2	14.55	4° 53' 38"	170.00'
C3	31.84	36° 29' 29"	60.00'
C4	38.14	43° 42' 15"	60.00'
C5	30.46	34° 53' 57"	60.00'
C6	28.94	33° 9' 33"	60.00'
C7	42.50	48° 42' 6"	60.00'
C8	75.60	18° 49' 56"	230.00'
C9	127.37	31° 43' 44"	230.00'
C10	143.80	48° 28' 1"	170.00'
C11	214.20	53° 21' 39"	230.00'
C12	150.02	50° 33' 41"	170.00'
C13	18.69	42° 50' 0"	25.00'
C14	18.69	42° 50' 0"	25.00'
C15	176.49	50° 33' 41"	200.00
C16	186.26	53° 21' 39"	200.00

RECORDER'S CERTIFICATION

THE PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2008 AND IS RECORDED AS SLIDE _____ OF THE BAXTER COUNTY SUBDIVISION FILE. WITNESS MY HAND AND SEAL:

_____

BAXTER COUNTY CLERK

BAXTER COUNTY PLANNING BOARD FINAL PLAT APPROVAL

CHAIRMAN_____

DATE_____

SURVEYOR'S CERTIFICATION

I, ARNOLD KNOX, CERTIFY THAT, UNDER MY SUPERVISION, THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED AND THE MONUMENTS SET AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

OWNER/DEVELOPER
STEVE & SANDRA ROSS
PO BOX 336
ALTON, MO 65606

NOTES:
1. THIS SUBDIVISION DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR BAXTER COUNTY COUNTY.
2. THE BUILDING SETBACKS ARE AS FOLLOWS:
   30 FEET - FRONT YARD
   25 FEET - REAR YARD
   10 FEET - SIDE YARD
3. THIS SUBDIVISION SHALL BE SUBJECT TO RESTRICTIVE AND PROTECTIVE COVENANTS FILED AS A SEPARATE DOCUMENT.
4. THE BOUNDARY AND ALL LOTS HAVE A 15 FOOT UTILITY EASEMENT.
5. THIS PLAT IS TO CORRECT A TYPOGRAPHICAL ERROR IN ONE DISTANCE OF THE BOUNDARY AND LEGAL DESCRIPTION.

Legend:
- ● Found as Noted
- □ Computed Point
- ○ Set 1/2 " Rebar w/ plastic ID cap
- — — Easements
- - - - Building Setback

Notes:
1) Basis of bearing - RS-118-2003
2)References: RS-199-81 RS-100-83 RS-199-81 RS-260-97 PLAT 1055

200' 0' 200' 400' 600'
GRAPHIC SCALE

RESTRICTIVE COVENANTS

NOW, THEREFORE, THE OWNER OF THE SAID PROPERTY HEREBY IMPOSES THE FOLLOWING RESTRICTIONS AND COVENANTS:
1. SAID LANDS SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES, AS DISTINGUISHED FROM COMMERCIAL ENTERPRISES OF ANY KIND.
2. NO SINGLE WIDE MOBILE HOMES SHALL BE ALLOWED.
3. DOUBLE-WIDE MANUFACTURED HOMES WILL BE ALLOWED ONLY IF SAID HOME IS PLACED ON A PERMANENT CONCRETE BLOCK FOUNDATION.
4. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED.
5. NO HOGS SHALL BE RAISED OR KEPT ON SAID PROPERTY.
6. NO PART OR PORTION OF ANY LOT SHALL BE USED IN SUCH A MANNER AS TO CREATE AN ACTIVITY WHICH SHALL BE NOXIOUS OR OFFENSIVE. NO ACTIVITY SHALL BE PERMITTED OR ALLOWED TO EXIST WHICH CREATES A NUISANCE, INCLUDING THE ALLOWANCE OF TRASH OR JUNKED VEHICLES, WATERCRAFT OR PARTS.

LEGAL DESCIPTION

PART OF THE NW 1/4 NW 1/4 AMD NE 1/4 NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH RANGE 11 WEST, BAXTER COUNTY ARKANSAS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW 1/4 NW 1/4 OF SECTION 17; THENCE ALONG THE WESTERN LINE OF THE NW 1/4 NW 1/4 S 1° 37' 48" W 1334.30 FEET TO THE SW 1/16 CORNER BETWEEN SECTIONS 17 & 18; THENCE ALONG THE SOUTHERN LINE OF THE NW 1/4 NW 1/4 S 88° 5' 6" E 1330.85 FEET TO THE NW 1/16 CORNER; THENCE N 4° 19' 49" E 514.98 FEET; THENCE N 89° 17' 35" E 467.10 FEET TO THE EASTERN RIGHT OF WAY OF WOODS POINT ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING: N 27° 39' 7" E 198.96 FEET; N 34° 6' 43" 127.65 FEET; THENCE LEAVING SAID RIGHT OF WAY N 78° 37' 36 " W 275.94 FEET; THENCE N 36° 12' 2" W 329.29 FEET; THENCE N 0° 26' 24" E 166.14 FEET; THENCE N 89° 33' 36" W 140.26 FEET; THENCE N 0° 58' 1" E 78.56 FEET TO THE NE CORNER OF THE NW 1/4 NW 1/4; THENCE ALONG THE NORTHERN LINE N 89° 31' 51" W 1359.41 FEET TO THE POINT OF BEGINNING CONTAINING 48.12 ACRES MORE OR LESS.

SECTION BREAKDOWN

NW 1/4 NW 1/4 17-19-11 41.72 ACRES
NE 1/4 NW 1/4 17-19-11 6.40 ACRES

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OFFICERS OF OZARK MOUNTAIN TIMBER, INC AND STEVE E. ROSS AND SANDRA D. ROSS, DO HEREBY CERTIFY THAT WE ARE THE FEE OWNERS OF THE PROPERTY SHOWN HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBDIVISION NAMED "WOODS POINT", AND DO HERBY DEDICATED TO THE PUBLIC, FOR ITS USE, ROAD RIGHT OF WAY SHOWN HEREON AND TO THE UTILITY COMPANIES THE EASEMANTS SHOWN HEREON.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 2008.

_____	_____
STEVEN ROSS	SANDRA D. ROSS
PRESIDENT OZARK MOUNTAIN TIMBER, INC	SECRETARY OZARK MOUNTAIN TIMBER, INC
_____	_____
STEVE E. ROSS	SANDRA D. ROSS

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF OREGON
BEFORE THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED, THE OWNERS OF THE PROPERTY, WHO ACKNOWLEDGED THAT THEY HAD EXECUTED THE ABOVE CERTIFICATION AND DEDICATION AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THERE IN SET OUT.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, 2008.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 7, 2011

STRIDER CONSULTING
Engineering for the Future

DRAWN BY:	BHS
SCALE:	1:200
JOB #:	06-0048
DATE:	5/22/08
REVISION:	A2
SHEET:	PLAT

PROFESSIONAL SURVEYOR
REGISTERED
STATE OF ARKANSAS
No. 1365
SIGNATURE
ARNOLD G. KNOX

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