

0 1			E DATA		
C-1 Radius Delta Length Chord Chd.Brg.	= 260.00' = 31°16'37" = 141.93' = 140.17' = N 13°07'27"W	Delta = 108°1 Length = 9	4.54' Length 31.07' Chord	= 50.00' = 75'26'13'' = 65.83' = 61.18' = S 64'10'49''W	C-46 Radius = 469.80' Delta = 25.55'44'' Length = 212.61' Chord = 210.80' Chd.Brg. = N 74.40'11" V
	= 230.00' = 40°52'20" = 164.07' = 160.61' = N 17°55'18''W	Delta = 49°5 Length = 4 Chord = 4 Chd.Brg. = N 29°5		= 50.00' = 120°55'25'' = 105.53' = 87.00' = \$ 34°00'00''E	BUILDING SETBACK AND FRONT YARD 25 F
	= 65.00' = 45'00'00'' = 51.05' = 49.75' = N 25'00'52''E	Delta = 67°3 Length = 5 Chord = 5 Chd.Brg. = N 88°		= 25.00' = 48'11'23'' = 21.03' = 20.41' = 5 70'22'02''E	SIDE YARD 10 FE REAR YARD 25 FE
Radius Delta Dength Chord Chd.Brg.	= 35.00' = 45'00'00' = 27.49' = 26.79' = N 25'00'53''E	Delta = 50°3 Length = 4 Chord = 4 Chd.Brg. = S 32°4	7	= 325.00' = 25.55'05'' = 147.02' = 145.77' = \$ 59.13.52''E	THIS SUBDIVISION DAY OF INDIVIN
adius elta ength hord hd.Brg.	= 65.00' = 45'00'00' = 51.05' = 49.75' = N 70'00'52''E	Delta = 48°1 Length = 2	5.00' Radius 1'23' Delta 1.03' Length 20.41' Chord 31'36''W Chd.Brg.	= 150.00' = 94'47'55' = 248.18' = 220.83' = \$ 24'47'27''E	CHAIRMAN OR AUT OWNERS CERTIFICA
The second secon	= 425.00' = 5°31'10'' = 40.94' = 40.93' = N 89°45'17''E	Delta = 28°3 Length = 11: Chord = 11 Chd.Brg. = S 41°1	The same of the sa	= 25.00' = 82'27'31'' = 35.98' = 32.95' = \$ 63'50'16''W	AS OWNER, I HER SURVEYED, DIVIDE REPRESENTED ON OWNER
adius elta ength hord hd.Brg.	= 425.00' = 18'45'16'' = 139.11' = 138.49' = N 77'37'04''E	Delta = $91°5$ Length = 360	5.00' Radius 5'25' Delta 0.98' Length 3.49' Chord 55'53''W Chd.Brg.	= 325.00' = 34°23'22'' = 195.07' = 192.15' = \$ 87°52'21''W	OWNER
-8 adius elta ength hord hd.Brg.	= 275.00' = 9°15'35'' = 44.44' = 44.40' = N 72°52'14"E	Delta = 83°4. Length = 31	C-38 Radius 2'55" Delta 6.53' Length 3.36' Chord 14'57"W Chd.Brg.	= 325.00' = 2°26'14'' = 13.82' = 13.82' = S 69°27'32''W	SUBSCRIBED AND MY COMMISSION E
-9 adius elta ength hord hd.Brg.	= 275.00' = 38'35'27" = 185.22' = 181.74' = S 83'12'15''E	Delta = 31°5 Length = 11	0.00' Radius 2'49'' Delta 1.28' Length 9.85' Chord 40'06''E Chd.Brg.	= 375.00' = 24'16'26'' = 158.87' = 157.69' = S 80'22'39''W	1 oven
-10 adius elta ength hord hd.Brg.	= 275.00' = 4°27'20'' = 21.39' = 21.38' = S 61°40'51''E	Delta = $44^{\circ}2$ Length = 155 Chord = 15	C-40 Radius Delta Length C1.31' Chord C9'53''W Chd.Brg.	= 65.00' = 45'00'00'' = 51.05' = 49.75' = N 64'59'08''W	
adius elta ength nord nd.Brg.	= 275.00' = 34°59'42'' = 167.96' = 165.37' = S 76°57'02''E	Delta = 18°2° Length = 6°4 Chord = 6°5 Chd.Brg. = N 62°5	C-41 Radius 7'57" Delta Length 4.46' Chord 7'26"W Chd.Brg.	= 65.00' = 45'00'00' = 51.05' = 49.75' = N 19'59'08''W	20 31 HERBAUGH ROAD
adius elta ength hord hd.Brg.	= 275.00' = 24'04'13'' = 115.53' = 114.68' = N 73'31'00''E	Delta = 19°0 Length = 9 Chord = 9 Chd.Brg. = N 62°3		= 35.00' = 45'00'00' = 27.49' = 26.79' = N 19'59'08''W	29 ²⁰ 31
adius elta ength nord nd.Brg.	= 275.00' = 34°30'43'' = 165.65' = 163.15' = N 44°13'32"E	Delta = 6.46 Length = 32 Chord = 3 Chd.Brg. = N 49.3		= 1704.92' = 14'02'00" = 417.58' = 416.54' = N 04'30'08"W	
	= 175.00' = 28°39'07" = 87.51' = 86.60' = N 41°17'44"E	Delta = 48°1° Length = 2° Chord = 2° Chd.Brg. = N 22°1		= 1734.92' = 12'01'53" = 364.31' = 363.64' = N 05'30'11"W	BC 539 BC 539 BLISS RD 3231
adius elta ength nord	= 25.00' = 48'11'23" = 21.03' = 20.41' = N 79'42'59"E	Delta = 80°0° Length = 69 Chord = 69	0.00' Radius 1'07' Delta 9.83' Length 4.29' Chord 05'31''W Chd Bra	= 1734.92' = 2'00'07'' = 60.62' = 60.62' = 5 01'30'49''W	

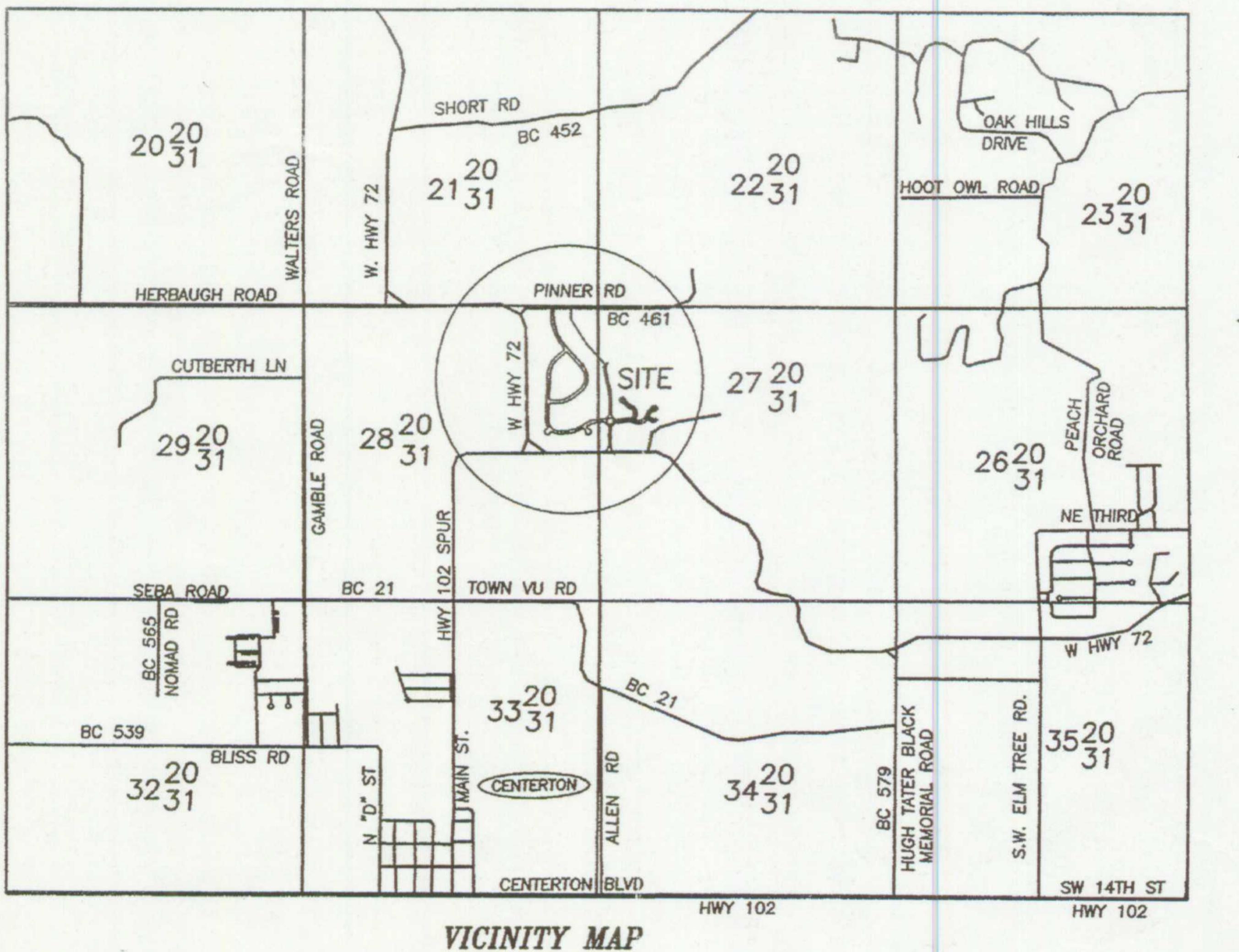
	SHOP	RT COURSI	E DA	ATA
L-1	N	47°30'52'	' E	47.44
L-2	S	87°29'08"	E	26.45
L-3	N	02'30'52'	E	50.00
L-4	N	87*29'08'	' W	26.45
L-5	N	42°29'08'	W	47.44
L-6	N	47°30'52'	E	47.44
L-7	N	42"29'08'	W	30.00
L-8	N	47°30'52'	E	30.00
L-9	N	42°29'08'	W	47.44
L-10	S	87°29'08"	E	54.82
L-11	S	55°37'17"	W	10.75

BUILDING SETBACK AND UTILITY AND DRAINAGE EASEMENTS FRONT YARD -- 25 FEET SIDE YARD -- 10 FEET UNLESS OTHERWISE SHOWN REAR YARD -- 25 FEET

FILED FOR RECORD At 2:20 O'Clock 0 M

SUE HODGES Clerk and Recorder Benton County, ARK.

BENTON COUNTY PLANNING BOARD APPROVAL THIS SUBDIVISION, IS APPROVED BY THE BENTON COUNTY PLANNING BOARD THIS _____ DAY OF NOVember, 2001. Dennis D. Wahlford CHAIRMAN OR AUTHORIZE DESIGNATED REPRESENTIVE OWNERS CERTIFICATION AS OWNER, I HERE BY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND/OR ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT. SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF October, 2001. MY COMMISSION EXPIRES : "OFFICIAL SEAL" Traci Wever Notary Public, State of Arkansas



THE PROJECT SITE DOES NOT APPEAR TO LIE WITHIN THE PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS ESTABLIHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER 05007C0045E, EFFECTIVE DATE: SEPT. 18,

ALL LOTS WITHIN THIS SUBDIVISION ARE TO BE COVERED BY RESTRICTIVE COVENANTS, RECORDED UNDER DOCUMENT NUMBER BENTON COUNTY CIRCUIT CLERK'S RECORDS.

PROPERTY DESCRIPTION - STONEBRIAR SUBDIVISION PHASE 2

A part of the NW1/4 of Section 27, Township 20 North, Range 31 West of the

Commencing at a found pipe for the SE Corner of the SW1/4 of the NW1/4 of

Section 27, T-20-N, R-31-W, said pipe also being the TRUE POINT OF BEGINNING;

thence North 87 degrees, 26 minutes, 40 seconds West 1077.58 feet to a point

in the roadway of Arkansas State Highway 72; thence leaving the roadway of

Arkansas State Highway 72, North 02 degrees, 33 minutes, 20 seconds East

49.28 feet to a set iron pin on the East Right-of-Way Line of Talamore Drive;

thence along the East Right-of-Way Line of Talamore Drive, North 28 degrees,

45 minutes, 46 seconds West 12.76 feet to a set iron pin; thence along the

said East Right-of-Way Line and along a curve to the right with a delta angle

of 31 degrees, 16 minutes, 37 seconds, having a radius of 260.00 feet and a

degrees, 07 minutes, 27 seconds West 140.17 feet to a set iron pin; thence

along the said Right-of-Way Line, North 02 degrees, 30 minutes, 52 seconds

East 285.72 feet to a set iron pin; thence along the said Right-of-Way Line

and along a curve to the right with a delta angle of 45 degrees, 00 minutes,

East 49.75 feet to a set iron pin; thence along the said Right-of-Way Line,

North 47 degrees, 30 minutes, 52 seconds East 47.44 feet to a set iron pin;

thence along the said Right-of-Way Line and along a curve to the right with a

North 70 degrees, 00 minutes, 52 seconds East 49.75 feet to a set iron pin;

delta angle of 45 degrees, 00 minutes, 00 seconds, having a radius of 65.00

feet and a arc length of 51.05 feet, with a chord bearing and distance of

thence along the said Right-of-way Line, South 87 degrees, 29 minutes, 08

iron pin; thence along the said Right-of-Way Line, North 87 degrees, 29

Right-of-Way Line and along a curve to the right with a delta angle of 45

minutes, 00 minutes, 00 seconds, having a radius of 65.00 feet and a arc

length of 51.05 feet, with a chord bearing and distance of North 64 degrees,

59 minutes, 08 seconds West 49.75 feet to a set iron pin; thence along the

West 47.44 feet to a set iron pin; thence along the said Right-of-Way Line

and along a curve to the right with a delta angle of 45 minutes, 00 minutes,

West 49.75 feet to a set iron pin; thence along the said Right-of-Way Line,

thence along the said Right-of-Way Line and along a curve to the left with a

feet and a arc length of 417.58 feet, with a chord bearing and distance of

thence along the Right-of-Way Line of Talamore Drive, North 11 degrees, 31

East 357.51 feet to a found iron pin on the Boundary Line of Talamore

the Boundary Line of Talamore Subdivision, Phase 1, South 44 degrees, 31

Line of Talamore Subdivision, Phase 1, North 86 degrees, 35 minutes, 58

minutes, 08 seconds West 272.17 feet to a set iron pin; thence leaving the

00 seconds, having a radius of 65.00 feet and a arc length of 51.05 feet,

Right-of-Way Line of Talamore Drive, North 42 degrees, 29 minutes, 08 seconds

with a chord bearing and distance of North 19 degrees, 59 minutes, 08 seconds

North 02 degrees, 30 minutes, 52 seconds East 114.14 feet to a set iron pin;

delta angle of 14 degrees, 02 minutes, 00 seconds, having a radius of 1704.92

North 04 degrees, 30 minutes, 08 seconds West 416.54 feet to a set iron pin;

Right-of-Way Line of Talamore Drive, South 88 degrees, 36 minutes, 24 seconds

Subdivision, Phase 1, as shown under Plat Record Number P3 123; thence along

minutes, 28 seconds East 255.12 feet to a found iron pin; thence along the

24 seconds East 415.02 feet to a found iron pin; thence along the Boundary

Boundary Line of Talamore Subdivision, Phase 1, South 74 degrees, 19 minutes,

seconds East 466.15 feet to a found iron pin; thence along the Boundary Line

Tolomore Subdivision, Phase 1, South 02 degrees, 37 minutes, 20 seconds West

easement, North 87 degrees, 58 minutes, 04 seconds West 330.49 feet to a set

egress easement, South 02 degrees, 33 minutes, 04 seconds West 660.00 feet

to the TRUE POINT OF BEGINNING, containing 40.417 acres and being subject to

Book 555 at Page 431 and to all other easements or right-of-ways of record or

BASIS OF BEARINGS: THE FINAL PLAT OF TALAMORE SUBDIVISION, PHASE 1, FILED

the Right-of-Way of Arkansas State Highway 72 along the South side and a

twenty foot (20') wide ingress and egress easement as shown in Deed Record

of Talamore Subdivision, Phase 1, North 86 degrees, 34 minutes, 41 seconds

600.79 feet to a found spike nail in the centerline of a 20 foot wide ingress

East 159.91 feet to a found iron pin; thence leaving the Boundary Line of

and egress easement; thence along the centerline of said 20 foot wide

iron pin; thence leaving the centerline of the 20 foot wide ingress and

seconds East 26.45 feet to a set iron pin; thence along the said Right-of-

Way Line, North 02 degrees, 30 minutes, 52 seconds East 50.00 feet to a set

minutes, 08 seconds West 26.45 feet to a set iron pin; thence along the said

with a chord bearing and distance of North 25 degrees, 00 minutes, 52 seconds

00 seconds, having a radius of 65.00 feet and a arc length of 51.05 feet,

arc length of 141.93 feet, with a chord bearing and distance of North 13

Fifth Principal Meridian, Benton County, Arkansas, and being described as

APPROVAL OF THIS PLAT BY THE BENTON COUNTY PLANNING BOARD DOES NOT CARRY ANY ASSURANCES THAT THE LOTS SHOWN WILL QUALIFY FOR AN INDIVIDUAL SEPTIC SYSTEM PERMIT ISSUED FROM THE BENTON COUNTY HEALTH DEPARTMENT.

THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISKEGARDED UNLESS VERIFIED BY THE PROFESSIONAL LIND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

Sheet 2 of 2

FINAL PLAT STONEBRIAR SUBDIVISION PHASE 2 BENTON COUNTY, ARKANSAS

DATE : JULY 5, 2001

JOB NO. 2001067D ZDISK 2001-2 STATE RECORDING NO.

SCALE: 1" = 100'

by prescriptive actions, if any.

UNDER DOCUMENT NUMBER P3-123.

Copelin Land Surveying 10636 West Highway 72 Bentonville, Arkansas 72712 (501) 273-7015

DRAWN BY : D.P.