

## STONEBRIAR SUBDIVISION PHASE 1 SHEET 2 OF 2

PROPERTY DESCRIPTION - STONEBRIAR SUBDIVISION PHASE ONE

A part of the East One-half (E1/2) of Section 28 and a part of the West One-Half (W1/2) of Section 27, all in Township 20 North (T-20-N), Range 31 West (R-31-W) of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows:

Commencing at an iron pin found in Pinner Road for the NW Corner of the NE1/4 of the NE1/4 of Section 28, T-20-N, R-31-W, said iron pin also being the TRUE POINT OF BEGINNING; thence along the roadway of Pinner Road, South 87 degrees, 19 minutes, 24 seconds East 742.83 feet; thence leaving the roadway of Pinner Road, South 02 degrees, 37 minutes, 28 seconds West 239.79 feet to a found iron pin; thence South 30 degrees, 38 minutes, 07 seconds East 483.14 feet to a found iron pin; thence South 40 degrees, 40 minutes, 35 seconds East 520.57 feet to a set iron pin on the Westerly Right-of-Way of Talamore Drive; thence along the said Westerly Right-of-Way of Talamore Drive and along a curve to the left with a delta angle of 36 degrees, 13 minutes, 50 seconds, having a radius of 175.00 feet and a arc length of 110.66 feet, with a chord bearing and distance of South 06 degrees, 35 minutes, 40 seconds West 108.83 feet to a set iron pin; thence along the said Right-of-Way of Talamore Drive, South 11 degrees, 31 minutes, 08 seconds East 272.17 feet to a set iron pin; thence along the said Right-of-Way and along a curve to the right with a delta angle of 14 degrees, 01 minutes, 59 seconds, having a radius of 1654.92 feet and a arc length of 405.33 feet, with a chord bearing and distance of South 04 degrees, 30 minutes, 09 seconds East 404.32 feet to a set iron pin; thence along the Westerly Right-of-Way of Talamore Drive, South 02 degrees, 30 minutes, 52 seconds West 114.14 feet to a set iron pin; thence along the said Right-of-Way and along a curve to the right with a 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 South 25 degrees, 00 minutes, 52 seconds West 49.75 feet to a set iron pin; thence along the said Right-of-Way, South 47 degrees, 30 minutes, 52 seconds West 47.44 feet to a set iron pin; thence along the said Right-of-way and along a curve to the right with a 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 South 70 degrees, 00 minutes, 52 seconds West 49.75 feet to a set iron pin; thence along the said Right-of-Way, North 87 degrees, 29 minutes, 08 seconds West 26.45 feet to a set iron pin; thence along the said Right-of-Way, South 02 degrees, 30 minutes, 52 seconds West 50.00 feet to a set iron pin; thence along the said Right-of-Way, South 87 degrees, 29 minutes, 08 seconds East 26.45 feet to a set iron pin; thence along the said Right-of-Way and along a curve to the right with a 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 South 64 degrees, 59 minutes, 08 seconds East 49.75 feet to a set iron pin; thence along the said Right-of-Way, South 42 degrees, 29 minutes, 08 seconds East 47.44 feet to a set iron pin; thence along the said Right-of-Way and along a curve to the right with a 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 South 19 degrees, 59 minutes, 08 seconds East 49.75 feet to a set iron pin; thence along the said Right-of-Way of Talamore Drive, South 02 degrees, 30 minutes, 52 seconds West 285.85 feet to a set iron pin; thence along the Westerly Rightof-Way of Talamore Drive and along a curve to the right with a delta angle of 32 degrees, 42 minutes, 50 seconds, having a radius of 260.00 feet and a arc length of 148.45 feet, with a chord bearing and distance of South 17 degrees, 26 minutes, 04 seconds West 146.44 feet to a set iron pin; thence along the Westerly Right-of-Way of Talamore Drive, South 33 degrees, 47 minutes, 29 seconds West 7.94 feet to a set iron pin; thence leaving the Westerly Right-of-Way of Talamore Drive and along the platted South Right-of-Way Line of Talamore Drive, South 88 degrees, 32 minutes, 47 seconds East 136.26 feet to a point on the platted Easterly Right-of-Way Line of Talamore Drive; thence leaving the Right-of-Way of Talamore Drive, South 02 degrees, 33 minutes, 20 seconds West 49.28 feet to a point on the South Boundary of the SW1/4 of the NW1/4 of Section 27, T-20-N, R-31-W, said point being in the roadway of Arkansas State Highway 72; thence along the said South Boundary of the SW1/4 of the NW1/4, North 87 degrees, 26 minutes, 40 seconds West 239.56 feet to the SW Corner of the said SW1/4 of the NW1/4 of Section 27; thence North 87 degrees, 22 minutes, 18 seconds West 1326.32 feet to a found iron pin for the SW Corner of the SE1/4 of the NE1/4 of Section 28, T-20-N, R-31-W; thence North 02 degrees, 22 minutes, 34 seconds East 1318.71 feet to the NW Corner of the SE1/4 of the NE1/4 of said Section 28; thence North 02 degrees, 41 minutes, 46 seconds East 1320.44 feet to the TRUE POINT OF BEGINNING, containing 76.048 acres.

BASIS OF BEARINGS: THE FINAL PLAT OF TALAMORE SUBDIVISION, PHASE 1, AS SHOWN UNDER DOCUMENT NUMBER P3-123 IN THE OFFICE OF THE BENTON COUNTY CIRCUIT CLERK RECORDS.

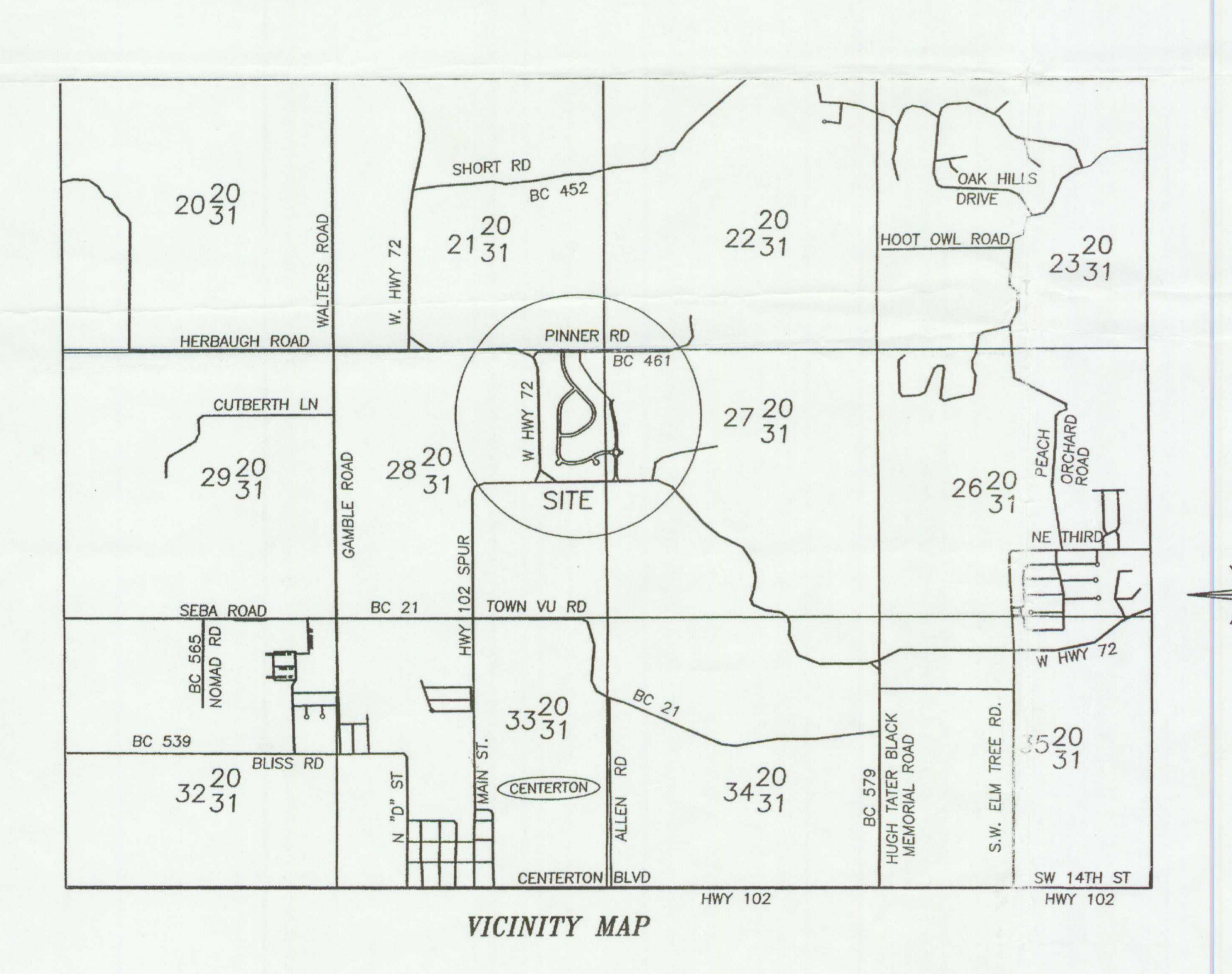
THE PROJECT SITE DOES NOT APPEAR TO LIE WITHIN THE PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS ESTABLIHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER 05007C0045E, EFFECTIVE DATE: SEPT. 18, 1991.

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

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.

ALL LANDS NOT PLATTED INTO RESIDENTIAL LOTS WILL BE " COMMON PROPERTY "
FOR THE USE AND OWNERSHIP OF THE PROPERTY OWNERS ASSOCIATION (POA)
WITHIN STONEBRIAR SUBDIVISION.

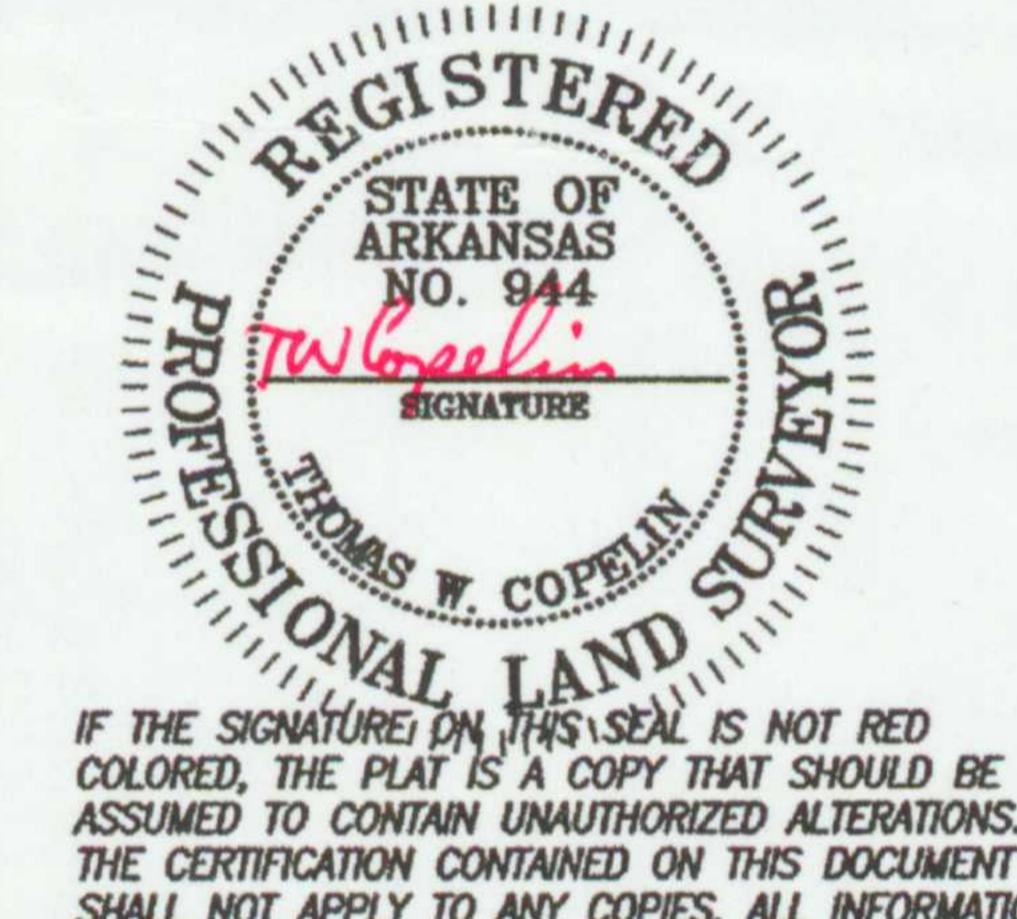
	CURVE TABLE				
*	C-1 Radius = 65.00' Delta = 45'00'00' Length = 51.05' Chord = 49.75 Chd.Brg. = N 64'59'08''W	C-15 Radius = 675.00' Delta = 28'04'28" Length = 330.74' Chord = 327.45' Chd.Brg. = N 71'46'02"E	C-29 Radius = 225.00' Delta = 11'52'53'' Length = 46.66' Chord = 46.57' Chd.Brg. = N 81'33'21''W	C-43 Radius = 275.00' Delta = 64'29'01" Length = 309.50' Chord = 293.42' Chd.Brg. = N 08'26'05"W	C-57 Radius = 825.00' Delta = 12'10'03" Length = 175.20' Chord = 174.87' Chd.Brg. = N 05'49'23"W
	C-2 Radius = 475.00' Delta = 30°24'12' Length = 252.05' Chord = 249.11 Chd.Brg. = \$ 77°18'51 W	C-16 Radius = 675.00' Delta = 00'52'18" Length = 10.27' Chord = 10.27' Chd.Brg. = N 57'17'39"E	C-30 Radius = 225.00' Delta = 17'39'17' Length = 69.33' Chord = 69.06' Chd.Brg. = N 66'47'16''W	C-44 Radius = 325.00' Delta = 24'16'02" Length = 137.65' Chord = 136.63' Chd.Brg. = \$ 43'35'58"W	C-58 Radius = 825.00' Delta = 02'24'57" Length = 34.79' Chord = 34.78' Chd.Brg. = N 01'28'07"E
	C-3 Radius = 25.00' Delta = 96'22'46' Length = 42.05' Chord = 37.27 Chd.Brg. = S 13'55'22'W	C-17 Radius = 525.00' Delta = 26'41'25'' Length = 244.56' Chord = 242.36' Chd.Brg. = N 70'12'13''E	C-31 Radius = 25.00' Delta = 101'32'13'' Length = 44.30' Chord = 38.73' Chd.Brg. = \$ 71'16'17''W	C-45 Radius = 325.00' Delta = 22'23'26" Length = 127.01' Chord = 126.20' Chd.Brg. = N 20'16'14"E	C-59 Radius = 775.00' Delta = 8*54'01" Length = 120.39' Chord = 120.27' Chd.Brg. = N 36*13'35"W
	C-4 Radius = 25.00 Delta = 48'11'22 Length = 21.03 Chord = 20.41 Chd.Brg. = \$ 58'21'4' E	C-18 Radius = 525.00' Delta = 08*58'02" Length = 82.17' Chord = 82.08' Chd.Brg. = N 88*01'56"E	C-32 Radius = 50.00' Delta = 112.57'06" Length = 98.57' Chord = 83.37' Chd.Brg. = \$ 76.58'43"W	C-46 Radius = 325.00' Delta = 26'02'53'' Length = 147.75' Chord = 146.48' Chd.Brg. = N 03'56'56''W	C-60 Radius = 775.00' Delta = 11'23'50" Length = 154.16' Chord = 153.91' Chd.Brg. = N 26'04'40"W
	C-5 Radius = 50.00 Delta = 75*30'23 Length = 65.89 Chord = 61.23 Chd.Brg. = \$ 44*42'12'E	C-19 Radius = 65.00' Delta = 45.00'00' Length = 51.05' Chord = 49.75' Chd.Brg. = N 70.00'52'E	C-33 Radius = 50.00' Delta = 66'17'30'' Length = 57.85' Chord = 54.68' Chd.Brg. = N 13'23'59''W	C-47 Radius = 325.00' Delta = 23'42'13'' Length = 134.45' Chord = 133.50' Chd.Brg. = N 28'49'29''W	C-61 Radius = 775.00' Delta = 17'09'36" Length = 232.11' Chord = 231.25' Chd.Brg. = N 11'47'56"W
	C-6 Radius = 50.00' Delta = 69'53'55' Length = 61.00' Chord = 57.29' Chd.Brg \$ 27'59'67.44'	C-20 Radius = 35.00' Delta = 45'00'00' Length = 27.49' Chord = 26.79' Chd.Brg. = N 25'00'52''E	C-34 Radius = 50.00' Delta = 54'49'41'' Length = 47.85' Chord = 46.04' Chd.Brg. = N 47'09'37''E	C-48 Radius = 375.00' Delta = 5'38'15" Length = 36.90' Chord = 36.88' Chd.Brg. = N 05'23'31"E	C-62 Radius = 775.00' Delta = 5'53'44" Length = 79.74' Chord = 79.71' Chd.Brg. = N 00'16'16'W
	C-7 Radius = 50.00' Delta = 60'32'01' Length = 52.83' Chord = 50.40' Chd.Brg. = N 86'47'05"W	C-21 Radius = 1624.92' Delta = 4'34'41" Length = 129.83' Chord = 129.80' Chd.Brg. = N 00'13'31"E	C-35 Radius = 25.00' Delta = 101'32'13" Length = 44.30' Chord = 38.73' Chd.Brg. = N 23'48'20"E	C-49 Radius = 375.00' Delta = 41°06'46" Length = 269.08' Chord = 263.35' Chd.Brg. = N 28°46'02"E	C-63 Radius = 25.00' Delta = 89'47'40'' Length = 39.18' Chord = 35.29' Chd.Brg. = N 47'34'26''E
	C-8 Radius = 50.00' Delta = 70'26'27' Length = 61.47' Chord = 57.67 Chd.Brg. = N 21'17'52'W	C-22 Radius = 1624.92' Delta = 3'00'47'' Length = 85.45' Chord = 85.44' Chd.Brg. = N 03'34'13''W	C-36 Radius = 225.00' Delta = 29'32'10'' Length = 115.99' Chord = 114.71' Chd.Brg. = N 12'11'41''W	C-50 Radius = 425.00' Delta = 16'26'32'' Length = 121.96' Chord = 121.54' Chd.Brg. = N 10'47'39''E	C-64 Radius = 25.00' Delta = 90'12'20'' Length = 39.36' Chord = 35.42' Chd.Brg. = N 42'25'34"W
	C-9 Radius = 25.00' Delta = 48'11'23' Length = 21.03' Chord = 20.41 Chd.Brg. = N 10'10'19'W	C-23 Radius = 1624.92' Delta = 6'26'31" Length = 182.70' Chord = 182.60' Chd.Brg. = N 08'17'52"W	C-37 Radius = 25.00' Delta = 89'55'50" Length = 39.24' Chord = 35.33' Chd.Brg. = N 47'32'19"E	C-51 Radius = 425.00' Delta = 19'08'48" Length = 142.02' Chord = 141.36' Chd.Brg. = N 28'35'20'E	C-65 Radius = 475.14' Delta = 22'59'36'' Length = 190.68' Chord = 189.40' Chd.Brg = N 09'11'30''W
	C-10 Radius = 25.00' Delta = 84°22'16' Length = 36.81' Chord = 33.58' Chd.Brg. = N 76°27'08' W	C-24 Radius = 205.00' Delta = 40'01'02'' Length = 143.18' Chord = 140.29' Chd.Brg. = N 08'29'16''E	C-38 Radius = 25.00' Delta = 90'04'10'' Length = 39.30' Chord = 35.38' Chd.Brg. = N 42'27'42''W	C-52 Radius = 425.00' Delta = 11'09'41'' Length = 82.79' Chord = 82.66' Chd.Brg. = N 43'44'34''E	C-66 Radius = 375.00' Delta = 3'22'21'' Length = 22.07' Chord = 22.07' Chd.Brg. = N 57'25'10''E
	C-11 Radius = 230.00' Delta = 40'10'03' Length = 161.25 Chord = 157.96' Chd.Brg. = N 21'09'42'E	C-25 Radius = 387.70' Delta = 3258'49' Length = 223.17' Chord = 220.10' Chd.Brg. = N 71'00'40''W	C-39 Radius = 375.00' Delta = 33'23'52' Length = 218.59' Chord = 215.51' Chd.Brg. = N 75'48'17"E	C-53 Radius = 25.00' Delta = 90'00'00' Length = 39.27' Chord = 35.36' Chd.Brg. = \$ 85'40'35''E	C-67 Radius = 175.00' Delta = 35'13'50' Length = 110.66' Chord = 108.83' Chd.Brg. = S 06'35'40''W
	C-12 Radius = 725.00' Delta = 18'50'08' Length = 238.34' Chord = 237.27' Chd.Brg. = \$ 70'46'48''W	C-26 Radius = 387.70' Delta = 47'34'22" Length = 321.91' Chord = 312.74' Chd.Brg. = N 30'44'05"W	C-40 Radius = 425.00' Delta = 13'12'52" Length = 98.02' Chord = 97.80' Chd.Brg. = N 85'53'47"E	C-54 Radius = 25.00' Delta = 90'00'00' Length = 39.27' Chord = 35.36' Chd.Brg. = S 85'40'35"E	C-68 Radius = 1654.92' Delta = 14'01'59" Length = 405.33' Chord = 404.32' Chd.Brg. = \$ 04'30'09"E
	C-13 Radius = 725.00' Delta = 12'18'21' Length = 155.71' Chord = 155.42' Chd.Brg. = S 86'21'03'W	C-27 Radius = 387.70' Delta = 9°29'11" Length = 64.19' Chord = 64.12' Chd.Brg. = N 02°12'18"W	C-41 Radius = 425.00' Delta = 23'33'22'' Length = 174.73' Chord = 173.50' Chd.Brg. = N 67'30'40''E	C-55 Radius = 825.00' Delta = 17'40'46" Length = 254.57' Chord = 253.56' Chd.Brg. = N 31'50'12"W	C-69 Radius = 65.00' Delta = 45'00'00' Length = 51.05' Chord = 49.75' Chd.Brg. = \$ 25'00'52''W
	C-14 Radius = 675.00' Delta = 06'41'57' Length = 78.92' Chord = 78.88' Chd.Brg. = N 89'09'14'E	C-28 Radius = 175.00' Delta = 90'04'10'' Length = 275.10' Chord = 247.64' Chd.Brg. = S 42'27'42''E	C-42 Radius = 275.00' Delta = 31'55'34" Length = 153.23' Chord = 151.26' Chd.Brg. = N 39'46'12"E	C-56 Radius = 825.00' Delta = 11'05'25'' Length = 159.69' Chord = 159.44' Chd.Brg. = N 17'27'07''W	C-70 Radius = 65.00' Delta = 45'00'00' Length = 51.05' Chord = 49.75' Chd.Brg. = \$ 19'59'08''E
					C-71 Radius = 260.00' Delta = 32'42'50''



FILED FOR RECORD
At 2 O'Clock M

AUG 0 1 2001

SUE HODGES
Clerk and Recorder
Benton County, ARK.



SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

FINAL PLAT
STONEBRIAR SUBDIVISION PHASE 1
BENTON COUNTY, ARKANSAS

DATE : JUNE 11, 2001

JOB NO. 2001067B ZDISK 2001-1

SHEET 2 OF 2

SCALE: 1" = 150'

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

DRAWN BY : D.P.

5