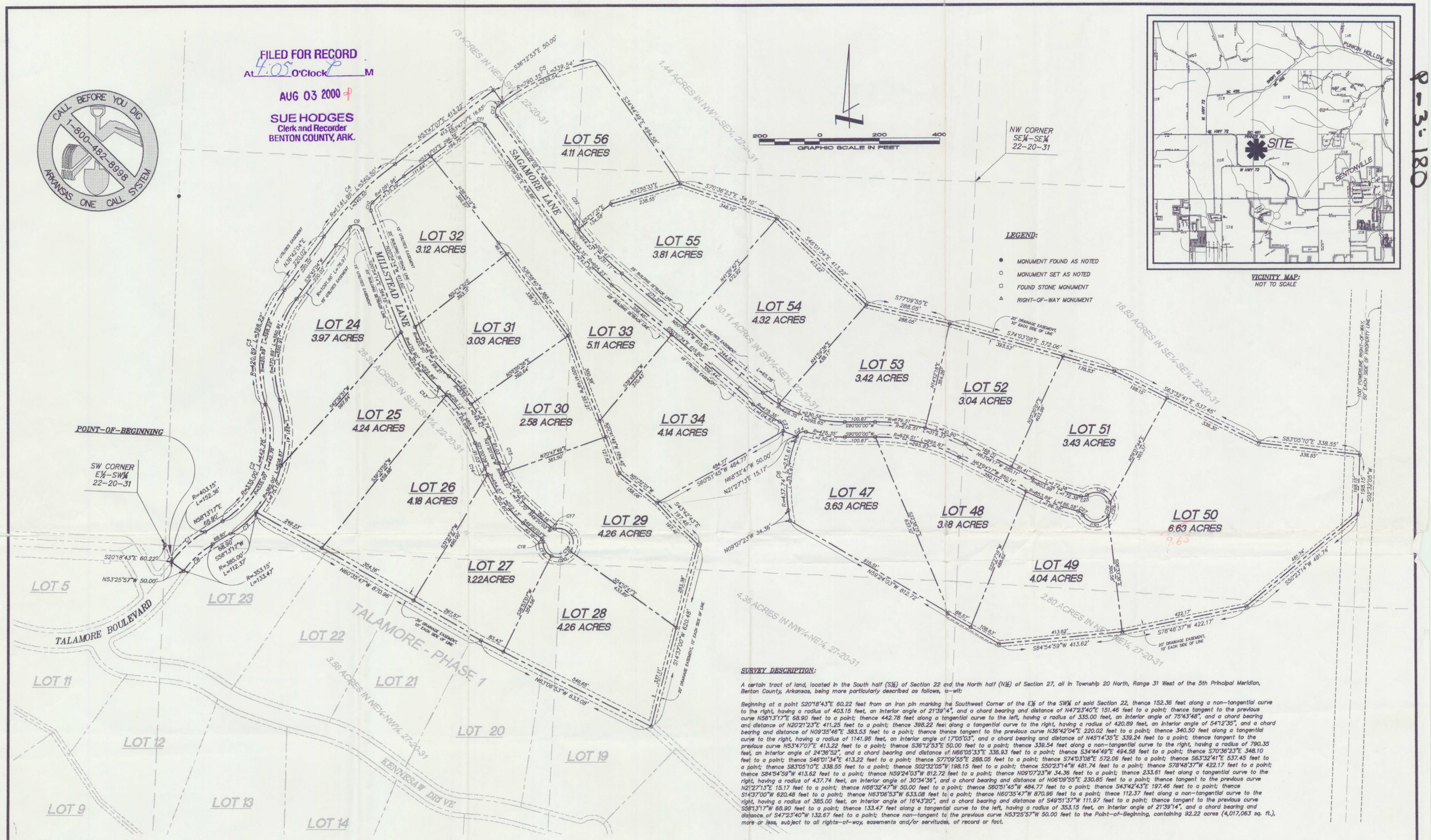
FILED FOR RECORD
At 4:05 O'Clock P M
AUG 03 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

CALL BEFORE YOU DIG
1-800-482-8998
ARKANSAS ONE CALL SYSTEM

P-3:180



CURVE TABLE				
CURVE	RADIUS	LENGTH	INTERIOR ANGLE	CHORD BRG. & DIST.
C1	403.15	152.36	21°39'14"	S47°23'40"W 151.46'
C2	335.00	442.78	75°43'48"	N20°21'23"E 411.26'
C3	420.89	398.22	54°12'35"	S09°35'46"W 383.53'
C4	1141.96	340.50	17°05'03"	S45°14'35"W 339.24'
C5	790.35	339.54	24°36'52"	S66°05'33"W 336.93'
C6	437.74	233.61	30°34'36"	S06°09'55"W 230.85'
C7	385.00	112.37	16°43'20"	N49°31'37"E 111.97'
C8	353.15	133.47	21°39'14"	S47°23'40"W 132.67'
C9	25.00	51.64	118°21'22"	N80°04'35"W 42.94'
C10	25.00	29.49	67°35'25"	S12°53'26"W 27.81'
C11	25.00	39.30	90°03'45"	N81°11'01"W 35.37'
C12	25.00	39.24	89°56'15"	S08°48'59"W 35.34'
C13	485.51	35.30	4°09'56"	N45°56'21"W 35.29'
C14	454.57	21.54	2°42'53"	S22°41'35"E 21.54'
C15	404.57	35.05	4°57'51"	S23°49'04"E 35.04'
C16	12.00	11.18	53°21'39"	N22°39'14"W 10.78'
C17	12.00	11.18	53°21'39"	S76°00'52"E 10.78'
C18	50.00	250.21	286°43'18"	N40°39'57"E 59.68'
C19	50.00	58.59	67°08'29"	S29°32'39"E 55.30'
C20	50.00	70.74	81°03'53"	N76°21'10"E 64.99'
C21	50.00	120.88	138°30'55"	N33°26'14"W 93.52'
C22	944.23	25.64	1°33'21"	S36°55'49"E 25.64'
C23	25.00	36.77	84°15'54"	N20°40'44"W 33.54'
C24	25.00	36.77	84°15'54"	S63°35'10"W 33.54'
C25	25.00	21.91	50°12'51"	N79°32'08"E 21.22'
C26	50.00	241.14	276°19'16"	N12°35'20"E 66.70'
C27	25.00	20.22	46°20'26"	N52°25'15"W 19.67'
C28	50.00	92.60	106°07'02"	N72°30'42"W 79.93'
C29	50.00	47.79	54°46'01"	N07°55'45"E 45.99'
C30	50.00	100.74	115°26'13"	S86°58'09"E 84.54'

OWNER: THREE PUTZ, L.L.C.

COMMON SPACE:

All land not platted into residential lots will be "COMMON PROPERTY", for the use and ownership o the Property Owners Association (POA) within the subdivision.

A Property Owner's Association will be created to maintain the Common Open Space.

COVENANTS:

All lots within this subdivision are to be covered by restrictive covenants, recorded in Book 00, Page 50951 of the Benton County Circuit Clerk's records.

SETBACKS:

Front: 25 feet from the street right-of-way
Side: 5 feet from propety line
Back: 25 feet from rear property line.

UTILITY EASEMENTS:

Easements of adequate width (shown on this plat), shall be provided for public use and utilities. such easements shall have a minimum combined width of at least fifteen (15) feet, wheresever shown on this plat.

SEPTIC NOTE:

Approval of this plat does not carry any assurances that the lots will qualify for a septic system permit from the health department.

SURVEY DESCRIPTION:

A certain tract of land, located in the South half (S½) of Section 22 and the North half (N½) of Section 27, all in Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit:

Beginning at a point S20°18'43"E 60.22 feet from an iron pin marking he Southwest Corner of the E½ of the SW¼ of said Section 22, thence 152.36 feet along a non-tangential curve to the right, having a radius of 403.15 feet, an interior angle of 21°39'14", and a chord bearing and distance of N47°23'40"E 151.46 feet to a point; thence tangent to the previous curve N58°13'17"E 68.90 feet to a point; thence 442.78 feet along a tangential curve to the left, having a radius of 335.00 feet, an interior angle of 75°43'48", and a chord bearing and distance of N20°21'23"E 411.25 feet to a point; thence 398.22 feet along a tangential curve to the right, having a radius of 420.89 feet, an interior angle of 54°12'35", and a chord bearing and distance of N09°35'46"E 383.53 feet to a point; thence thence tangent to the previous curve N36°42'04"E 220.02 feet to a point; thence 340.50 feet along a tangential curve to the right, having a radius of 1141.96 feet, an interior angle of 17°05'03", and a chord bearing and distance of N45°14'35"E 339.24 feet to a point; thence tangent to the previous curve N53°47'07"E 413.22 feet to a point; thence S36°12'53"E 50.00 feet to a point; thence 339.54 feet along a non-tangential curve to the right, having a radius of 790.35 feet, an interior angle of 24°36'52", and a chord bearing and distance of N66°05'33"E 336.93 feet to a point; thence S34°44'49"E 494.58 feet to a point; thence S70°36'23"E 348.10 feet to a point; thence S46°01'34"E 413.22 feet to a point; thence S77°09'55"E 288.05 feet to a point; thence S74°03'08"E 572.06 feet to a point; thence S63°32'41"E 537.45 feet to a point; thence S83°05'10"E 338.55 feet to a point; thence S02°32'05"W 198.15 feet to a point; thence S50°23'14"W 481.74 feet to a point; thence S78°48'37"W 422.17 feet to a point; thence S84°54'59"W 413.62 feet to a point; thence N59°24'03"W 812.72 feet to a point; thence N09°07'23"W 34.36 feet to a point; thence 233.61 feet along a tangential curve to the right, having a radius of 437.74 feet, an interior angle of 30°34'36", and a chord bearing and distance of N06°09'55"E 230.85 feet to a point; thence tangent to the previous curve N21°27'13"E 15.17 feet to a point; thence N68°32'47"W 50.00 feet to a point; thence S60°51'45"W 484.77 feet to a point; thence S43°42'43"E 197.46 feet to a point; thence S14°37'00"W 620.48 feet to a point; thence N63°06'53"W 633.08 feet to a point; thence N60°35'47"W 870.96 feet to a point; thece 112.37 feet along a non-tangential curve to the right, having a radius of 385.00 feet, an interior angle of 16°43'20", and a chord bearing and distance of S49°51'37"W 111.97 feet to a point; thence tangent to the previous curve S58°13'17"W 68.90 feet to a point; thence 133.47 feet along a tangential curve to the left, having a radius of 353.15 feet, an interior angle of 21°39'14", and a chord bearing and distance of S47°23'40"W 132.67 feet to a point; thence non-tangent to the previous curve N53°25'57"W 50.00 feet to the Point-of-Beginning, containing 92.22 acres (4,017,063 sq. ft.), more or less, subject to all rights-of-way, easements and/or servitudes, of record or fact.

OWNER'S CERTIFICATION AND DEDICATION:

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property, and do hereby dedicated all streets to the benefit of the public, and all easements for the installation of utilities and drainage.

THREE PUTZ, LLC

Dan Dykema date

"OFFICIAL SEAL"
Beth E. Mummert
Notary Public, State of Arkansas
County of Benton
My Commission Exp. 01/28/2008

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this 25th day of July, 2000

Beth E Mummert My commission expires 1/28/08
Notary Public

ACCEPTANCE - BENTON COUNTY:

Approved and recommended for acceptance by the Benton County Planning Commission this 3rd day of August 2000.

Michelle McNeil Dennis D. Wahlgren
Chairman

SURVEYOR'S DECLARATION:

I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of knowledge and ability, correctly established, and there are no encroachments across any property lines, except as shown.

FLOOD CERTIFICATION:

The hereon described property falls in FIRM (Flood Insurance Rate Map) ZONE "X" (unshaded), areas determined to be outside 500-year floodplain, according to the Federal Emergency Management Agency's FIRM No. 0500700045-E, Revised 9-18-91.

ARKANSAS REGISTERED No.1174 PROFESSIONAL LAND SURVEYOR MICHAEL B. MARLE

Michael B. Marle 7-24-00
Michael B. Marle, PLS date

500-20N-31W-0-22-203-04-1174/500-20N-31W-0-27-104-04-1174

FINAL PLAT - PHASE II
TALAMORE SUBDIVISION
BENTON COUNTY, ARKANSAS

EDA
Engineering Design Associates, P.A.
Consulting Engineering
Landscape Architecture
Land Surveying
134 West Emma Avenue
Springdale, Arkansas 72764
(501) 756-1266
Fax: (501) 756-2129

DRAWN BY: MBM	CHECKED BY: RMA
DATE: 6-28-00	
SCALE: 1"= 200'	
JOB NUMBER: 0400	
FILE NAME: FP-PH-2.DWG	

DESCRIPTION:
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SHEET 1 OF 1