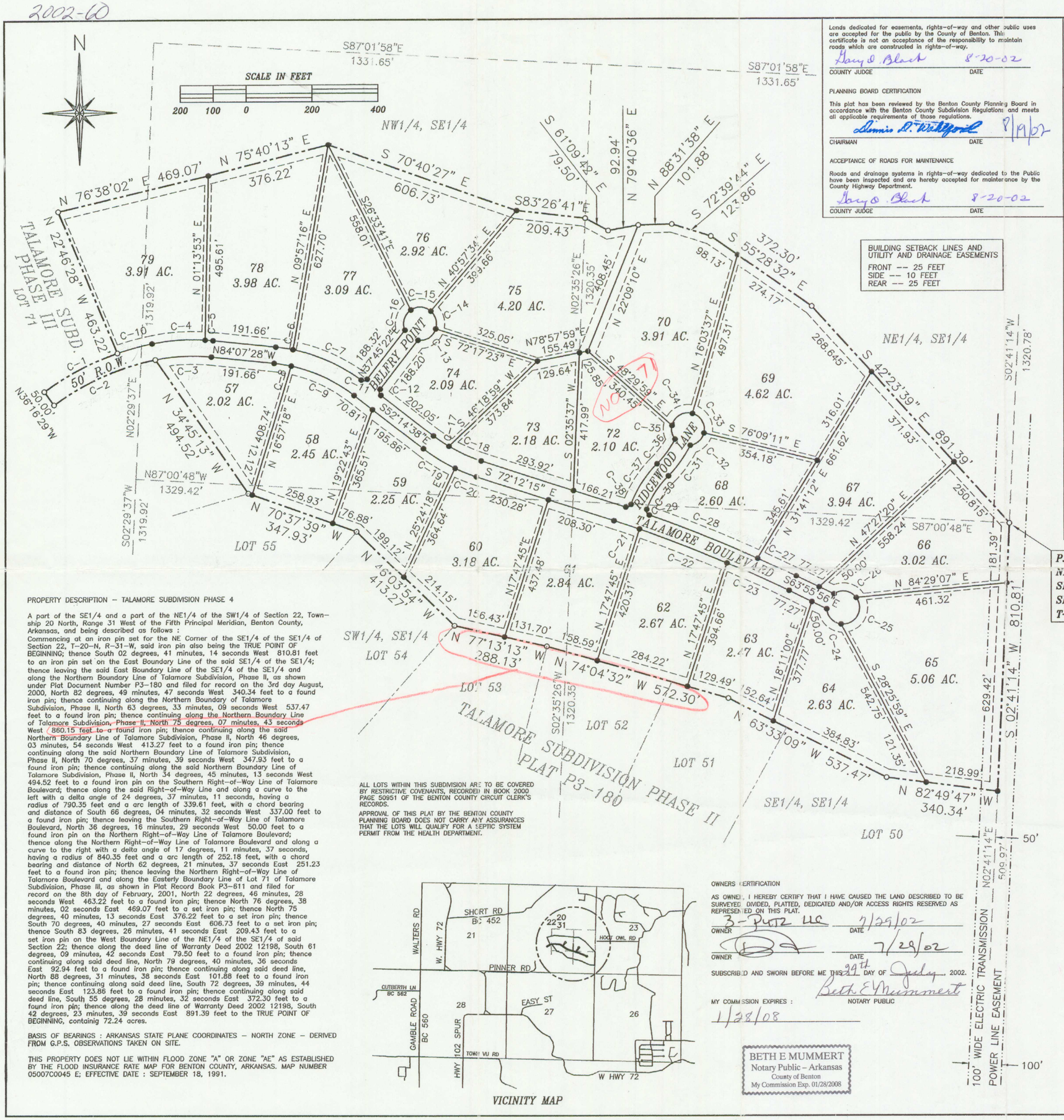
2002-60

22-20-31

2002-60



Lands dedicated for easements, rights-of-way and other public uses are accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in rights-of-way.

Gary O. Black 8-20-02
COUNTY JUDGE DATE

PLANNING BOARD CERTIFICATION

This plat has been reviewed by the Benton County Planning Board in accordance with the Benton County Subdivision Regulations and meets all applicable requirements of those regulations.

Dennis D. Wilkyorik 8/19/02
CHAIRMAN DATE

ACCEPTANCE OF ROADS FOR MAINTENANCE

Roads and drainage systems in rights-of-way dedicated to the Public have been inspected and are hereby accepted for maintenance by the County Highway Department.

Gary O. Black 8-20-02
COUNTY JUDGE DATE

BUILDING SETBACK LINES AND UTILITY AND DRAINAGE EASEMENTS
FRONT -- 25 FEET
SIDE -- 10 FEET
REAR -- 25 FEET

C-1 Radius = 840.35' Delta = 17°11'37" Length = 252.18' Chord = 251.23' Chd.Brg. = N 62°21'37"E	C-2 Radius = 790.35' Delta = 24°37'11" Length = 339.61' Chord = 337.00' Chd.Brg. = N 66°04'32"E	C-3 Radius = 559.86' Delta = 17°29'25" Length = 170.90' Chord = 170.24' Chd.Brg. = N 87°07'50"E	C-4 Radius = 609.86' Delta = 15°14'41" Length = 162.27' Chord = 161.79' Chd.Brg. = N 86°00'28"E
C-5 Radius = 609.86' Delta = 02°14'44" Length = 23.90' Chord = 23.90' Chd.Brg. = S 85°14'50"E	C-6 Radius = 525.00' Delta = 05°45'53" Length = 52.82' Chord = 52.80' Chd.Brg. = S 81°14'31"E	C-7 Radius = 525.00' Delta = 24°54'13" Length = 228.19' Chord = 226.40' Chd.Brg. = S 65°54'28"E	C-8 Radius = 475.00' Delta = 06°20'08" Length = 52.52' Chord = 52.50' Chd.Brg. = S 80°57'24"E
C-9 Radius = 475.00' Delta = 25°32'41" Length = 211.77' Chord = 210.03' Chd.Brg. = S 65°00'59"E	C-10 Radius = 840.35' Delta = 07°25'42" Length = 108.95' Chord = 108.87' Chd.Brg. = N 74°40'12"E	C-11 Radius = 13.00' Delta = 88°47'17" Length = 20.15' Chord = 18.19' Chd.Brg. = N 82°09'00"E	C-12 Radius = 13.00' Delta = 90°00'00" Length = 20.42' Chord = 18.38' Chd.Brg. = S 07°14'38"E
C-13 Radius = 50.00' Delta = 80°02'45" Length = 69.85' Chord = 64.31' Chd.Brg. = N 57°43'59"E	C-14 Radius = 50.00' Delta = 66°45'03" Length = 58.25' Chord = 55.01' Chd.Brg. = N 15°39'55"W	C-15 Radius = 50.00' Delta = 75°22'43" Length = 65.78' Chord = 61.14' Chd.Brg. = N 86°43'48"W	C-16 Radius = 50.00' Delta = 77°49'29" Length = 67.91' Chord = 62.81' Chd.Brg. = N 16°40'06"E
C-17 Radius = 475.00' Delta = 06°50'51" Length = 56.77' Chord = 56.73' Chd.Brg. = S 55°40'04"E	C-18 Radius = 475.00' Delta = 13°06'45" Length = 108.71' Chord = 108.47' Chd.Brg. = S 65°38'52"E	C-19 Radius = 525.00' Delta = 12°21'04" Length = 113.17' Chord = 112.95' Chd.Brg. = S 58°25'10"E	C-20 Radius = 525.00' Delta = 07°36'33" Length = 69.72' Chord = 69.67' Chd.Brg. = S 68°23'58"E
C-21 Radius = 3975.00' Delta = 01°10'24" Length = 81.40' Chord = 81.40' Chd.Brg. = S 71°52'13"E	C-22 Radius = 3975.00' Delta = 04°06'08" Length = 284.60' Chord = 284.55' Chd.Brg. = S 68°54'27"E	C-23 Radius = 3975.00' Delta = 02°59'47" Length = 207.88' Chord = 207.86' Chd.Brg. = S 65°25'50"E	C-24 Radius = 50.00' Delta = 79°00'05" Length = 68.94' Chord = 63.61' Chd.Brg. = S 43°25'59"E
C-25 Radius = 50.00' Delta = 134°09'48" Length = 117.08' Chord = 92.11' Chd.Brg. = N 29°59'04"E	C-26 Radius = 50.00' Delta = 86°50'07" Length = 75.78' Chord = 68.73' Chd.Brg. = N 80°30'53"W	C-27 Radius = 4025.00' Delta = 01°50'58" Length = 129.92' Chord = 129.92' Chd.Brg. = N 64°51'25"W	C-28 Radius = 4025.00' Delta = 05°02'17" Length = 353.92' Chord = 353.81' Chd.Brg. = N 68°18'03"W
C-29 Radius = 13.00' Delta = 91°14'03" Length = 20.70' Chord = 18.58' Chd.Brg. = N 25°12'10"W	C-30 Radius = 275.00' Delta = 25°28'33" Length = 122.28' Chord = 121.27' Chd.Brg. = N 33°09'08"E	C-31 Radius = 325.00' Delta = 20°08'33" Length = 114.25' Chord = 113.67' Chd.Brg. = N 35°49'08"E	C-32 Radius = 50.00' Delta = 68°00'16" Length = 59.35' Chord = 55.92' Chd.Brg. = N 47°50'57"E
	C-33 Radius = 50.00' Delta = 87°47'13" Length = 76.61' Chord = 69.33' Chd.Brg. = N 30°02'47"W	C-34 Radius = 50.00' Delta = 92°12'47" Length = 80.47' Chord = 72.06' Chd.Brg. = S 59°57'13"W	C-35 Radius = 50.00' Delta = 51°49'20" Length = 45.22' Chord = 43.70' Chd.Brg. = S 12°03'51"E
	C-36 Radius = 275.00' Delta = 19°26'55" Length = 93.35' Chord = 92.90' Chd.Brg. = S 36°09'58"W	C-37 Radius = 325.00' Delta = 25°51'54" Length = 146.71' Chord = 145.47' Chd.Brg. = S 32°57'28"W	C-38 Radius = 13.00' Delta = 87°46'14" Length = 19.91' Chord = 18.02' Chd.Brg. = S 63°54'38"W

P.O.B.
NE CORNER
SE1/4 SE1/4
SECTION 22
T-20-N R-31-W

PROPERTY DESCRIPTION – TALAMORE SUBDIVISION PHASE 4

A part of the SE1/4 and a part of the NE1/4 of the SW1/4 of Section 22, Township 20 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows :
Commencing at an iron pin set for the NE Corner of the SE1/4 of the SE1/4 of Section 22, T-20-N, R-31-W, said iron pin also being the TRUE POINT OF BEGINNING; thence South 02 degrees, 41 minutes, 14 seconds West 810.81 feet to an iron pin set on the East Boundary Line of the said SE1/4 of the SE1/4; thence leaving the said East Boundary Line of the SE1/4 of the SE1/4 and along the Northern Boundary Line of Talamore Subdivision, Phase II, as shown under Plat Document Number P3-180 and filed for record on the 3rd day August, 2000, North 82 degrees, 49 minutes, 47 seconds West 340.34 feet to a found iron pin; thence continuing along the Northern Boundary of Talamore Subdivision, Phase II, North 63 degrees, 33 minutes, 09 seconds West 537.47 feet to a found iron pin; thence continuing along the Northern Boundary Line of Talamore Subdivision, Phase II, North 75 degrees, 07 minutes, 43 seconds West 860.15 feet to a found iron pin; thence continuing along the said Northern Boundary Line of Talamore Subdivision, Phase II, North 46 degrees, 03 minutes, 54 seconds West 413.27 feet to a found iron pin; thence continuing along the said Northern Boundary Line of Talamore Subdivision, Phase II, North 70 degrees, 37 minutes, 39 seconds West 347.93 feet to a found iron pin; thence continuing along the said Northern Boundary Line of Talamore Subdivision, Phase II, North 34 degrees, 45 minutes, 13 seconds West 494.52 feet to a found iron pin on the Southern Right-of-Way Line of Talamore Boulevard; thence along the said Right-of-Way Line and along a curve to the left with a delta angle of 24 degrees, 37 minutes, 11 seconds, having a radius of 790.35 feet and a arc length of 339.61 feet, with a chord bearing and distance of South 66 degrees, 04 minutes, 32 seconds West 337.00 feet to a found iron pin; thence leaving the Southern Right-of-Way Line of Talamore Boulevard, North 36 degrees, 16 minutes, 29 seconds West 50.00 feet to a found iron pin on the Northern Right-of-Way Line of Talamore Boulevard; thence along the Northern Right-of-Way Line of Talamore Boulevard and along a curve to the right with a delta angle of 17 degrees, 11 minutes, 37 seconds, having a radius of 840.35 feet and a arc length of 252.18 feet, with a chord bearing and distance of North 62 degrees, 21 minutes, 37 seconds East 251.23 feet to a found iron pin; thence leaving the Northern Right-of-Way Line of Talamore Boulevard and along the Easterly Boundary Line of Lot 71 of Talamore Subdivision, Phase III, as shown in Plat Record Book P3-611 and filed for record on the 8th day of February, 2001, North 22 degrees, 46 minutes, 28 seconds West 463.22 feet to a found iron pin; thence North 76 degrees, 38 minutes, 02 seconds East 469.07 feet to a set iron pin; thence North 75 degrees, 40 minutes, 13 seconds East 376.22 feet to a set iron pin; thence South 70 degrees, 40 minutes, 27 seconds East 606.73 feet to a set iron pin; thence South 83 degrees, 26 minutes, 41 seconds East 209.43 feet to a set iron pin on the West Boundary Line of the NE1/4 of the SE1/4 of said Section 22; thence along the deed line of Warranty Deed 2002 12198, South 61 degrees, 09 minutes, 42 seconds East 79.50 feet to a found iron pin; thence continuing along said deed line, North 79 degrees, 40 minutes, 36 seconds East 92.94 feet to a found iron pin; thence continuing along said deed line, North 88 degrees, 31 minutes, 38 seconds East 101.88 feet to a found iron pin; thence continuing along said deed line, South 72 degrees, 39 minutes, 44 seconds East 123.86 feet to a found iron pin; thence continuing along said deed line, South 55 degrees, 28 minutes, 32 seconds East 372.30 feet to a found iron pin; thence along the deed line of Warranty Deed 2002 12198, South 42 degrees, 23 minutes, 39 seconds East 891.39 feet to the TRUE POINT OF BEGINNING, containig 72.24 acres.

BASIS OF BEARINGS : ARKANSAS STATE PLANE COORDINATES – NORTH ZONE – DERIVED FROM G.P.S. OBSERVATIONS TAKEN ON SITE.

THIS PROPERTY DOES NOT LIE WITHIN FLOOD ZONE "A" OR ZONE "AE" AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0045 E; EFFECTIVE DATE : SEPTEMBER 18, 1991.

ALL LOTS WITHIN THIS SUBDIVISION ARE TO BE COVERED BY RESTRICTIVE COVENANTS, RECORDED IN BOOK 2000 PAGE 50951 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 WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE HEALTH DEPARTMENT.

VICINITY MAP

OWNERS CERTIFICATION

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND/OR ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

3-PUTZ LLC 7/29/02
OWNER DATE

7/29/02
OWNER DATE

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF July, 2002.

Beth E Mummert
NOTARY PUBLIC

MY COMMISSION EXPIRES : 1/28/08

BETH E MUMMERT
Notary Public – Arkansas
County of Benton
My Commission Exp. 01/28/2008

LINE LEGEND
- 40 ACRE BOUNDARY LINE
- SUBDIVISION BOUNDARY LINE
- BUILDING SETBACK LINE AND UTILITY AND DRAINAGE EASEMENT
- LOT LINE
- ELECTRIC EASEMENT LINE

LEGEND
- ● SET IRON PIN
- ○ FOUND IRON PIN

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

2002 60
Recorded in the Above
Plat Book & Page
08-21-2002 08:37:13 AM
Sue Hodges-Circuit Clerk
Benton County, AR

FINAL PLAT
TALAMORE SUBDIVISION, PHASE 4
BENTON COUNTY, ARKANSAS

SCALE : 1" = 200'	DATE : JULY 26, 2002	DRAWN BY : D.P.
JOB NO. 2002003 CD 2001	Copelin Land Surveying 10636 West Highway 72, Suite 102 Bentonville, Arkansas 72712 (479) 273-7015	
STATE RECORDING NO. N/A		

2002-60

16560.0