BUILDING SETBACK LINES AND UTILITY AND DRAINAGE EASEMENTS

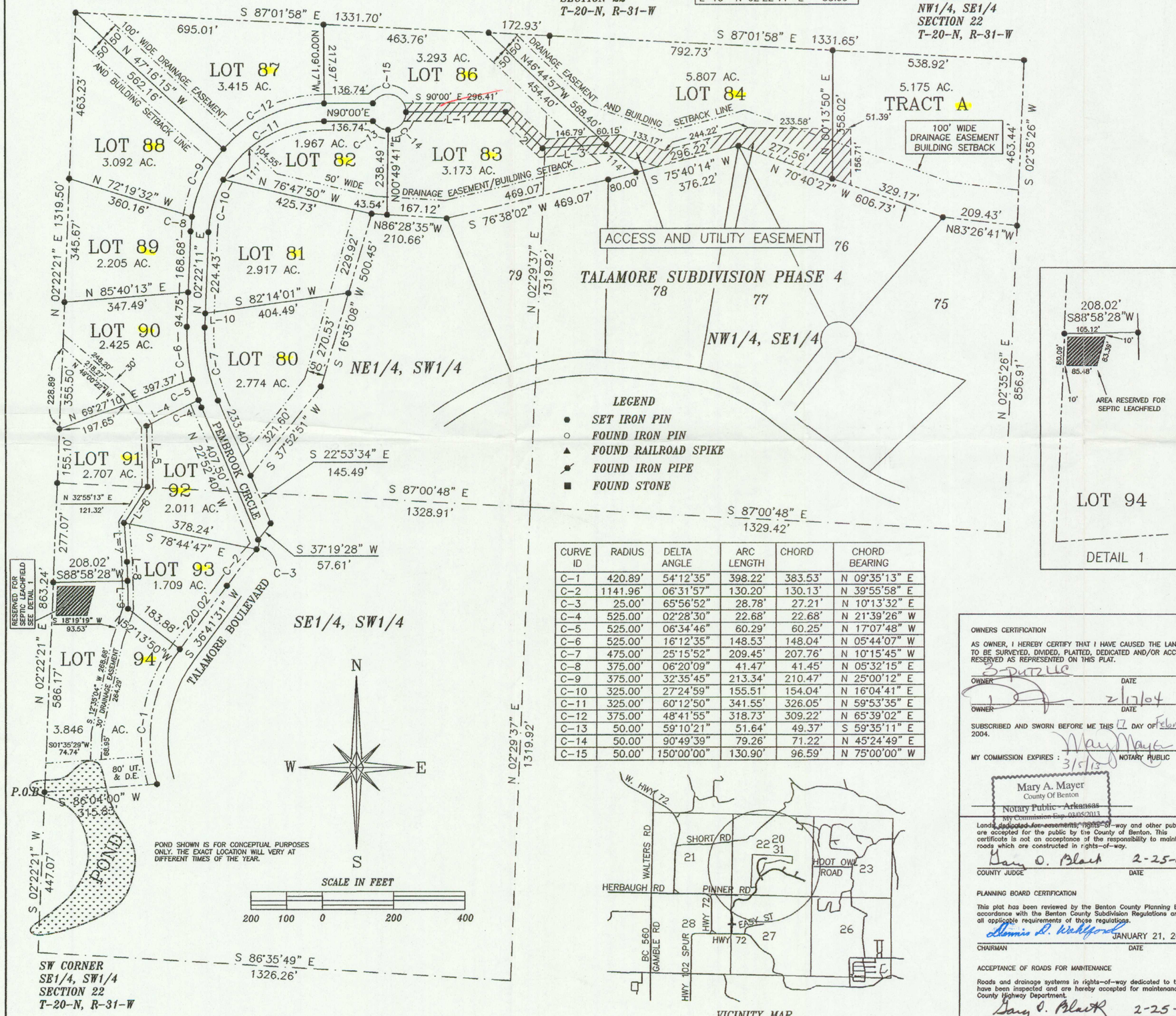
FRONT -- 25 FEET OR OTHERWISE SHOWN
SIDE -- 10 FEET OR OTHERWISE SHOWN
REAR -- 25 FEET OR OTHERWISE SHOWN

THE 12' FOOT WIDE ASPHALT DRIVEWAY BUILT IN THE 50 FOOT WIDE ACCESS AND UTILITY EASEMENT IS PRIVATE AND IS NOT A PART OF THE BENTON COUNTY ROAD SYSTEM.

SHORT COURSE DATA		
L-1	N 90°00'00" E	279.55'
L-2	S 45°45'38" E	147.39'
L-3	N 86°38'53" E	178.64'
L-4	N 63°06'32" E	163.11'
L-5	N 00°41'28" W	174.33'
L-6	N 32°55'13" E	120.78'
L-7	N 04°24'31" W	108.58'
L-8	N 01°00'41" W	52.23'
L-9	N 01°00'41" W	76.94'
L-10	N 02°22'11" E	38.99'

LOTS 80 THROUGH 94 WITHIN THIS SUBDIVISION ARE TO BE COVERED BY RESTRICTIVE COVENANTS, RECORDED IN BOOK 2000, PAGE 50951 OF THE BENTON COUNTY CIRCUIT CLERK'S RECORDS. THE SAID COVENANTS DO NOT APPLY TO TRACT A OF THIS SUBDIVISION.

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.



POND SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. THE EXACT LOCATION WILL VERY AT DIFFERENT TIMES OF THE YEAR.

CURVE ID	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	CHORD BEARING
C-1	420.89'	54°12'35"	398.22'	383.53'	N 09°35'13" E
C-2	1141.96'	06°31'57"	130.20'	130.13'	N 39°55'58" E
C-3	25.00'	65°56'52"	28.78'	27.21'	N 10°13'32" E
C-4	525.00'	02°28'30"	22.68'	22.68'	N 21°39'26" W
C-5	525.00'	06°34'46"	60.29'	60.25'	N 17°07'48" W
C-6	525.00'	16°12'35"	148.53'	148.04'	N 05°44'07" W
C-7	475.00'	25°15'52"	209.45'	207.76'	N 10°15'45" W
C-8	375.00'	06°20'09"	41.47'	41.45'	N 05°32'15" E
C-9	375.00'	32°35'45"	213.34'	210.47'	N 25°00'12" E
C-10	325.00'	27°24'59"	155.51'	154.04'	N 16°04'41" E
C-11	325.00'	60°12'50"	341.55'	326.05'	N 59°53'35" E
C-12	375.00'	48°41'55"	318.73'	309.22'	N 65°39'02" E
C-13	50.00'	59°10'21"	51.64'	49.37'	S 59°35'11" E
C-14	50.00'	90°49'39"	79.26'	71.22'	N 45°24'49" E
C-15	50.00'	150°00'00"	130.90'	96.59'	N 75°00'00" W

VICINITY MAP

PROPERTY DESCRIPTION

A part of the SE1/4 of the SW1/4, a part of the NE1/4 of the SW1/4 and a part of the NW1/4 of the SE1/4, all in Section 22, Township 20 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows :

Commencing at a iron pin found for the SW Corner of the SE1/4 of the SW1/4 of Section 22, T-20-N, R-31-W; thence North 02 degrees, 22 minutes, 21 seconds East 447.07 feet to the TRUE POINT OF BEGINNING, said point being a set iron pin; thence North 02 degrees, 22 minutes, 21 seconds East 863.24 feet to an iron pin set for the NW Corner of the said SE1/4 of the SW1/4; thence North 02 degrees, 22 minutes, 21 seconds East 1319.50 feet to an iron pin set for the NW Corner of the NE1/4 of the SW1/4 of said Section 22; thence South 87 degrees, 01 minutes, 58 seconds East 1331.70 feet to an iron pin set for the NW Corner of the NW1/4 of the SE1/4 of said Section 22; thence South 87 degrees, 01 minutes, 58 seconds East 1331.65 feet to an iron pin set for the NE Corner of the said NW1/4 of the SE1/4; thence South 02 degrees, 35 minutes, 26 seconds West 463.44 feet to a found iron pin; thence North 83 degrees, 26 minutes, 41 seconds West 209.43 feet to a found iron pin; thence North 70 degrees, 40 minutes, 27 seconds West 606.73 feet to a found iron pin; thence South 75 degrees, 40 minutes, 14 seconds West 376.22 feet to a found iron pin; thence South 76 degrees, 38 minutes, 02 seconds West 469.07 feet to a found iron pin; thence North 86 degrees, 28 minutes, 35 seconds West 210.66 feet to a found iron pin; thence South 16 degrees, 35 minutes, 08 seconds West 500.45 feet to a found iron pin; thence South 37 degrees, 52 minutes, 51 seconds West 321.60 feet to a found iron pin; thence South 22 degrees, 53 minutes, 34 seconds East 145.49 feet to a found iron pin; thence South 37 degrees, 19 minutes, 28 seconds West 57.61 feet to a set iron pin; thence along a curve to the right with a delta angle of 65 degrees, 56 minutes, 52 seconds, having a radius of 25.00 feet and a arc length of 28.78 feet, with a chord bearing and distance of South 10 degrees, 13 minutes, 32 seconds West 27.21 feet to a set iron pin; thence along a curve to the left with a delta angle of 06 degrees, 31 minutes, 57 seconds, having a radius of 1141.96 feet and a arc length of 130.20 feet, with a chord bearing and distance of South 39 degrees, 55 minutes, 58 seconds West 130.13 feet to a set iron pin; thence South 36 degrees, 41 minutes, 31 seconds West 220.02 feet to a set iron pin; thence along a curve to the left with a delta angle of 54 degrees, 12 minutes, 35 seconds, having a radius of 420.89 feet and a arc length of 398.22 feet, with a chord bearing and distance of South 09 degrees, 35 minutes, 13 seconds West 383.53 feet to a set iron pin; thence South 86 degrees, 04 minutes, 00 seconds West 315.83 feet to the TRUE POINT OF BEGINNING, containing 48.47 acres

PRIVATE ACCESS EASEMENT AND UTILITY EASEMENT

A part of the NE1/4 of the SW1/4 and a part of the NW1/4 of the SE1/4 of Section 22, Township 20 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows:

Commencing at a found iron pin for the SW Corner of the SE1/4 of the SW1/4 of Section 22, T-20-N, R-31-W; thence North 02 degrees, 22 minutes, 21 seconds East 2629.81 feet; thence South 87 degrees, 01 minutes, 58 seconds East 695.01 feet; thence South 00 degrees, 09 minutes, 17 seconds East 217.97 feet; thence EAST 136.74 feet; thence along a curve to the right with a delta angle of 120 degrees, 00 minutes, 00 seconds, having a radius of 50.00 feet and a arc length of 104.72 feet, with a chord bearing and distance of North 90 degrees, 00 minutes, 00 seconds East 86.60 feet to the TRUE POINT OF BEGINNING of a utility and access easement; thence EAST 296.41 feet; thence South 45 degrees, 45 minutes, 38 seconds East 146.53 feet; thence North 86 degrees, 38 minutes, 53 seconds East 206.94 feet; thence South 70 degrees, 22 minutes, 06 seconds East 133.17 feet; thence North 74 degrees, 51 minutes, 38 seconds East 244.22 feet; thence South 89 degrees, 06 minutes, 16 seconds East 284.97 feet; thence SOUTH 156.71 feet; thence North 70 degrees, 40 minutes, 27 seconds West 332.61 feet; thence South 75 degrees, 40 minutes, 14 seconds West 235.28 feet; thence North 70 degrees, 22 minutes, 06 seconds West 118.40 feet; thence South 86 degrees, 38 minutes, 53 seconds West 218.82 feet; thence North 45 degrees, 45 minutes, 38 seconds West 148.26 feet; thence WEST 276.08 feet; thence along a curve to the left with a delta angle of 60 degrees, 00 minutes, 00 seconds, having a radius of 50.00 feet and a arc length of 52.36 feet, with a chord bearing and distance of North 00 degrees, 00 minutes, 00 seconds East 50.00 feet to the TRUE POINT OF BEGINNING, containing 1.84 acres.

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
OWNER DATE
OWNER DATE 2/17/04

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF February, 2004.

Mary Mayer
MY COMMISSION EXPIRES : 3/5/13 NOTARY PUBLIC

Mary A. Mayer
County Of Benton
Notary Public - Arkansas
My Commission Exp. 03/05/2013

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 2-25-04
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. Wakefield JANUARY 21, 2004
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 2-25-04
COUNTY JUDGE DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 94
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.

2004 224
Recorded in the Above Plat Book & Page
02-26-2004 10:32:54 AM
Brenda DeShields-Circuit Clerk
Benton County, AR
DP

FINAL PLAT
TALAMORE SUBDIVISION PHASE V
BENTON COUNTY, ARKANSAS

SCALE :	1" = 200'
DATE : JAN. 7, 2004	
DRAWN BY : D.P.	
2	
1	
REVISION - DATE	
JOB NO. 2003095	

CEI ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS
3317 SW "I" Street
Bentonville, AR 72712
(479) 273-9472
Fax (479) 273-0844
JOB NO.:17487.0
DWG NAME:

Copelin Land Surveying
10636 West Hwy. 72, Bentonville, Ar
(479) 273-7015

17487.0 2-12-04