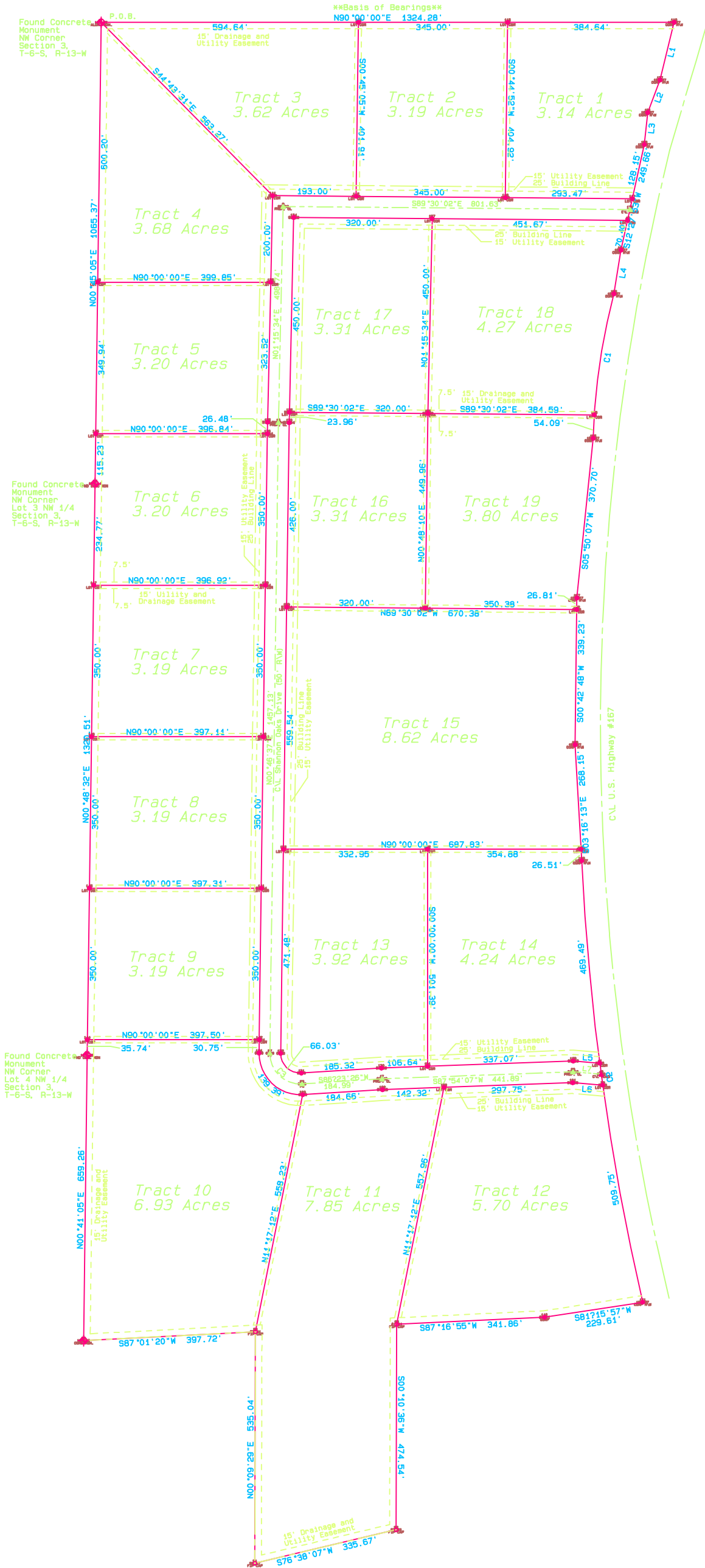


Shannon Oaks Subdivision  
to Grant County, Arkansas.



NAME OF SUBDIVISION:  
Shannon Oaks Subdivision

OWNER: Brown & Brown Land and Timber L.L.C.  
Address: 2228 Highway #167 South  
Sheridan, AR 72150

Certificate of Owner  
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, plat and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Signed \_\_\_\_\_  
Date of Execution \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Certificate of Surveying Accuracy.  
I, \_\_\_\_\_, Registered Land Surveyor No. \_\_\_\_\_, Arkansas, do hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described on the plat and identified on the ground in terms of length and direction of the property sides.

Signed \_\_\_\_\_  
Registered Land Surveyor  
No. \_\_\_\_\_ Arkansas

LEGAL DESCRIPTION

A part of Lot 1, Lot 3, and Lot 4 of the Fractional Northwest Quarter of Section 3, Township 6 South, Range 13 West, Grant County, Arkansas, more particularly described as follows: Beginning at the Northwest corner of said Section 3 and run thence North 50 degrees 00 minutes 00 seconds East, along the North line thereof, for 1324.28 feet to the West Right of Way of U.S. Highway #167; thence the following courses and distances along said Right of Way: South 33 degrees 41 minutes 49 seconds West for 137.02 feet; thence South 20 degrees 49 minutes 17 seconds West for 80.63 feet; thence South 03 degrees 07 minutes 15 seconds West for 74.23 feet; thence South 12 degrees 27 minutes 53 seconds West for 249.66 feet; thence South 09 degrees 13 minutes 45 seconds West for 102.34 feet; thence along a curve to the left having a Radius of 1472.40 feet and a Chord Bearing and Distance of South 08 degrees 09 minutes 46 seconds West 337.73 feet; thence South 08 degrees 09 minutes 46 seconds West for 370.70 feet; thence South 00 degrees 42 minutes 48 seconds West for 339.23 feet; thence South 03 degrees 16 minutes 13 seconds East for 289.15 feet; thence along a curve to the left having a Radius of 5794.36 feet and a Chord Bearing and Distance of South 07 degrees 52 minutes 18 seconds East 1029.36 feet; thence leaving said Right of Way South 81 degrees 15 minutes 57 seconds West for 229.61 feet; thence South 87 degrees 16 minutes 55 seconds West for 345.85 feet; thence South 00 degrees 10 minutes 36 seconds West for 474.54 feet; thence South 76 degrees 38 minutes 07 seconds West for 335.67 feet; thence North 00 degrees 09 minutes 29 seconds East for 535.04 feet; thence South 87 degrees 01 minutes 20 seconds West for 387.72 feet to a Concrete Monument on the West line of said Section 3; thence North 00 degrees 41 minutes 05 seconds East, along said West line, for 659.28 feet to a Concrete Monument; thence North 00 degrees 48 minutes 32 seconds East, along said West line, for 1320.51 feet to a Concrete Monument; thence North 00 degrees 45 minutes 03 seconds East for 1055.37 feet to the Point of Beginning, containing 85.63 acres, more or less.

NOTES:  
25' Building Line Setback along front lot lines  
15' Utility and Drainage Easement along all front Lot Lines  
15' Utility and Drainage Easements 7.5' on either side of all interior Lot Lines  
All other Easements as shown  
All Distances along curves are Chord Distances  
RW as shown for U.S. Highway #167 is relocated as of Highway Right of Way Map #R00028

Symbol	Description
◆	Found Concrete Monument
●	Set 1/2" Rebar W/Cap
○	Found Rebar W/Cap
▲	Computed Position
—	CVL Road
—	Building Line
—	CVL Highway
- - -	Easement

LINE	ARC	CHORD BEARING	RADIUS	CHORD
L1	137.02'	S13°41'49"W		
L2	80.63'	S20°49'17"W		
L3	74.23'	S05°57'15"W		
L4	102.34'	S09°13'45"W		
L5	61.48'	N85°17'37"W		
L6	69.48'	N85°17'37"W		
L7	65.42'	N85°17'37"W		
C1	337.73'	S08°09'46"W	1472.40'	336.99'
C2	1030.72'	S07°52'18"E	5794.36'	1029.36'
C3	115.31'	N46°24'58"W	70.00'	102.71'

SCALE 1"=100'



North is Approximately Surveying



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State Code: 200-6-200-1070-6-400-20-07-1-001