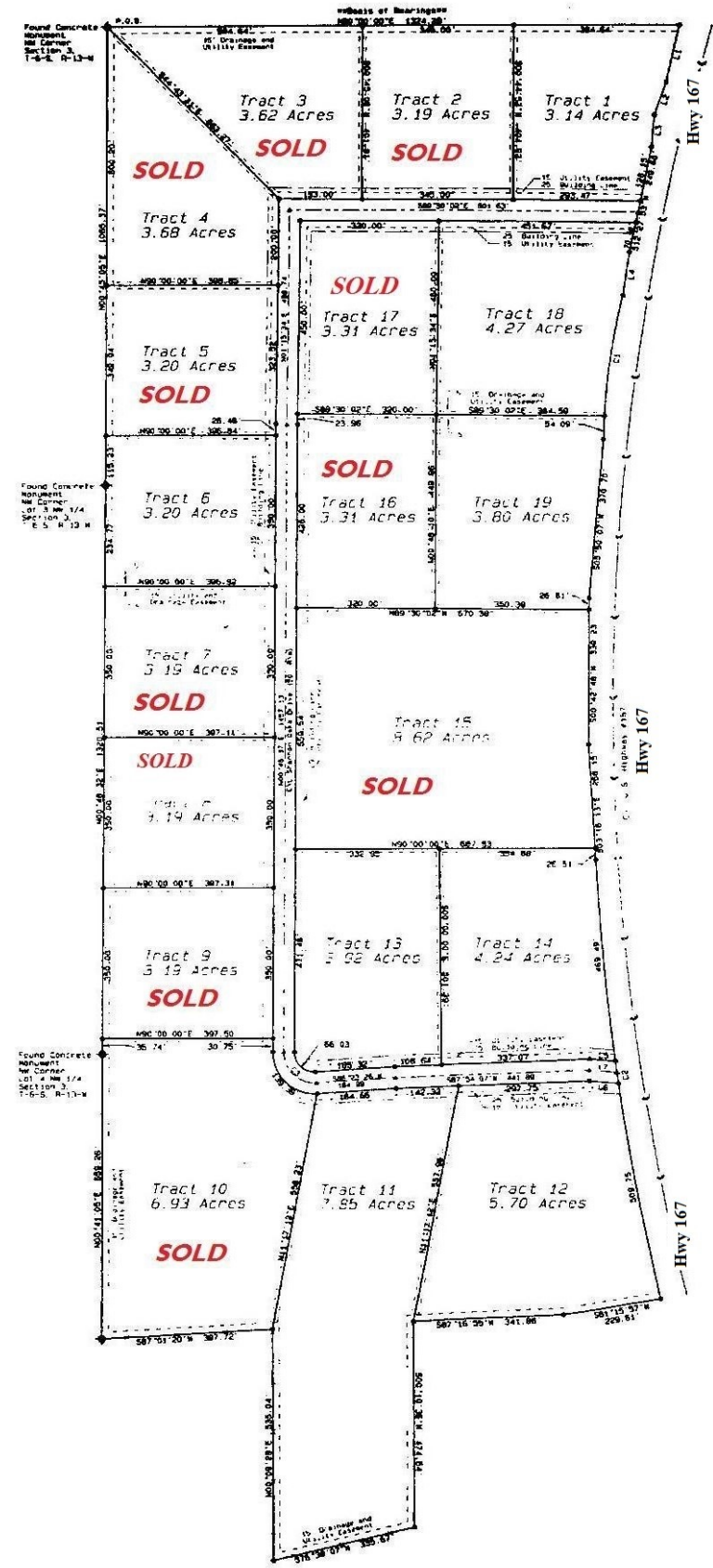


Shannon Oaks Subdivision to Grant County, Arkansas



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 90 degrees 00 minutes 00 seconds East, along the North line thereof, for 124.26 feet to the west Right of Way of U.S. Highway #167; thence the following courses and distances along said Right of Way: South 13 degrees 41 minutes 40 seconds West for 127.02 feet; thence South 00 degrees 48 minutes 17 seconds West for 80.63 feet; thence South 00 degrees 57 minutes 12 seconds West for 74.23 feet; thence South 12 degrees 27 minutes 53 seconds West for 249.66 feet; thence South 00 degrees 15 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 02 degrees 50 minutes 07 seconds West for 370.70 feet; thence South 00 degrees 42 minutes 48 seconds West for 336.72 feet; thence South 03 degrees 15 minutes 15 seconds East for 248.15 feet; thence along a curve to the left having a Radius of 5704.36 feet and a Chord Bearing and Distance of South 07 degrees 30 minutes 18 seconds East 1020.36 feet; thence leaving said Right of Way South 81 degrees 15 minutes 27 seconds West for 228.61 feet; thence South 87 degrees 16 minutes 20 seconds West for 341.86 feet; thence South 00 degrees 10 minutes 36 seconds West for 474.54 feet; thence South 76 degrees 30 minutes 07 seconds West for 335.57 feet; thence South 07 degrees 03 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 524.06 feet to a Concrete Monument; thence North 00 degrees 48 minutes 35 seconds East, along said West line, for 1320.51 feet to a Concrete Monument; thence North 00 degrees 45 minutes 05 seconds East for 1065.27 feet to the Point of Beginning, containing 95.63 acres more or less.

NAME OF SUBDIVISION: Shannon Oaks Subdivision

Owner: Brown & Brown Land and Timber Co.
Address: 2028 Highway #167 South
Sheridan, AR 72150

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

10-1-97 Signed: *Angie D. Brown*
Name: ANGIE D. BROWN
Address: 2228 Hwy 167 South, Sheridan, AR 72150

Certificate of Surveying Accuracy: I, Mark T. Dumas, hereby certify that this plat correctly represents a survey and a C.M. 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 or the property sizes.

Signed: Mark T. Dumas
Registered Land Surveyor
No. 1217, Arkansas

NOTES:

25' Building Line Setback along front lot lines.

15' Utility and Drainage Easement along all front lot lines.

15' Utility and Drainage Easement 7.5' on either side of all interior lot lines.

All other Easements as shown.

All Distances along curves are Chord Distances.

R/W as shown for U.S. Highway #167 is representative of Highway Right of Way Map #340009.

Symbol	Description
●	Found Concrete Monument
○	1/4" 1/2" Iron Nail
○	Found Rebar in Concrete
△	Corner Position
—	CVL Road
---	Building Line
—	CVL Highway
---	Easement

LINE	ARC	CHORD BEARING	RADIUS	CHORD
L1	137.02	S13°41'40"W		
L2	80.63	S00°48'17"W		
L3	74.23	S05°57'15"W		
L4	102.34	S09°13'45"W		
L5	81.48	N85°17'37"W		
L6	59.48	N89°17'37"W		
L7	65.42	N85°17'37"W		
C1	337.73	S08°09'46"W	1472.40	336.99
C2	1020.36	S07°30'18"W	5704.36	1020.26
C3	115.31	N49°24'58"W	70.00	109.71

