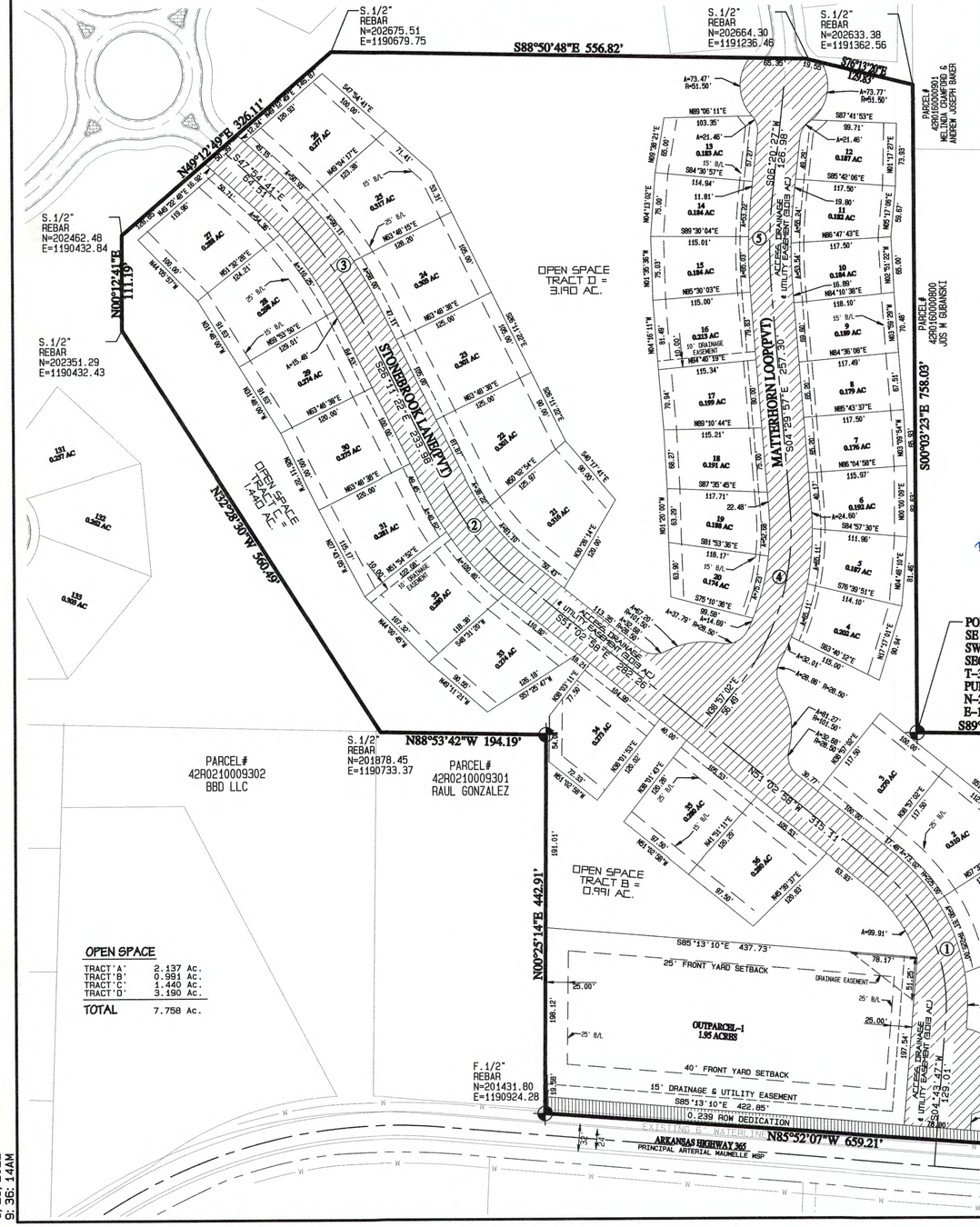
CURVE DATA

TAG	Δ	R	L	T	D	C
C1	55-46-45	200.00	194.71	105.35	28-38-52	187.11
C2	24-51-37	300.00	130.17	66.12	57-17-45	129.15
C3	21-43-20	500.00	189.56	95.93	95-29-35	188.43
C4	43-26-59	300.00	227.50	119.54	54-34-03	222.09
C5	10-50-24	600.00	113.52	56.93	76-23-40	113.35

GENERAL NOTES:

1. FRONT BUILDING SETBACKS ARE 15.0' FOR LOTS 4 - 20. ALL REMAINING LOTS HAVE A 25' FRONT YARD SET BACK. ALL REAR YARD SETBACKS ARE 15'-0". SIDE YARD SETBACKS ARE 5'-0" FOR LOTS 4-20. ALL REMAINING LOTS WILL HAVE AN 8' SIDEYARD.
2. ALL LOTS HAVE A 10' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT AND BACK & A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDES UNLESS OTHERWISE NOTED.
3. THIS PROPOERTY LIES WITHIN THE UNINCORPORATED LANDS OF PULASKI COUNTY AND IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAUMELLE.
4. WATER WILL BE SUPPLIED BY CENTRAL ARKANSAS WATER.
5. WASTEWATER DISPOSAL WILL BE SUPPLIED BY NORTH LITTLE ROCK WASTEWATER.
6. ALL OPEN SPACE TRACTS ARE DRAINAGE AND UTILITY EASEMENTS.
7. THE SHALL BE NO DRIVEWAY ACCESS TO STONEBROOK LANE FROM OUTPARCEL - 1.



OPEN SPACE

TRACT 'A'	2.137 Ac.
TRACT 'B'	0.991 Ac.
TRACT 'C'	1.440 Ac.
TRACT 'D'	3.190 Ac.
TOTAL	7.758 Ac.

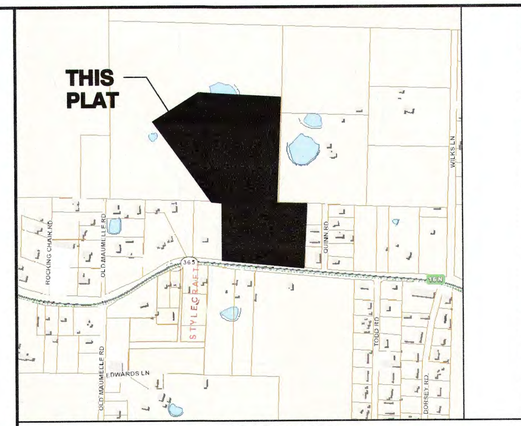
LEGEND

- CENTERLINE ROAD
- RIGHT OF WAY
- LOT LINES
- FIBER OBTIC LINE
- EASEMENT
- FENCE (4' CHAINLINK)
- OVERHEAD ELECT.
- SEWER LINE
- WATER LINE
- GAS LINE
- CURB & GUTTER
- 18" RCP
- TRAFFIC SIGNAL POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LIGHT POLE
- SSMH
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- BOUNDARY CORNER (NOT MONUMENTED)
- GAS SIGN
- FIBER OPTIC SIGN
- POWER POLE
- CONCRETE PAVING
- REFORESTATION

ABBREVIATIONS

ROW= RIGHT-OF-WAY
POB = POINT OF BEGINNING
SSMH = SANITARY SEWER MANHOLE
RCP = REINFORCED CONCRETE PIPE
FES = FLARED END SECTION

GRAPHIC SCALE 1"=80'
0 80 160
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83



VICINITY MAP

CERTIFICATE OF FINAL APPROVAL (PULASKI COUNTY)

All requirements of the Pulaski County Subdivision rules and regulations relative to the preparation and submittal of a final Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said rules and regulations.

This Certificate Shall Expire: 2-28-23

2-28-22
Date of Execution

Jim Van McClendon
Van McClendon
Director Pulaski County Planning Board

CERTIFICATE OF FINAL APPROVAL (MAUMELLE)

Pursuant to the Maumelle Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.

2/16/22
Date of Execution

David Gershner
Maumelle Planning Commission Chairman

CERTIFICATE OF OWNER/DEVELOPER

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

BM 1/26/2022
Date of Execution

MOJUVA, LLC
217 LAKE VALLEY DRIVE
MAUMELLE, AR 72113
(501) 258-6365

Source of Title 2018068959

CERTIFICATE OF RECORDING

2022007550
PRESENTED: 01-28-2022 02:49:07 PM RECORDED: 01-28-2022 03:00:54 PM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO, AR FEE $15.00
1.28.22
SEAL OF THE CIRCUIT COURT PULASKI COUNTY, ARKANSAS
BAS#: 20220075H9

SIGNED:
Terri Hollingsworth
Pulaski County Circuit Clerk

FINAL PLAT OF PHASE I STONEBROOK SUBDIVISION

PULASKI COUNTY, ARKANSAS
Jan 26, 2022

LEGAL DESCRIPTION:

Lands lying in the Southwest Quarter of the Southwest Quarter of Section 16 and the North Half of the Northwest Quarter of Section 21, Township 3 North, Range 13 West, Pulaski County, Arkansas more particularly described as follows:

Beginning at the Southeast Corner of the said Southwest Quarter of the Southwest Quarter South 89 degrees 02 minutes 38 seconds East 223.69 feet; thence South 00 degrees 36 minutes 37 seconds West 487.34 feet to a point on the North right-of-way of Arkansas Highway 365; thence along said North right-of-way North 85 degrees 52 minutes 07 seconds West 659.21 feet; thence leaving said right-of-way North 00 degrees 25 minutes 14 seconds East 442.91 feet; thence North 88 degrees 53 minutes 42 seconds West 194.19 feet; thence North 32 degrees 28 minutes 30 seconds West 560.49 feet; thence North 00 degrees 12 minutes 41 seconds East 111.19 feet; thence North 49 degrees 12 minutes 49 seconds East 326.11 feet; thence South 88 degrees 50 minutes 48 seconds East 556.82 feet; thence South 76 degrees 13 minutes 20 seconds East 129.83 feet; thence South 00 degrees 03 minutes 23 seconds East 758.03 feet to the point of beginning containing 21.734 acres more or less.

LEGAL DESCRIPTION:(ROW DEDICATION)

Lands lying in the North Half of Section 21, Township 2 North, Range 13 West, Pulaski County, Arkansas more particularly described as follows:

Commencing at the Southeast Corner of the said Southwest Quarter of the Southwest Quarter South 89 degrees 02 minutes 38 seconds East 223.69 feet; thence South 00 degrees 36 minutes 37 seconds West 487.34 feet the point of beginning which is also a point on the North right-of-way of Arkansas Highway 365; thence along said right-of-way North 85 degrees 52 minutes 07 seconds West 659.21 feet; thence leaving said right-of-way North 00 degrees 25 minutes 14 seconds East 19.58 feet; thence South 85 degrees 13 minutes 10 seconds East 659.78 feet; thence South 00 degrees 36 minutes 37 seconds West 12.09 feet to the point of beginning containing 0.239 acres more or less.

CERTIFICATE OF ENGINEERING ACCURACY

I, J. Eric Holloway, hereby certify that this plat correctly represents a plan made by me and that the engineering requirements of the Maumelle Subdivision Rules and Regulations as approved have been complied with.

1/26/2022
Date of Execution

J. ERIC HOLLOWAY
REGISTERED PROFESSIONAL ENGINEER NO. 18898, ARKANSAS

STATE OF ARKANSAS · LICENSED PROFESSIONAL ENGINEER · No. 18898 · J. ERIC HOLLOWAY

CERTIFICATE OF SURVEYING ACCURACY

I, J. Eric Holloway, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their locations, type and material are correctly shown.

1/26/2022
Date of Execution

J.ERIC HOLLOWAY
REGISTERED LAND SURVEYOR NO. 1803, ARKANSAS

STATE OF ARKANSAS · REGISTERED LAND SURVEYOR · NO. 1803 · SIGNATURE · J. ERIC HOLLOWAY

FLOOD PLAIN STATEMENT:

NO PORTIONS OF THIS LOT ARE INCLUDED IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #05119C0145G, DATED JULY 6, 2015.

SURVEY CODE:

500-03N-13W-0-16-220-60-1803
500-03N-13W-0-21-400-60-1803

HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3366
www.holloway-eng.com
admin@holloway-eng.com

Final Plat of Phase I
Stonebrook Subdivision
Pulaski County, AR
for: Mojuva, LLC

dwg by: JMC	date	revisions	int.
checked: JGG			
date: 1/26/2022			
scale: AS NOTED			

\\NAS-01-E2-E7\media\Drawings\2018\2018-114 Stonebrook Subdivision - Brandon Hines\Construction\Final Plat\2018-114.pro
1/26/2022
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