

LEGAL DESCRIPTION:
Lands lying in the Southwest Quarter of the Southwest Quarter of Section 16 and the East Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 13 West, Pulaski County, Arkansas being more particularly described as follows:

Beginning at the Northeast corner of the said Southwest Quarter of the Southwest Quarter of Section 16; thence along the East line of said Southwest Quarter of the Southwest Quarter South 00 degrees 03 minutes 24 seconds East, 576.20 feet to the Northeast corner of Stonebrook Phase I, recorded as Instrument #2022007550, records of Pulaski County, Arkansas; thence along the North line of said Stonebrook Phase I the following call: thence North 76 degrees 13 minutes 13 seconds West, 129.83 feet; thence North 88 degrees 50 minutes 48 seconds West, 556.82 feet; thence South 49 degrees 12 minutes 49 seconds West, 326.11 feet to a point on the West line of Stonebrook, Phase I; thence leaving said North line; thence North 15 degrees 25 minutes 47 seconds West, 96.38 feet; thence North 46 degrees 59 minutes 15 seconds West, 57.23 feet; thence South 84 degrees 36 minutes 45 seconds West, 127.16 feet; thence North 60 degrees 56 minutes 20 seconds West, 118.98 feet; thence South 84 degrees 42 minutes 36 seconds West, 496.57 feet; thence North 77 degrees 39 minutes 13 seconds West, 191.89 feet; thence North 41 degrees 12 minutes 44 seconds West, 329.99 feet; thence North 17 degrees 51 minutes 41 seconds West, 50.00 feet; thence along a curve to the left, having a radius of 175.00 feet and a chord bearing and distance of North 65 degrees 14 minutes 48 seconds East, 42.00 feet; thence North 31 degrees 26 minutes 40 seconds West, 115.00 feet; thence North 34 degrees 36 minutes 29 seconds East, 49.93 feet; thence North 24 degrees 46 minutes 13 seconds East, 50.02 feet; thence North 26 degrees 11 minutes 33 seconds East, 149.97 feet; thence North 51 degrees 42 minutes 32 seconds East, 50.00 feet; thence along a curve to the right, having a radius of 275.00 feet and a chord bearing and distance of North 37 degrees 47 minutes 14 seconds West, 4.84 feet; thence North 41 degrees 44 minutes 58 seconds East, 115.00 feet; thence South 48 degrees 15 minutes 02 seconds East, 96.28 feet; thence South 25 degrees 23 minutes 56 seconds West, 100.00 feet; thence South 73 degrees 04 minutes 21 seconds East, 233.06 feet; thence North 15 degrees 36 minutes 32 seconds East, 97.40 feet; thence South 74 degrees 23 minutes 28 seconds East, 330.39 feet; thence North 28 degrees 12 minutes 31 seconds East, 37.61 feet to the Northwest Corner of said Southwest Quarter of the Southwest Quarter of Section 16; thence along the North line of said Southwest Quarter of the Southwest Quarter South 89 degrees 30 minutes 09 seconds East, 1,309.98 feet to the Point of Beginning, containing 28.77 acres, more or less.

GENERAL NOTES:

- FRONT BUILDING SETBACKS ARE 15.0' FOR LOTS 37-55 AND 80-89, AND 25.0' FOR LOTS 56-79. ALL REAR YARD SETBACKS ARE 15.0'. SIDE YARD SETBACKS ARE 5.0' FOR LOTS 37-55 AND 80-89, AND 8.0' FOR LOTS 56-79.
- 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.
- THIS PROPERTY LIES WITHIN THE UNINCORPORATED LANDS OF PULASKI COUNTY AND IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAUMELLE.
- WATER WILL BE SUPPLIED BY CENTRAL ARKANSAS WATER.
- WASTEWATER DISPOSAL WILL BE SUPPLIED BY NORTH LITTLE ROCK WASTEWATER.
- ALL OPEN SPACE TRACTS ARE ACCESS, DRAINAGE, AND UTILITY EASEMENTS.
- ALL CURB RADI ON STREETS ARE 25.00 FEET UNLESS OTHERWISE NOTED.

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.

11/7/24
DATE
J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

11/7/24
DATE
J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER,
AR NO. 18898

CERTIFICATE OF FINAL PLAT 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.

11/14/24
DATE
CRAIG JOHNSON
CHAIRMAN
MAUMELLE PLANNING COMMISSION

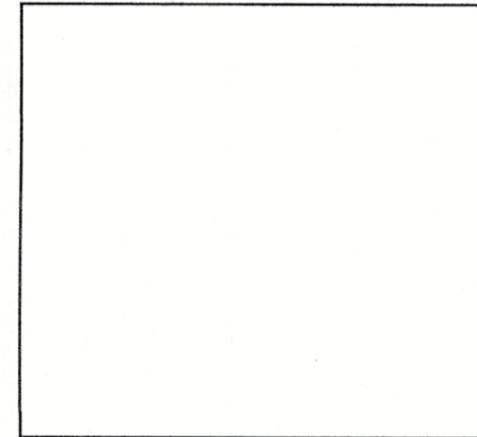
CERTIFICATE OF FINAL PLAT APPROVAL (PULASKI COUNTY)

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:

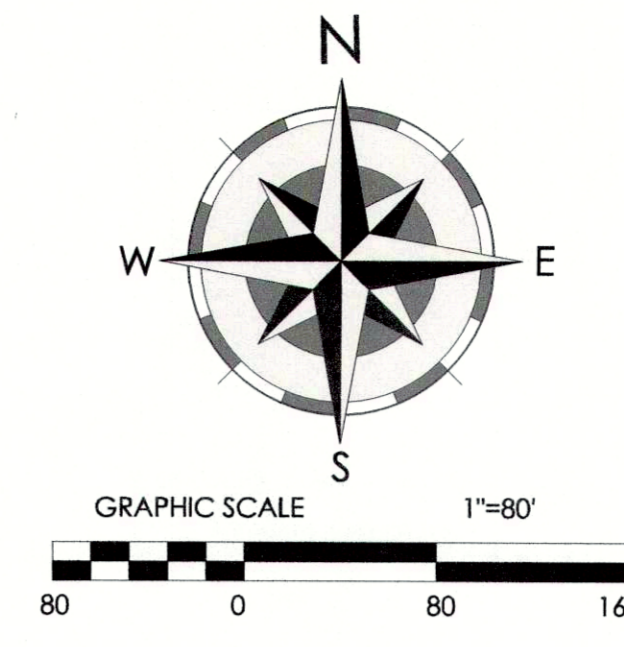
11-15-24
DATE
Janae Cove Feiler McClendon
JAN MCCLENDON
DIRECTOR PULASKI COUNTY
PLANNING BOARD

CERTIFICATE OF RECORDING



SIGNED
TERRI HOLLINGSWORTH
PULASKI COUNTY CIRCUIT CLERK

CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	1" PIPE	203209.58	1191361.99
2	1/2" REBAR (PS 1803)	202633.38	1191362.56
3	1/2" REBAR (PS 1803)	202664.30	1191236.46
4	1/2" REBAR (PS 1803)	202675.51	1190679.75
5	1/2" REBAR (PS 1803)	202462.48	1190432.84
6	1/2" REBAR (PS 1803)	202555.39	1190407.20
7	1/2" REBAR (PS 1803)	202594.42	1190365.35
8	1/2" REBAR (PS 1803)	202582.48	1190238.75
9	1/2" REBAR (PS 1803)	202640.28	1190134.75
10	1/2" REBAR (PS 1803)	202594.49	1189640.29
11	1/2" REBAR (PS 1803)	202635.52	1189452.84
12	1/2" REBAR (PS 1803)	202883.77	1189235.42
13	1/2" REBAR (PS 1803)	202931.36	1189220.09
14	1/2" REBAR (PS 1803)	202948.95	1189258.23
15	1/2" REBAR (PS 1803)	203047.06	1189198.23
16	1/2" REBAR (PS 1803)	203104.62	1189237.95
17	1/2" REBAR (PS 1803)	203150.04	1189258.91
18	1/2" REBAR (PS 1803)	203284.61	1189325.11
19	1/2" REBAR (PS 1803)	203315.59	1189364.35
20	1/2" REBAR (PS 1803)	203319.41	1189361.39
21	1/2" REBAR (PS 1803)	203405.21	1189437.96
22	1/2" REBAR (PS 1803)	203341.10	1189509.79
23	1/2" REBAR (PS 1803)	203250.77	1189466.90
24	1/2" REBAR (PS 1803)	203182.91	1189689.87
25	1/2" REBAR (PS 1803)	203276.72	1189716.07
26	1/2" REBAR (PS 1803)	203187.82	1190034.28
27	1/2" REBAR	203220.96	1190052.06

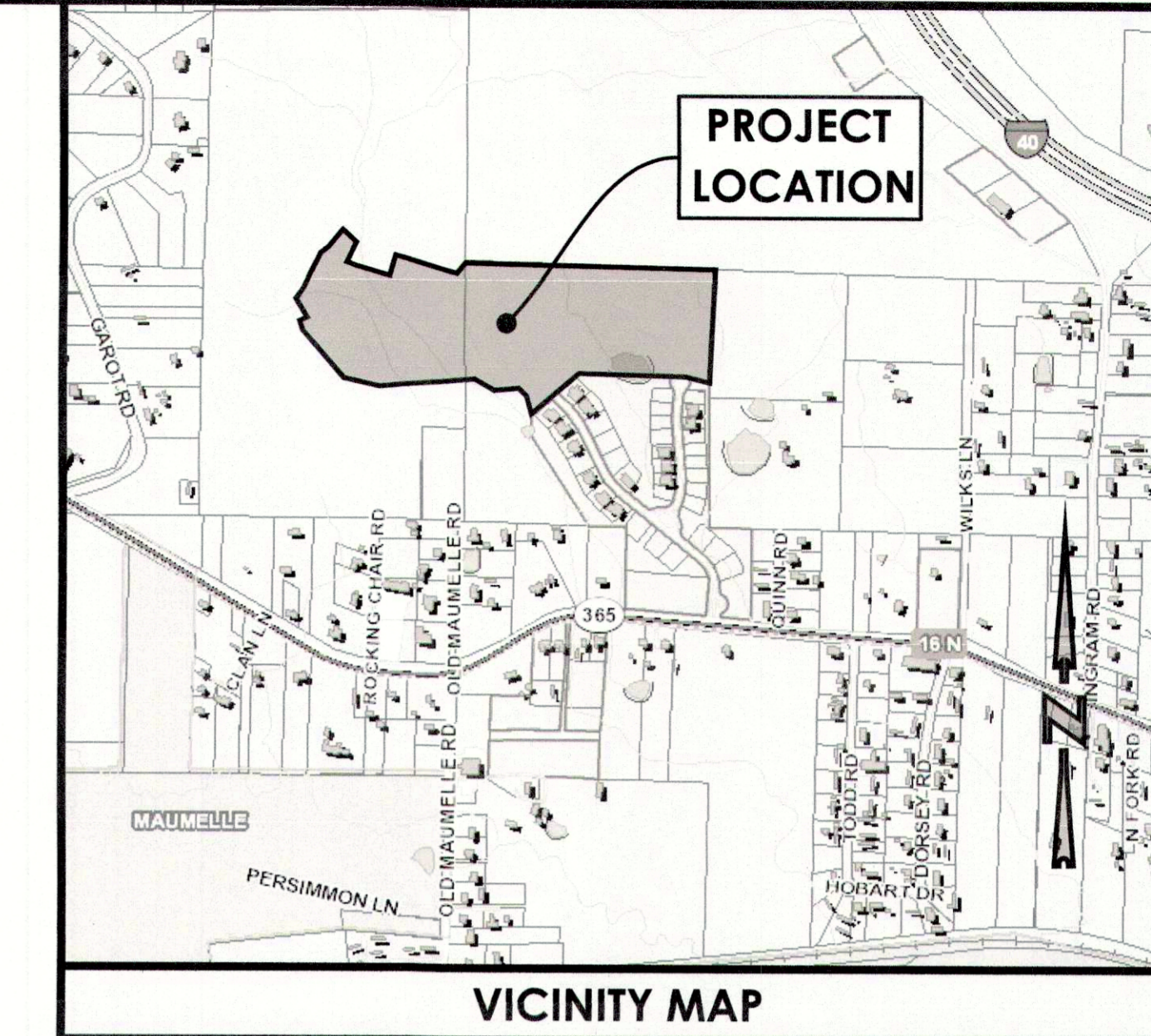


ACREAGE PER 40

SW 1/4, SW 1/4, SN, 16	17.66 ACRES
SE 1/4, SE 1/4, SN, 17	10.45 ACRES
NE 1/4, SE 1/4, SN, 17	0.66 ACRES
TOTAL	28.77 ACRES

OPEN SPACE:

TRACT A	1.578 AC
TRACT B	5.039 AC
TRACT C	3.774 AC
TRACT D	0.131 AC
TRACT E	0.088 AC
TRACT F	0.161 AC
TRACT G	0.081 AC
TOTAL:	10.852 AC



FINAL PLAT OF STONEBROOK SUBDIVISION, PHASE II PULASKI COUNTY, ARKANSAS 11/7/24

CERTIFICATE OF OWNER
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

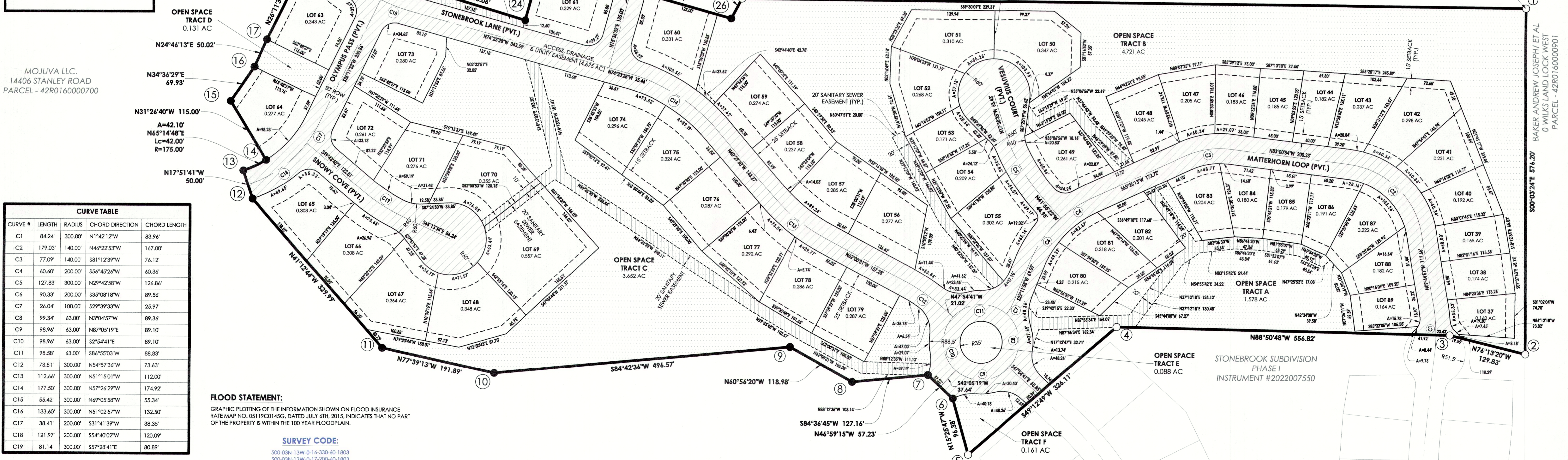
11/8/24 DATE
MOJUVA, LLC.
401 COMMERCE DRIVE
MAUMELLE, AR 72113
(501) 258-5365

11/8/24 DATE
EM BUILDERS
7 PLYMER COVE
MAUMELLE, AR 72106

INSTRUMENT NO. 2018068959
INSTRUMENT NO. 2024050146
INSTRUMENT NO. 2024050146
INSTRUMENT NO. 2024050146
INSTRUMENT NO. 2024050146
INSTRUMENT NO. 2024050146

LEGEND

- BOUNDARY FINAL
- BOUND, ADJOINERS
- BUILDING SETBACK
- EASEMENT
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- CALCULATED POINT



CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	84.24	300.00	N1°42'12"W	83.96
C2	179.03	140.00	N46°22'53"W	167.08
C3	77.09	140.00	S81°12'39"W	76.12
C4	60.60	200.00	S56°45'26"W	60.36
C5	127.83	300.00	N29°42'58"W	126.86
C6	90.33	200.00	S35°08'18"W	89.56
C7	26.04	100.00	S29°39'33"W	25.97
C8	99.34	63.00	N43°04'57"W	89.36
C9	98.96	63.00	N87°05'19"E	89.10
C10	98.96	63.00	S25°54'41"E	89.10
C11	98.58	63.00	S86°55'03"W	88.83
C12	73.81	300.00	N54°57'36"W	73.63
C13	112.66	300.00	N51°15'01"W	112.00
C14	177.50	300.00	N57°26'29"W	174.92
C15	55.42	300.00	N69°05'58"W	55.34
C16	133.60	300.00	N51°02'57"W	132.50
C17	38.41	200.00	S31°41'39"W	38.35
C18	121.97	200.00	S54°40'02"W	120.09
C19	81.14	300.00	S57°28'41"E	80.89

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0145G, DATED JULY 6TH, 2015, INDICATES THAT NO PART OF THE PROPERTY IS WITHIN THE 100 YEAR FLOODPLAIN.

SURVEY CODE:
500-03N-13W-0-16-330-60-1803
500-03N-13W-0-17-200-60-1803

Holloway Engineering, Surveying & Civil Design
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

FINAL PLAT STONEBROOK SUBDIVISION, PHASE II PULASKI COUNTY, ARKANSAS FOR: MOJUVA, LLC.

BAKER ANDREW JOSEPH ET AL
0 WILKS LAND LOCK WEST
PARCEL - 42R0160000901

11/7/24

JOB NO.: 2021-001
DATE: 11/7/24
SHEET NUMBER: 1