

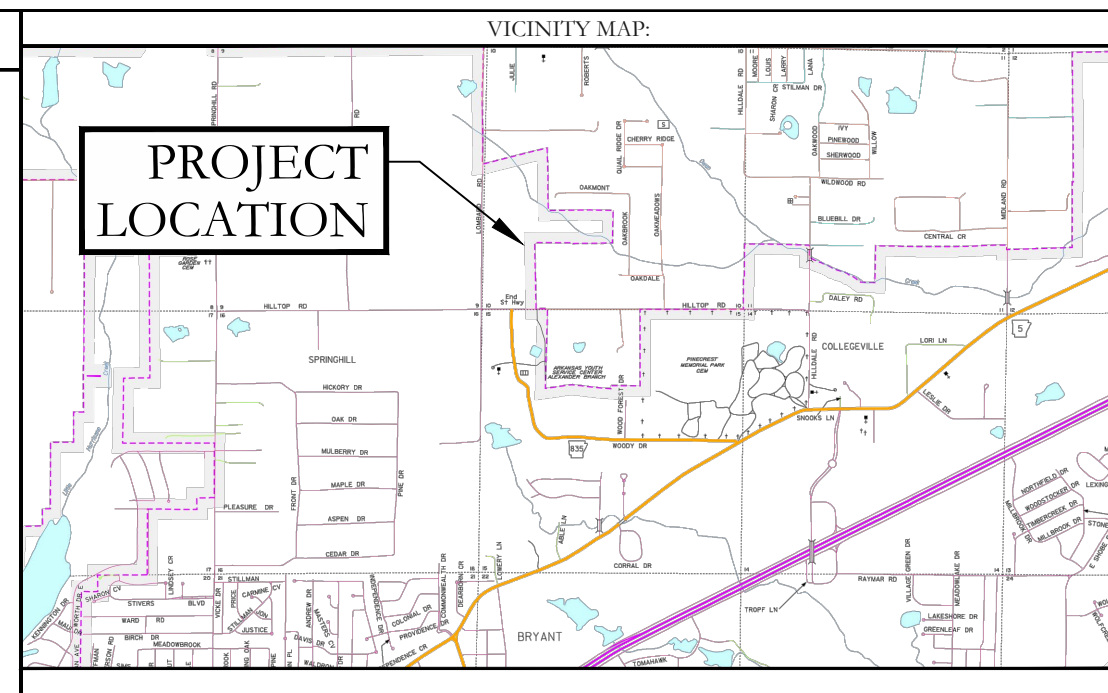
NOTES

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- MAGNOLIA VILLAGE PHASE 1 FINAL PLAT FILED ON FEB. 27, 2007, SALINE COUNTY CIRCUIT CLERK, BOOK 07, PAGE 20887
- WARRANTY DEED, BOOK 10 PAGE 059270 FILED FOR RECORD ON JULY 10, 2010 SALINE COUNTY
- CYPRESS VALLEY PHASE 1 FINAL PLAT FILED ON JANUARY 31, 2012, SALINE COUNTY CIRCUIT CLERK, BOOK 2012, PAGE 6940
- DELTON BROWN SURVEY SIGNED ON JANUARY 23, 2004, FILED FOR RECORD ON MARCH 5, 2004, SALINE COUNTY CIRCUIT CLERK, BOOK 04, PAGE 18723
- NO OTHER DOCUMENTS WERE PROVIDED FOR, NOR ARE REFERENCED ON THIS SURVEY.

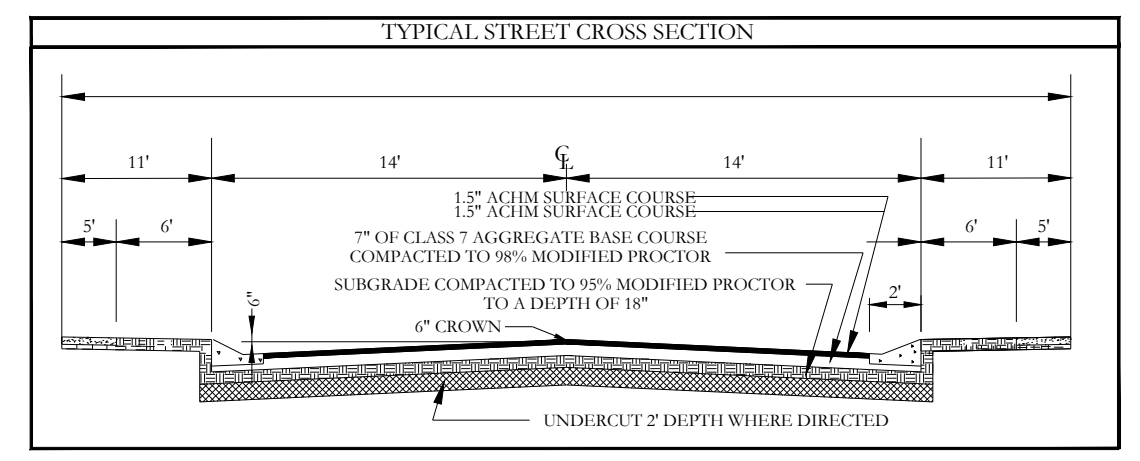
- AREAS AS SURVEYED

- IN SW/4 SW/4 5.72 ACRES
- IN SE/4 SW/4 2.78 ACRES



OWNER: Kennedy Development, LLC
 Name: Kennedy Development, LLC
 Address: 1229 Hot Springs Hwy, Benton, AR 72089

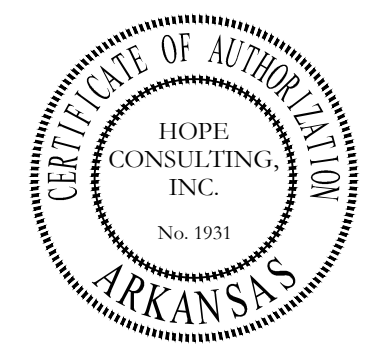
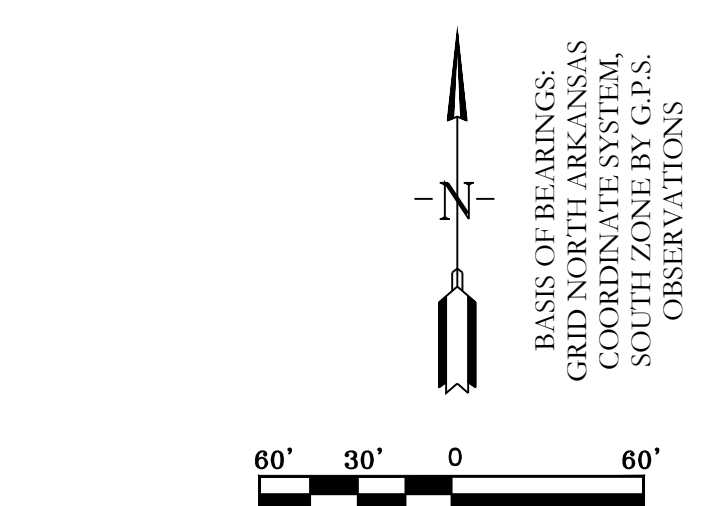
DEVELOPER: Kennedy Development, LLC
 Name: Kennedy Development, LLC
 Address: 1229 Hot Springs Hwy, Benton, AR 72089



PART OF THE SE/4 SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 SW/4 OF SECTION 10, A FOUND 1/2" REBAR; THENCE S88°21'12"E 25.00' TO THE SOUTHWEST CORNER OF PHASE 1, MAGNOLIA VILLAGE, A FOUND 1/2" REBAR; THENCE AT PLATTED BEARING OF S88°21'12"E ALONG THE SOUTH BOUNDARY OF MAGNOLIA VILLAGE SUBDIVISION 635.00 FEET; THENCE S87°00'06"E 111.53 FEET TO A FOUND 5/8" REBAR; THENCE S88°08'26"E 50.33 FEET TO A FOUND 5/8" REBAR; THENCE S88°14'50"E 119.44 FEET TO A FOUND 5/8" REBAR; THENCE S88°16'00"E 122.25 FEET TO THE POINT OF BEGINNING, A FOUND 5/8" REBAR; THENCE S88°21'12"E 388.01 FEET ALONG SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 TO A SET 1/2" REBAR AND CAP, THENCE LEAVING THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 S2°13'39"W 780.22 FEET TO A FOUND 5/8" REBAR WITH CAP #1211, THENCE N88°18'50"W 30.04 FEET TO A FOUND #5 REBAR WITH CAP #1211, THENCE S02°16'52"W 193.55 FEET TO A FOUND #5 REBAR WITH CAP #1702, THENCE N87°58'28"W 354.55 FEET TO THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1; THENCE N02°02'17"E 135.20 FEET ALONG THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1, CONTINUING ALONG SAID BOUNDARY N01°57'11"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°52'16"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°57'13"E 50.00 FEET; N02°02'17"E 146.17 FEET TO THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1, A FOUND #4 REBAR WITH HOPE CAP #1702 AND THE POINT OF BEGINNING. CONTAINING AN AREA OF 8.5 ACRES.

NOTE:

1. TRACT A & TRACT B WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	32°27'18"	N71°45'33"W 41.91'	42.47	74.98'
C2	41°47'14"	N34°38'16"W 53.48'	54.68	74.98'
C3	15°48'49"	N5°30'16"W 20.63'	20.69	74.98'
C4	27°34'25"	N11°43'04"W 11.92'	12.03	25.00'
C5	70°47'54"	N9°53'06"E 57.93'	61.78	50.00'
C6	43°52'13"	N67°13'39"E 37.36'	38.28	50.00'
C7	56°48'23"	S62°26'03"E 47.57'	48.57	50.00'
C8	54°19'08"	S61°05'40"E 22.67'	23.54	24.83'
C9	89°56'39"	N47°02'28"E 35.34'	39.25	25.00'
C10	89°59'00"	N43°00'08"W 35.35'	39.26	25.00'
C12	89°58'07"	N43°00'08"W 35.35'	39.26	25.00'
C13	90°02'42"	N42°57'08"W 55.18'	61.29	39.00'

FINAL PLAT
 CYPRESS VALLEY SUBDIVISION PHASE 2
 A SUBDIVISION IN THE CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

CERTIFICATE OF OWNER:

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 the within plat.

Date of Execution: _____ Name: _____

Source of Title: 2021-010792

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution: _____ Jonathan L. Hope
 Registered Professional Land Surveyor No. 1762
 Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution: _____ Kazi Islam
 Registered Professional Engineer No. 20876
 Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All of the documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution: _____ Rick Jordan,
 Bryant Planning Commission

PROPERTY SPECIFICATIONS:	
OWNER: KENNEDY DEVELOPMENT LLC 1229 HOT SPRINGS HWY BENTON, AR 72015	NUMBER OF LOTS: 25 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: ENTERTY SOURCE OF GAS: CENTERPOINT
DEVELOPER: KENNEDY DEVELOPMENT LLC 1229 HOT SPRINGS HWY BENTON, AR 72015	BUILDING SETBACKS: FRONT: 25' OR AS SHOWN REAR: 25' OR AS SHOWN SIDE: 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING, INC. 129 N. MAIN STREET BENTON, AR 72015	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION: CYPRESS VALLEY PHASE 2 SOURCE OF TITLE: DEED BOOK 2012, PAGE 6972 ZONING: PROPOSED R-2	

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0240E, _____, Dated: 06/05/2020.

HOPE CONSULTING
 ENGINEERS - SURVEYORS

129 N. Main Street,
 Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:
 KENNEDY DEVELOPMENT, LLC

FINAL PLAT
 CYPRESS VALLEY SUBDIVISION PHASE 2
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	C.A.D. BY:	DRAWING NUMBER:
01/13/2023	_____	_____
REVISIONS:	CHECKED BY:	DATE:
_____	_____	_____
SHEET:	SCALE:	1" = 60'
500 01S	14W	0 10 300 62 1762

