

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.28	25.00	90.03	N42° 37' 58"W	35.36
C2	63.86	100.00	36.59	S74° 03' 39"W	62.78
C3	191.50	150.00	73.15	N87° 39' 34"W	178.76
C4	63.79	100.00	36.55	N69° 21' 37"W	62.71
C5	39.03	25.00	89.46	S47° 37' 28"W	35.19
C6	80.06	85.00	53.97	S29° 52' 41"W	77.14
C7	52.65	85.00	35.49	S74° 36' 30"W	51.82
C8	39.03	25.00	89.46	S47° 37' 28"W	35.19
C9	39.51	25.00	90.54	S42° 22' 32"E	35.52
C10	21.52	25.00	49.32	N67° 41' 34"E	20.86

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	52.22	60.00	49.86	N67° 57' 44"E	50.58
C12	93.28	60.00	89.08	S42° 34' 02"E	84.17
C13	95.21	60.00	90.92	S47° 25' 58"W	85.53
C14	51.83	60.00	49.49	N62° 21' 32"W	50.23
C15	21.83	25.00	50.03	N62° 37' 43"W	21.14
C16	39.03	25.00	89.46	S47° 37' 28"W	35.19
C17	21.63	25.00	49.57	S21° 53' 28"E	20.96
C18	84.99	60.00	81.16	S67° 05' 52"E	78.06
C19	61.17	60.00	58.41	S63° 41' 15"W	58.56
C20	61.17	60.00	58.41	N57° 53' 57"W	58.56

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	85.10	60.00	81.27	N11° 56' 26"E	78.15
C22	21.68	25.00	49.68	N27° 44' 02"E	21.00
C23	39.51	25.00	90.54	N42° 22' 32"W	35.52
C24	39.03	25.00	89.46	S47° 37' 28"W	35.19
C25	13.07	220.00	3.40	S1° 11' 33"W	13.07
C26	167.88	220.00	43.72	S22° 22' 14"E	163.84
C27	10.34	70.00	8.46	S48° 27' 44"E	10.33
C28	77.38	70.00	63.34	S84° 21' 43"E	73.50
C29	74.84	60.00	71.47	S82° 05' 20"W	70.08
C30	160.78	60.00	153.54	N14° 35' 27"E	116.81

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	52.77	60.00	50.40	S63° 26' 34"E	51.09
C32	24.46	25.00	56.07	N66° 16' 44"W	23.50
C33	74.22	130.00	32.71	S77° 57' 29"E	73.21
C34	39.41	130.00	17.37	S52° 55' 03"E	39.26
C35	74.22	280.00	15.19	S36° 38' 17"E	74.00
C36	156.08	280.00	31.94	S13° 04' 31"E	154.07
C37	39.51	25.00	90.54	N42° 22' 32"W	35.52
C38	39.28	25.00	90.03	N47° 22' 02"E	35.36

Line #	Direction	Length
L1	N2° 53' 39"E	62.08
L2	N88° 34' 58"W	55.01

CERTIFICATIONS:

OWNER: KENNEDY DEVELOPMENT LLC
 Name: KENNEDY DEVELOPMENT LLC
 Address: 1229 HOT SPRINGS HWY BENTON, AR 72015

DEVELOPER: KENNEDY DEVELOPMENT LLC
 Name: KENNEDY DEVELOPMENT LLC
 Address: 1229 HOT SPRINGS HWY BENTON, AR 72015

OWNER APPROVAL:
 Date of Execution: _____ Gary Kennedy
 Kennedy Development, LLC

CERTIFICATE OF PROPERTY OWNERSHIP:
 I, _____ hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on _____
 Dated: _____ Certified Title Insurance Agent or Abstractor

CERTIFICATE OF FINAL SURVEYING ACCURACY:
 I, Kyle Pennington, 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 Benton Subdivision Regulation Ordinance.

Date of Execution: _____ Kyle Pennington
 Registered Professional
 Land Surveyor, No. 1807
 Arkansas

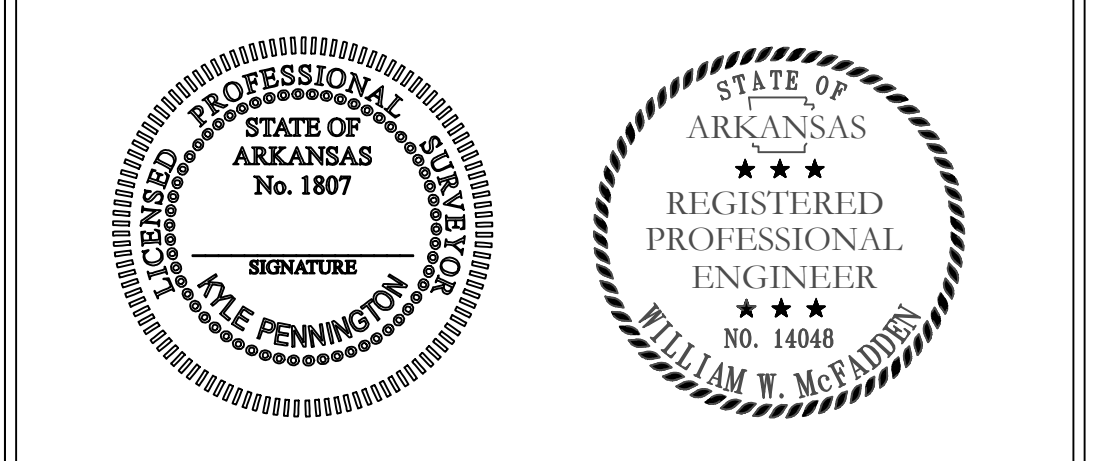
CERTIFICATE OF FINAL ENGINEERING ACCURACY:
 I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Benton Subdivision Rules and Regulations have been complied with and all was installed per the approved Plans and Specifications.

Date of Execution: _____ William W. McFadden
 Registered Professional
 Engineer, No. 14048
 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:
 Pursuant to the City of Benton 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.

Date of Execution: _____ Name, Chairman
 Benton Planning Commission

NOTES:
 1. TRACT B WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 2. NO CHANGES IN THE PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BENTON PLANNING COMMISSION
 3. ALL STREETS ARE HEREBY DEDICATED TO PUBLIC USE.



By affixing my seal and signature, I Kyle Pennington PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my 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 Federal Insurance Rate Map, panel #015250225D, Dated: 06/19/2012.

OWNER: KENNEDY DEVELOPMENT, LLC 1229 HOT SPRINGS HWY BENTON, AR 72019	AVERAGE LOT SIZE: 175,250 (4.379 AC) NUMBER OF LOTS: 15 SOURCE OF WATER: SALEM WATER USERS, LLC SOURCE OF SEWER: PRIVATE (SEPTIC) SOURCE OF ELECTRIC: ENTERTY
DEVELOPER: KENNEDY DEVELOPMENT, LLC 1229 HOT SPRINGS HWY BENTON, AR 72019	BUILDING SETBACKS: FRONT: 35' OR AS SHOWN REAR: 25' OR AS SHOWN SIDE: 15' OR AS SHOWN CORNER LOTS: FRONT WILL BE BASED ON ORIENTATION OF HOME.
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	UTILITY & DRAINAGE EASEMENTS: FRONT: 15' OR AS SHOWN REAR: 10' OR AS SHOWN SIDE: 10' OR AS SHOWN
NAME OF SUBDIVISION: THE VINEYARD INSTRUMENT # 2017-14328	SEPTIC SYSTEMS TO BE INSTALLED ACCORDING TO ARKANSAS STATE BOARD OF HEALTH RULES AND REGULATIONS PERTAINING TO SEPTIC WASTEWATER SYSTEMS' EFFECTIVE DECEMBER 1, 2014.

HOPE CONSULTING ENGINEERS - SURVEYORS
 117 S. Market Street,
 Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

FINAL PLAT THE VINEYARD PHASE 2 A SUBDIVISION IN SALINE COUNTY, ARKANSAS		
DATE: 08/30/2018	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 17-0037
REVISION: 11/1/2018	CHECKED BY:	SCALE: 1"=100'
500	01S	14W 0 17 400 62 1807

AS-SURVEYED DESCRIPTION:
 PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON PICKER SPINDLE, ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 17; THENCE S87°43'44"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 30.00 FEET; THENCE S87°43'44"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2626.38 FEET TO A FOUND CONCRETE MONUMENT, ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 17; THENCE S02°19'53"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 658.78 FEET TO A FOUND 3/8" REBAR (PLS #1141); THENCE LEAVING SAID EAST LINE, N87°17'11"W, A DISTANCE OF 159.91 FEET TO A SET 1/2" REBAR BEING THE POINT OF BEGINNING; THENCE N87°17'11"W, A DISTANCE OF 4.96 FEET TO A FOUND CONCRETE MONUMENT; THENCE S02°28'53"W, A DISTANCE OF 662.41 FEET TO A FOUND CONCRETE MONUMENT; THENCE N87°07'18"W, A DISTANCE OF 484.53 FEET TO A FOUND CONCRETE MONUMENT; THENCE N88°34'58"W, A DISTANCE OF 1029.53 FEET TO A FOUND 3/8" REBAR; THENCE N03°08'20"E, A DISTANCE OF 445.68 FEET TO A FOUND 3/8" REBAR; THENCE N02°53'39"E, A DISTANCE OF 239.35 FEET TO A FOUND 1/2" REBAR; THENCE S87°38'43"E, A DISTANCE OF 261.94 FEET TO A FOUND 1/2" REBAR; THENCE S72°27'27"E, A DISTANCE OF 62.02 FEET TO A FOUND 1/2" REBAR; THENCE S87°38'43"E, A DISTANCE OF 560.02 FEET TO A FOUND 1/2" REBAR; THENCE N02°53'39"E, A DISTANCE OF 150.01 FEET TO A FOUND 1/2" REBAR; THENCE S87°38'43"E, A DISTANCE OF 280.01 FEET TO A FOUND 1/2" REBAR; THENCE N89°27'29"E, A DISTANCE OF 60.20 FEET TO A FOUND 1/2" REBAR; THENCE S87°38'43"E, A DISTANCE OF 289.92 FEET TO A FOUND 1/2" REBAR; THENCE S02°53'39"W, A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 25.122 ACRES OR 1,094,327.961 SQUARE FEET, MORE OR LESS.

FINAL PLAT OF THE VINEYARD

A SUBDIVISION IN SALINE COUNTY, ARKANSAS

NOTES:
 1. TRACT B WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 2. NO CHANGES IN THE PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BENTON PLANNING COMMISSION
 3. 1/2" REBAR WITH PLASTIC CAP TO BE SET AT ALL LOT CORNERS.

■	Stop Sign
○	Street light
△	Fire Hydrant
◇	Computed point
●	Found monument
○	Set #4 RB/Plas. Cap (SIP)
(D)	Deeded
(M)	Measured
(P)	Platted

