

**AS-SURVEYED DESCRIPTION:**  
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SE 1/4) OF SECTION 34, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT A FOUND 3/4" REBAR (PLS #0212), ACCEPTED AS THE SOUTHWEST CORNER OF THE SW 1/4 SE 1/4 OF SECTION 34; THENCE N86°54'22"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 635.35 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 228, PAGE 639; THENCE LEAVING THE SOUTH LINE OF THE SW 1/4 SE 1/4 OF SECTION 34, N03°03'16"E, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 228, PAGE 639, A DISTANCE OF 114.25 FEET TO A FOUND 3/4" REBAR (PLS #0212); THENCE N71°05'27"W, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 228, PAGE 639, A DISTANCE OF 325.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #5; THENCE LEAVING SAID TRACT AND ALONG THE EAST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #5 THE FOLLOWING COURSES:  
 N13°22'08"E, A DISTANCE OF 732.05 FEET TO A POINT; THENCE N12°39'30"E, A DISTANCE OF 47.92 FEET TO A POINT; THENCE N11°22'15"E, A DISTANCE OF 51.20 FEET TO A POINT; THENCE N05°35'44"E, A DISTANCE OF 54.21 FEET TO A POINT; THENCE N02°16'58"W, A DISTANCE OF 32.48 FEET TO A FOUND 3/4" REBAR (PLS #0212); THENCE LEAVING THE EAST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #5, N20°53'00"E, A DISTANCE OF 112.12 FEET TO A FOUND 3/4" REBAR (PLS #0212); THENCE S73°31'41"E, A DISTANCE OF 221.11 FEET TO A FOUND 3/4" REBAR; THENCE S75°35'20"E, A DISTANCE OF 291.61 FEET TO A POINT; THENCE S76°12'10"E, A DISTANCE OF 266.68 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 SE 1/4 OF SECTION 34; THENCE S02°32'47"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 574.67 FEET TO A FOUND 1" CRIMPED PIPE; THENCE S03°03'40"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 481.82 FEET TO THE POINT OF BEGINNING. CONTAINING 945,483.4 SQUARE FEET, OR 21.705 ACRES, MORE OR LESS.

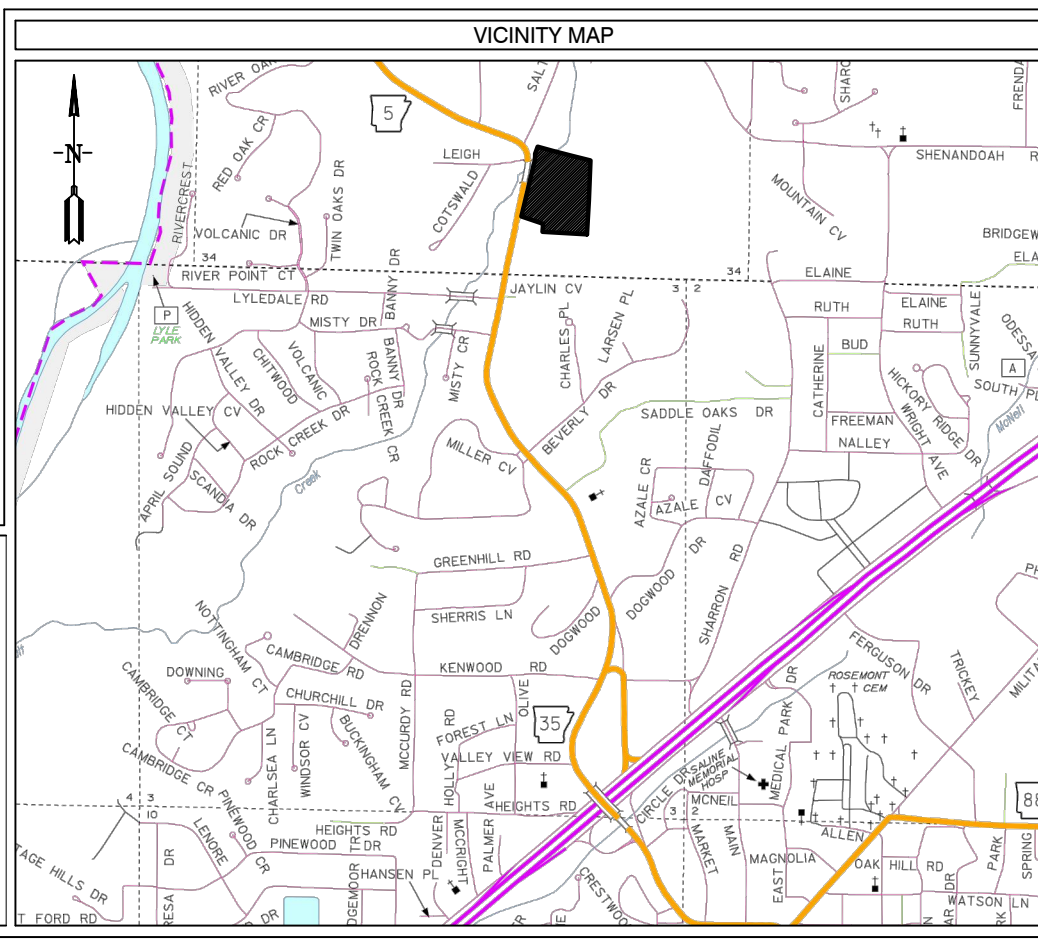
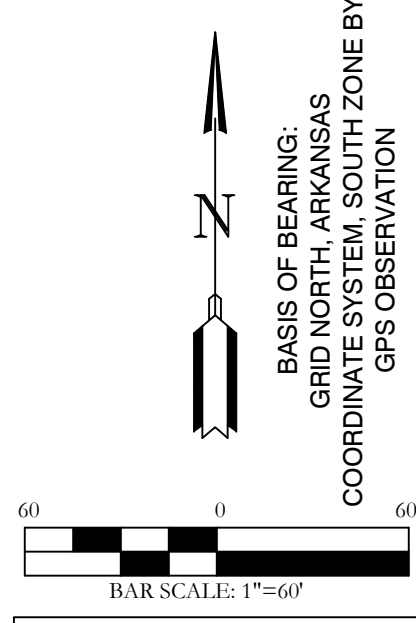
**NOTE:**  
 TRACT A WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°02'05"	N31°38'54"W 35.37	39.29	25.00
C2	90°00'00"	S58°20'03"W 35.36	39.27	25.00
C3	45°00'00"	S35°50'03"W 76.54	78.54	100.00
C4	45°00'00"	S80°50'03"W 76.54	78.54	100.00
C5	14°55'46"	N69°12'04"W 25.98	26.06	100.00
C6	38°35'04"	N42°26'39"W 66.08	67.34	100.00
C7	36°29'10"	N4°54'32"W 62.61	63.68	100.00
C8	90°00'00"	N31°39'57"W 35.36	39.27	25.00
C9	90°00'00"	N58°20'03"E 35.36	39.27	25.00
C10	56°27'28"	N14°53'41"W 23.65	24.63	25.00
C11	19°07'50"	N33°33'30"W 19.94	20.03	60.00
C12	70°45'20"	N11°23'06"E 69.48	74.10	60.00
C13	56°34'17"	N75°02'54"E 56.86	59.24	60.00
C14	56°27'28"	S48°26'13"E 56.76	59.12	60.00
C15	56°27'28"	S48°26'13"E 23.65	24.63	25.00

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C16	89°57'55"	N58°21'06"E 35.34	39.25	25.00
C17	90°00'00"	S31°39'57"E 35.36	39.27	25.00
C18	90°00'00"	S58°20'03"W 70.71	78.54	50.00
C19	90°00'00"	N31°39'57"W 70.71	78.54	50.00
C20	90°00'00"	N58°20'03"E 35.36	39.27	25.00
C21	90°00'00"	S58°20'03"W 106.07	117.81	75.00
C22	90°00'00"	N31°39'57"W 106.07	117.81	75.00
C23	90°00'00"	N58°20'03"E 70.71	78.54	50.00
C24	90°00'00"	N58°20'03"E 70.71	78.54	50.00

Line #	Direction	Length
L1	N31°39'57"W	25.00

## PRELIMINARY PLAT OF BELLE GROVE SUBDIVISION A SUBDIVISION IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS



- LEGEND**
- Stop Sign
  - Street light
  - Fire Hydrant
  - Computed point
  - Found monument
  - Set #1 P/Plas. Cap (SIP)
  - (D) — Deeded
  - (M) — Measured
  - (P) — Platted

CERTIFICATIONS:			
<p><b>OWNER:</b>            Name: KENNEDY DEVELOPMENT, LLC            Address: 1229 HOT SPRINGS HIGHWAY            BENTON, AR 72009</p>	<p><b>DEVELOPER:</b>            Name: KENNEDY DEVELOPMENT, LLC            Address: 1229 HOT SPRINGS HIGHWAY            BENTON, AR 72009</p>		
<p><b>CERTIFICATE OF OWNER:</b>            We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.</p>			
<p>Date of Execution _____ Name: _____</p>			
<p>Source of Title: D.R. BOOK 2004 PAGE 73510</p>			
<p><b>CERTIFICATE OF PROPERTY OWNERSHIP:</b>            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 plat.</p>			
<p>Dated: _____ Certified Title Insurance Agent or Abstracter _____</p>			
<p><b>CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:</b>            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.</p>			
<p>Date of Execution _____ Kyle Pennington            Registered Professional            Land Surveyor No. 1807 Arkansas</p>			
<p><b>CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:</b>            I, William W. McAdden, 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.</p>			
<p>Date of Execution _____ William W. McAdden            Registered Professional            Engineer, No. 14048 Arkansas</p>			
<p><b>CERTIFICATE OF PRELIMINARY PLAT APPROVAL:</b>            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.</p>			
<p>Date of Execution _____ NAME, CHAIRMAN            BENTON PLANNING COMMISSION</p>			
<p>By affixing my seal and signature, I, Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey completed under my supervision.</p>			
<p>NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.</p>			
<p>A portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125035SD, Dated: 06/19/2012.</p>			
PROPERTY SPECIFICATIONS:			
<p><b>OWNER:</b> KENNEDY DEVELOPMENT, LLC            1229 HOT SPRINGS HIGHWAY            BENTON, AR 72009</p> <p><b>DEVELOPER:</b> KENNEDY DEVELOPMENT, LLC            1229 HOT SPRINGS HIGHWAY            BENTON, AR 72009</p> <p><b>ENGINEERS:</b> HOPE CONSULTING INC.            117 S. MARKET STREET            BENTON, AR 72015</p> <p><b>NAME OF SUBDIVISION:</b> BELLE GROVE SUBDIVISION  <b>INSTRUMENT #</b> 200473550  <b>ZONING:</b> R2 (SINGLE-FAMILY)</p>	<p><b>AVERAGE LOT SIZE:</b> 0.65 ACRES (2834 SQ. FT.)  <b>MINIMUM LOT SIZE:</b> 0.50 ACRES (21780 SQ. FT.)  <b>GROSS AC. PER ACRE:</b> 17  <b>NUMBER OF LOTS:</b> 28</p> <p><b>SOURCE OF WATER:</b> BENTON UTILITIES  <b>DIPS/SEWER:</b> 78 PSI FLOW  <b>78 PSI RESIDUAL:</b> 150 GPM</p> <p><b>SOURCE OF SEWER:</b> BENTON UTILITIES (GRAVITY)  <b>SOURCE OF ELECTRIC:</b> BENTON UTILITIES</p> <p><b>BUILDING SETBACKS:</b>  <b>FRONT:</b> 25' OR AS SHOWN  <b>REAR:</b> 25' OR AS SHOWN  <b>SIDE:</b> 15' OR AS SHOWN</p> <p><b>UTILITY &amp; DRAINAGE EASEMENTS:</b>  <b>FRONT:</b> 10' OR AS SHOWN  <b>REAR:</b> 10' OR AS SHOWN  <b>SIDE:</b> 10' OR AS SHOWN</p>		
<p><b>FOR USE AND BENEFIT OF:</b>            KENNEDY DEVELOPMENT, LLC</p>			
<p><b>PRELIMINARY PLAT            BELLE GROVE SUBDIVISION            A SUBDIVISION IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS</b></p>			
<p><b>DATE:</b> 09/13/2018</p>	<p><b>C.A.D. BY:</b> BJOHNSON</p>	<p><b>DRAWING NUMBER:</b>            18-0328</p>	
<p><b>REVISED:</b> 01/11/2019</p>	<p><b>CHECKED BY:</b></p>	<p><b>SCALE:</b> 1"=60'</p>	
500	1S	15W	0 34 230 62 1807