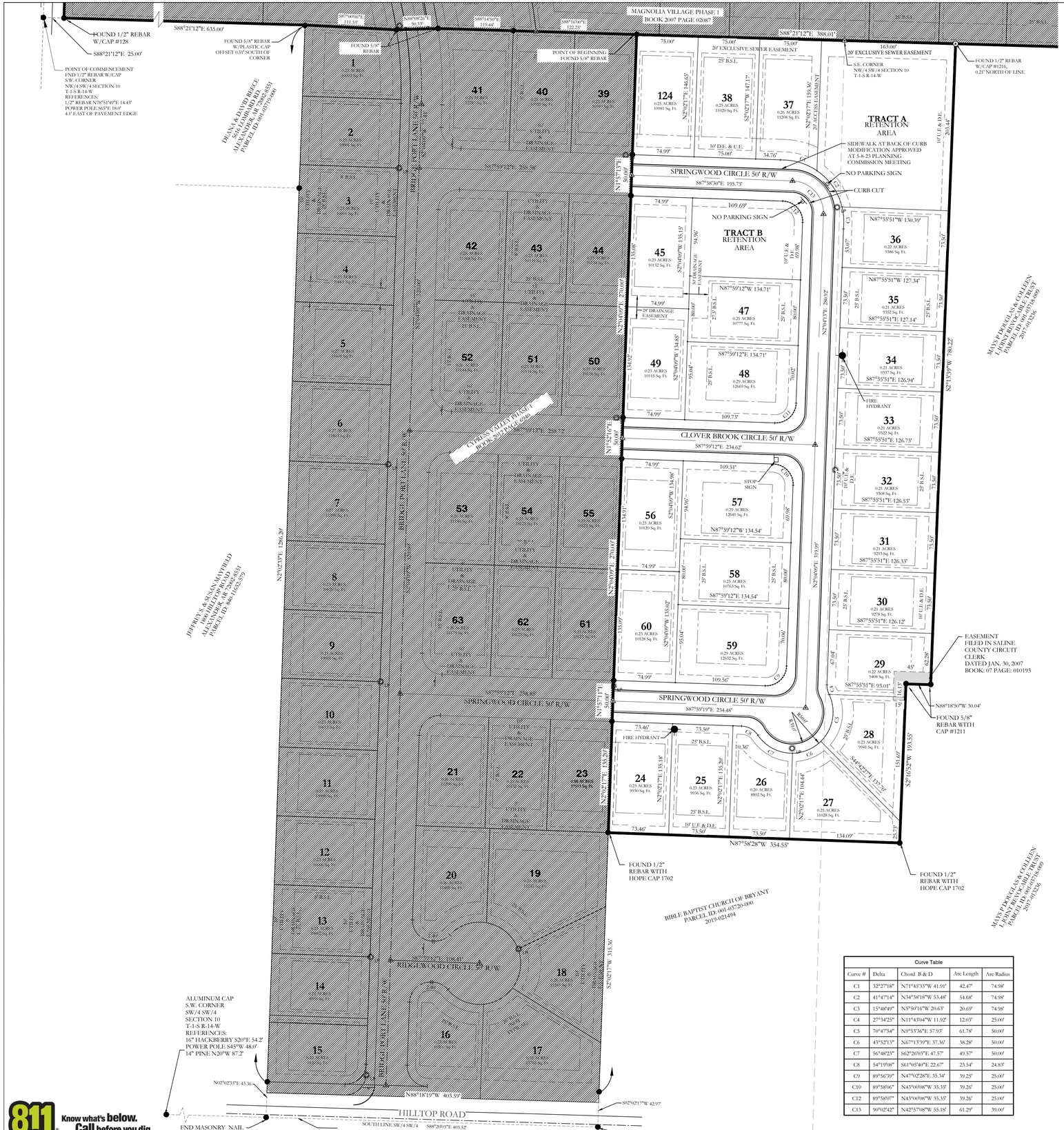


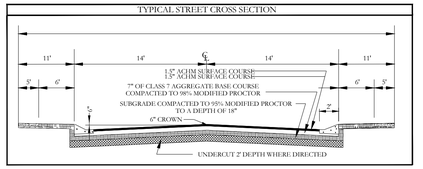
Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	32°27'18"	N71°45'33"W 41.91'	42.47'	74.98'
C2	41°47'14"	N34°38'18"W 53.48'	54.68'	74.98'
C3	15°48'49"	N5°50'16"W 20.63'	20.69'	74.98'
C4	27°34'25"	N11°43'04"W 11.92'	12.03'	25.00'
C5	70°47'54"	N39°53'36"E 57.93'	61.78'	50.00'
C6	43°52'13"	N67°13'39"E 37.36'	38.28'	50.00'
C7	56°48'23"	S62°26'03"E 47.57'	49.57'	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°58'06"	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'

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

TYPICAL STREET CROSS SECTION



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°57'13"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.

BASIS OF BEARINGS: GRID NORTH, ARKANSAS COORDINATE SYSTEM 1983, SOUTH ZONE BY G.P.S. OBSERVATIONS

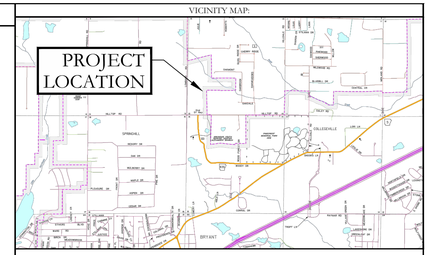
60' 30' 0 60'

LEGEND
- Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
- (M)- Measured
- (P) - Plat/Deed
- ——— - Fence

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

Know what's below. Call before you dig.

VICINITY MAP



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

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

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 document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution
Rick Jordan,
Bryant Planning Commission

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ NO. 20876 KAZI TAMZIDUL ISLAM

REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

PROPERTY SPECIFICATIONS:

OWNER: KENNEDY DEVELOPMENT LLC, 1229 HOT SPRINGS HWY, BENTON, AR 72015
DEVELOPER/SUBDIVIDER: KENNEDY DEVELOPMENT LLC, 1229 HOT SPRINGS HWY, BENTON, AR 72015
ENGINEERS: HOPE CONSULTING INC., 129 N. MAIN STREET, BENTON, AR 72015
NAME OF SUBDIVISION: CYPRESS VALLEY PHASE 2
SOURCE OF TITLE: DEED BOOK 2021, PAGE 10792
ZONING: PROPOSED R-2

NUMBER OF LOTS: 25
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: CENTERPOINT

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-25' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

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:	05/10/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		21-0421
SHEET:		SCALE:	1"= 60'	

500	01S	14W	0	10	300	62	1762

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