

P.O.B.

TRACT 1

CONVERGENCE ANGLE: -1°19'53.16"
SCALE FACTOR: 1.000040158

P.N. 18-09656-000
DARRYL R & DONNA M MARAS

P.N. 18-09652-005
ARKANSAS STATE HIGHWAY COMMISSION

SITE BENCHMARK
FOUND ALUM. CAP
N:764389.17
E:639061.16
ELEV:1276.46'

TRACT 1

356,653.38 SQ. FT.
8.19 ACRES ±

P.O.C.

TRACTS 1 & 3

P.O.B.

TRACT 2

SW CORNER

SE/4 NW/4

SECTION 16

T-20-N, R-31-W

P.O.B.

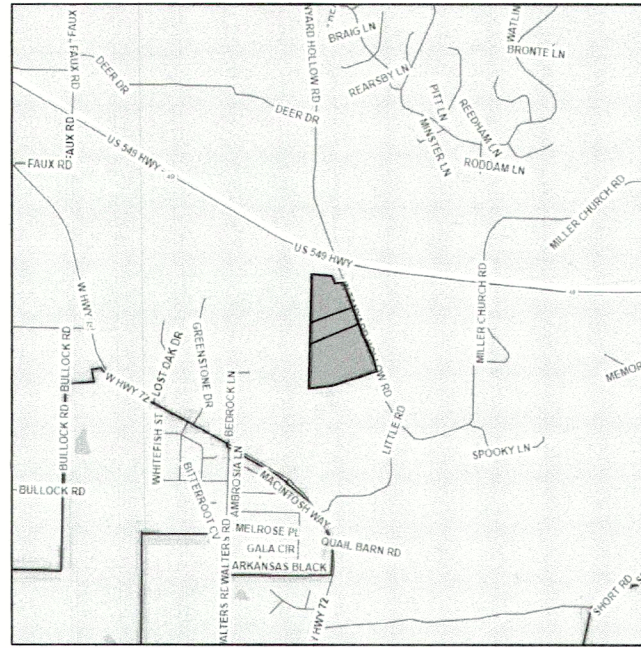
TRACT 3

P.N. 18-09657-000
FREDRICK W RODGERS

P.N. 18-09659-000
TODD & MARIEKA ODELL

P.N. 18-09652-001
ELLEN K LAYNE REVOCABLE TRUST

VICINITY MAP - N.T.S.



P.N. 18-09652-000
SUE ANN OVERSTREET REV TR
& MARGARET JANE LITTLE
& TERRY WALLACE LITTLE
& JANET ET AL

LEGEND

- FOUND ALUMINUM CAP
- FOUND STONE
- ⊙ SET 1/2" REBAR W/CAP (LS #1370)
- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- GRAVEL
- RIGHT-OF-WAY
- X-X- FENCE LINE
- OH-OH- OVERHEAD LINE
- BUILDING SETBACK

TRACT 2

233,954.99 SQ. FT.
5.37 ACRES ±

TRACT 3

775,874.72 SQ. FT.
17.81 ACRES ±

PARENT TRACT

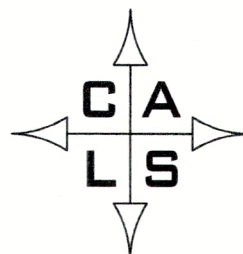
1,366,483.09 SQ. FT.
31.37 ACRES ±

P.N. 18-09652-003

OWNERSHIP INFORMATION:
ZACHARY R KENNEDY
8770 SPANKER CREEK RD
BENTONVILLE AR, 72712

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
(479) 268-4464



SCALE: 1" = 100'

DATE: 07/31/2024

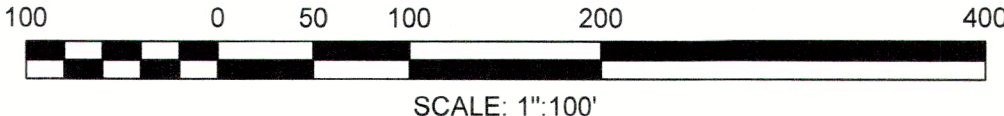
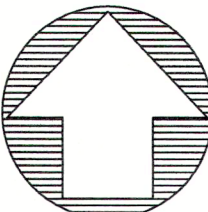
TRACT SPLIT FOR: ZACH KENNEDY
PT SE/4 NW/4 & PT NW/4 SE4
SECTION 16 T-20-N R-31-W

TANYARD HOLLOW ROAD
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-101LS	JRC/ASG	RJC	1 OF 2



CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



LEGAL DESCRIPTION – PARENT TRACT (P.N. #18-09652-003)
FROM INSTRUMENT #L202239914

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) IN SECTION 16, TOWNSHIP 20 NORTH, RANGE 31 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4; THENCE N 02°29'24" E ALONG THE WEST LINE OF SAID SE/4 NW/4 A DISTANCE OF 948.45 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #49; THENCE LEAVING SAID WEST LINE S 84°43'54" E ALONG SAID RIGHT OF WAY A DISTANCE OF 325.23 FEET; THENCE S 19°46'17" E A DISTANCE OF 132.14 FEET; THENCE N 84°34'15" E A DISTANCE OF 130.12 FEET TO THE CENTERLINE OF A ROAD; THENCE LEAVING SAID RIGHT OF WAY ALONG SAID CENTERLINE S 19°13'46" E A DISTANCE OF 903.63 FEET; THENCE S 23°55'00" E A DISTANCE OF 382.69 FEET; THENCE S 15°24'23" E A DISTANCE OF 254.28 FEET; THENCE LEAVING SAID ROAD S 72°49'16" W A DISTANCE OF 745.11 FEET; THENCE S 83°49'16" W A DISTANCE OF 389.34 FEET TO A POINT ON THE WEST LINE OF SAID NE/4 SW/4; THENCE ALONG SAID WEST LINE N 02°29'24" E A DISTANCE OF 905.37 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 1366483.09 SQUARE FEET, OR 31.370 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGAL DESCRIPTION - TRACT 1

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) IN SECTION 16, TOWNSHIP 20 NORTH, RANGE 31 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4, THENCE N 02°29'24" E A DISTANCE OF 948.45 FEET TO THE POINT OF BEGINNING;

THENCE S 84°43'54" E A DISTANCE OF 325.23 FEET; THENCE S 19°46'17" E A DISTANCE OF 132.14 FEET; THENCE N 84°34'15" E A DISTANCE OF 130.12 FEET; THENCE S 19°13'46" E A DISTANCE OF 429.79 FEET; THENCE S 71°02'53" W A DISTANCE OF 712.13 FEET; THENCE N 02°29'24" E A DISTANCE OF 779.73 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 356653.38 SQUARE FEET, OR 8.188 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGAL DESCRIPTION - TRACT 2

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) IN SECTION 16, TOWNSHIP 20 NORTH, RANGE 31 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4, THENCE N 02°29'24" E A DISTANCE OF 168.72 FEET, THENCE N 71°02'53" E A DISTANCE OF 712.13 FEET; THENCE S 19°13'46" E A DISTANCE OF 281.03 FEET; THENCE S 68°03'09" W A DISTANCE OF 842.29 FEET; THENCE N 02°29'24" E A DISTANCE OF 180.49 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 233954.99 SQUARE FEET, OR 5.371 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGAL DESCRIPTION - TRACT 3

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) IN SECTION 16, TOWNSHIP 20 NORTH, RANGE 31 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4, THENCE S 02°29'24" W A DISTANCE OF 180.49 FEET TO THE POINT OF BEGINNING;

THENCE N 68°03'09" E A DISTANCE OF 842.29 FEET; THENCE S 19°13'46" E A DISTANCE OF 192.81 FEET; THENCE S 23°55'00" E A DISTANCE OF 382.69 FEET; THENCE S 15°24'23" E A DISTANCE OF 254.28 FEET; THENCE S 72°49'16" W A DISTANCE OF 745.11 FEET; THENCE S 83°49'16" W A DISTANCE OF 389.34 FEET; THENCE N 02°29'24" E A DISTANCE OF 724.88 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 775874.72 SQUARE FEET, OR 17.812 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DESCRIPTION - 40' RIGHT-OF-WAY DEDICATED PER THIS PLAT

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) IN SECTION 16, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4, THENCE S 02°29'24" W A DISTANCE OF 180.49 FEET; THENCE S 02°29'24" W A DISTANCE OF 724.88 FEET; THENCE N 83°49'16" E A DISTANCE OF 389.34 FEET; THENCE N 72°49'16" E A DISTANCE OF 705.09 FEET TO THE POINT OF BEGINNING:

THENCE N 15°24'23" W A DISTANCE OF 252.54 FEET; THENCE N 23°55'00" W A DISTANCE OF 381.35 FEET; THENCE N 19°13'46" W A DISTANCE OF 915.09 FEET; THENCE N 84°34'15" E A DISTANCE OF 41.19 FEET TO THE CENTERLINE OF TANYARD HOLLOW ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES: S 19°13'46" E A DISTANCE OF 903.63 FEET; THENCE S 23°55'00" E A DISTANCE OF 382.69 FEET; THENCE S 15°24'23" E A DISTANCE OF 254.28 FEET; THENCE LEAVING SAID CENTERLINE S 72°49'16" W A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 61791.65 SQUARE FEET, OR 1.419 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

OWNERSHIP INFORMATION:
ZACHARY R KENNEDY
8770 SPANKER CREEK RD
BENTONVILLE AR, 72712

STATEMENT OF NON-BUILDABILITY:

APPROVAL OF THIS PLAT/PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS/TRACTS ON THIS PLAT/PLAN ARE BUILDABLE ACCORDING TO THE PLANNING AND DEVELOPMENT REGULATIONS OF BENTON COUNTY AND THE CITY OF CENTERTON, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD AND PLANNING COMMISSION OF SAID BUILDABILITY OF SAID LOTS.

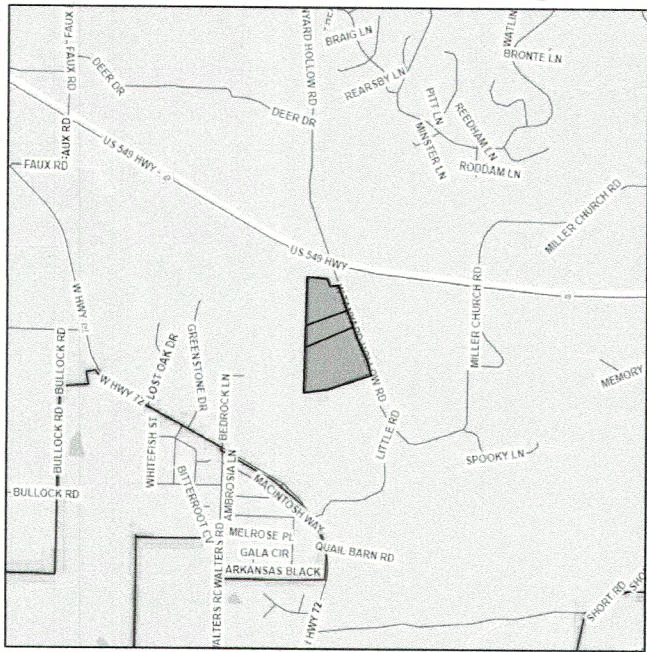
STATEMENT OF NON-ASSURANCE FROM THE ADH:

APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- CENTERTON PLANNING AREA BUILDING SETBACK REQUIREMENTS (ZONE A-1):
FRONT YARD: 35 FEET
SIDE YARD: 15 FEET
REAR YARD: 25 FEET
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.
- BENTON COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADS OR INFRASTRUCTURE THAT ARE PLATTED OR FILED FOR RECORD IN WHICH A CERTIFICATE OF APPROVAL FOR BENTON COUNTY JUDGE IS NOT PROVIDED.
- THIS PROPERTY IS NOT SERVICED NOR HAVE ACCESS TO A PUBLIC WATER SYSTEM AT THIS TIME.
- SANITARY SEWER IS NOT AVAILABLE WITHIN 300FT OF PLATTED PROPERTY.
- DRIVEWAY SPACING HAS NOT YET BEEN DETERMINED BY DEVELOPER(S).
- NO WETLANDS EXIST ON THE SITE PER FWS.

VICINITY MAP - N.T.S.

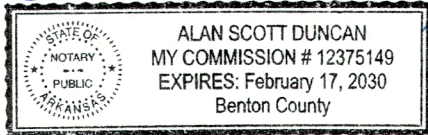


BENTON COUNTY CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREET AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES

OWNER SIGNATURE

DATE



STATE OF ARKANSAS
COUNTY OF BENTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF AUGUST, 2024
NOTARY PUBLIC, Alan Scott Duncan
MY COMMISSION EXPIRES 2-17-30

LANDS DEDICATED FOR EASEMENTS, RIGHT-OF-WAY AND OTHER PUBLIC USES ARE ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT AN ACCEPTANCE OF THE RESPONSIBILITY TO MAINTAIN ROADS WHICH HAVE BEEN CONSTRUCTED IN RIGHTS-OF-WAY.

BENTON COUNTY JUDGE

DATE

CENTERTON PLANNING COMMISSION APPROVAL:

APPROVED BY THE CITY OF CENTERTON PLANNING COMMISSION AND RECOMMENDED FOR ACCEPTANCE THIS 6 DAY OF August, 2024

PLANNING COMMISSION CHAIRPERSON:

CITY ENGINEER:

STREET/PARKS DEPARTMENT:

FIRE DEPARTMENT - CHIEF:

WATER & SEWER DEPARTMENT:

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0070J (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

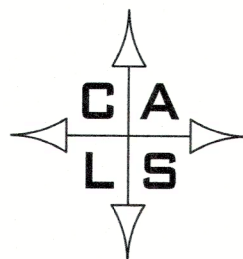
ROBERT J. CASTER, P.L.S. NO. 1370, ARKANSAS

DATE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
(479) 268-4464



SCALE: 1" = 100'

DATE: 07/31/2024

TRACT SPLIT FOR: ZACH KENNEDY
PT SE/4 NW/4 & PT NW/4 SE4
SECTION 16 T-20-N R-31-W

TANYARD HOLLOW ROAD
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHKD BY:	PAGE
22-101LS	JRC/ASG	RJC	2 OF 2