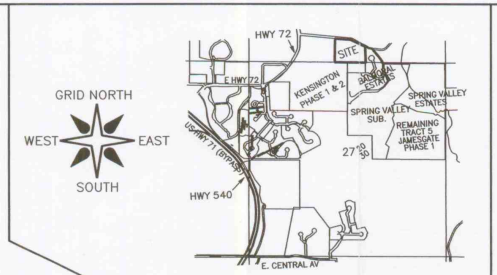
2005-598



LOCATION MAP

GRID NORTH

WEST EAST

SOUTH

SCALE 1" = 60'

60 30 0 60

BUILDING SETBACKS REQUIRMENTS

FRONT FROM STREET R/W
HOUSE 20'
GARAGE FACE FRONT 30'
GARAGE 20'
FROM REAR PROPERTY LINE
HOUSE 25'
FROM SIDE PROPERTY LINE
INTERIOR 7'
EXTERIOR 20'

CITY TIE

1. FROM THE SW CORNER OF LOT 58 S 63°47'42" W 8228.87' TO THE BENTONVILLE MONUMENT #52
2. FROM THE SE CORNER OF LOT 58 S 68°20'24" W 9610.48' TO THE BENTONVILLE MONUMENT #52

FLOOD MAP INFORMATION

NO PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" OR "AE" AS SHOWN ON THE FIRM\FEMA FLOOD MAP PANEL NO. 05007C0065 F, EFFECTIVE DATE OF DECEMBER 20, 2000.

2005-598

OWNERS DEDICATION

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

Ralph C Vernetti

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF May, 2005,

Diane Shastid

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-14-06

DIANE SHASTID NOTARY PUBLIC My Commission Expires 02-14-06 BENTON COUNTY ARKANSAS

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 10th DAY OF May, 2005, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Bob Coddy — MAYOR

Suzanne Gruber — CITY CLERK

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 3 DAY OF May, 2005, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

CHAIRMAN

DESCRIPTION KENSINGTON PHASE 3

PART OF THE SOUTH HALF OF SECTION 22 AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 20 NORTH RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27, BEING A FOUND PIPE AS SHOWN ON PLAT RECORD W PAGE 236, THENCE ALONG THE WEST LINE OF SAID PLAT W PAGE 236, SOUTH 2 DEGREES, 25 MINUTES, 03 SECONDS WEST 235.02 FEET TO A REBAR PIN BEING A LOT CORNER OF LOT 29 OF KENSINGTON PHASE 1, AS SHOWN ON PLAT RECORD P4-54, THENCE ALONG THE LINE OF SAID KENSINGTON PHASE 1, PLAT RECORD P4-54, NORTH 43 DEGREES, 22 MINUTES, 40 SECONDS WEST 340.12 FEET TO A REBAR PIN AT THE NORTHEAST LOT CORNER OF LOT 26 OF KENSINGTON PHASE 1, AS SHOWN ON PLAT RECORD P4-54, THENCE ALONG THE NORTH LINE OF SAID LOT 26 OF KENSINGTON PHASE 1, PLAT RECORD P4-54, NORTH 87 DEGREES, 05 MINUTES, 02 SECONDS WEST 85.62 FEET TO A REBAR PIN, THENCE ALONG THE EAST LINE OF PLAT J-225, NORTH 2 DEGREES, 56 MINUTES, 20 SECONDS EAST 660.01 FEET TO THE NORTHEAST CORNER OF SAID PLAT RECORD J-225, BEING A POINT IN COUNTY ROAD 1444 AND ON THE SOUTH LINE OF PLAT RECORD U-217, THENCE ALONG THE SOUTH LINE OF SAID PLAT RECORD U-217, ALSO BEING ALONG SAID COUNTY ROAD, SOUTH 87 DEGREES, 08 MINUTES, 37 SECONDS EAST 319.92 FEET TO AN REBAR PIN, THENCE ALONG SAID COUNTY ROAD, SOUTH 63 DEGREES, 57 MINUTES, 03 SECONDS EAST 540.53 FEET TO TO THE NORTHWEST CORNER OF PLAT W-275, THENCE LEAVING SAID COUNTY ROAD AND ALONG THE WEST LINE OF SAID PLAT RECORD W-275, SOUTH 2 DEGREES, 19 MINUTES, 06 SECONDS WEST 447.91 FEET TO A REBAR PIN ON THE NORTH LINE OF PLAT RECORD W-236, BEING THE NORTHEAST CORNER OF DEED 9138113, THENCE ALONG THE NORTH LINE OF PLAT RECORD W-236, NORTH 87 DEGREES, 05 MINUTES, 44 SECONDS WEST 492.48 FEET TO THE POINT OF BEGINNING CONTAINING 11.86 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 944 SIGNATURE THOMAS W. COPELIN

IF THE SIGNATURE ABOVE IS NOT RED COLORED, THE DOCUMENT THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

2005 598
Recorded in the Above
Plat Book & Page
05-12-2005 03:34:21 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

ON SITE G.P.S. MONUMENT INFORMATION

1. CAP IN CONCRETE OF SEWER LIFT NEAR THE SE COR OF LOT 7 THE ELEVATION IS 1224.69' NORTH 753727.8083 EAST 675256.2204
2. "X" IN THE NORTH RIM OF A SEWER MAN HOLE BY THE NORTH WEST CORNER OF LOT 9 SE OF THE INTERSECTION OF NE KENTON AVENUE AND KENSINGTON AVE. ELEV. 1252.10' NORTH 753868.2563 EAST 676430.3400

2005-598

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- FOUND STONE
- FOUND PIPE
- ALUM. MONUMENT
- FOUND RAILROAD SPIKE
- EXISTING EASEMENT LINE
- EASEMENT LINE BY THIS PLAT
- SIGN EASEMENT BY THIS PLAT
- FENCE LINE
- BOUNDARY PROPERTY LINE
- 4200 ADDRESSES
- CENTERLINE R/W
- S/W PROPOSED SIDEWALK

BASIS OF BEARINGS

NOTE: THE BASIS OF BEARINGS FOR THIS SURVEY IS ARKANSAS STATE PLANE COOR., NORTH ZONE BY ON SITE G.P.S. OBS. BASED ON NGS PUBLISHED INFORMATION FOR BENTPORT AND ROGPORT, THE BEARING FROM BENTPORT TO ROGPORT BEING N 79°20'54" E AND THE DISTANCE BEING 32604.3616'

THE COOR OF BENTPORT IS NORTH 740058.487, EAST 658819.837

THE COOR OF ROGPORT IS NORTH 746085.012, EAST 690862.393

ZONED R-1

OWNER/DEVELOPER

RALPH C. VERNETTI
SUSANA DEVELOPMENT
2 WHITE WAY
BENTONVILLE, AR.
273-0304

SURVEYOR

COPELIN LAND SURVEYING
10636 W. HWY 72 S.102
BENTONVILLE, AR. 72712
501 273 7015

ENGINEER

SAND CREEK ENGINEERING AND AND LANDSCAPE ARCHITECTURE
1610 NW 12TH
BENTONVILLE, AR.
464-9282

ATLAS PAGES 364, 322

SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE CONTACT PLANNING DEPT. PRIOR TO POURING, 271 3126

CURVE DATA

#	RADIUS	LENGTH	DELTA
C1	25.00	39.27	90°00'00"
C2	25.00	37.27	90°00'00"
C3	125.00	34.91	16°00'00"
C4	75.00	20.94	16°00'00"
C5	25.00	39.27	90°00'00"
C6	25.00	39.25	89°57'22"
C7	25.00	14.85'	34°01'27"
C8	50.00	49.31	56°30'19"
C9	50.00	44.91	51°27'53"
C10	50.00	35.00	40°06'25"
C11	50.00	42.95	49°13'10"
C12	50.00	66.70	76°25'40
C13	25.00	26.05	59°41'59"
C14	25.00	32.31	74°02'50"
C15	25.00	36.93	84°38'13"
C16	150.00	52.78	20°09'31"
C17	150.00	118.70	45°20'29"
C18	200.00	68.32	19°34'24"
C19	200.00	85.57	24°30'55"
C20	25.00	39.27	90°00'00"
C21	25.00	39.27	90°00'00"
C22	25.00	30.77	70°31'44"
C23	50.00	56.54	64°47'23"
C24	50.00	48.66	55°45'54"
C25	50.00	42.23	48°23'15"
C26	50.00	43.52	49°52'26"
C27	50.00	27.67	31°42'46"

FINAL PLAT

SCALE: 1"= 60'	SURVEY FOR: SUSANA DEVELOPMENT	DRAWN BY: TOM COPELIN
DATE: 02/18/2005		
REVISED:	KENSINGTON	
	PHASE 3, BENTONVILLE, ARKANSAS	
COPELIN LAND SURVEYING 273-7015		DRAWING NUMBER: 2004046 KENP3FP
500-20N-30W-27-0-400-04-0944		