

PROPERTY DESCRIPTION:

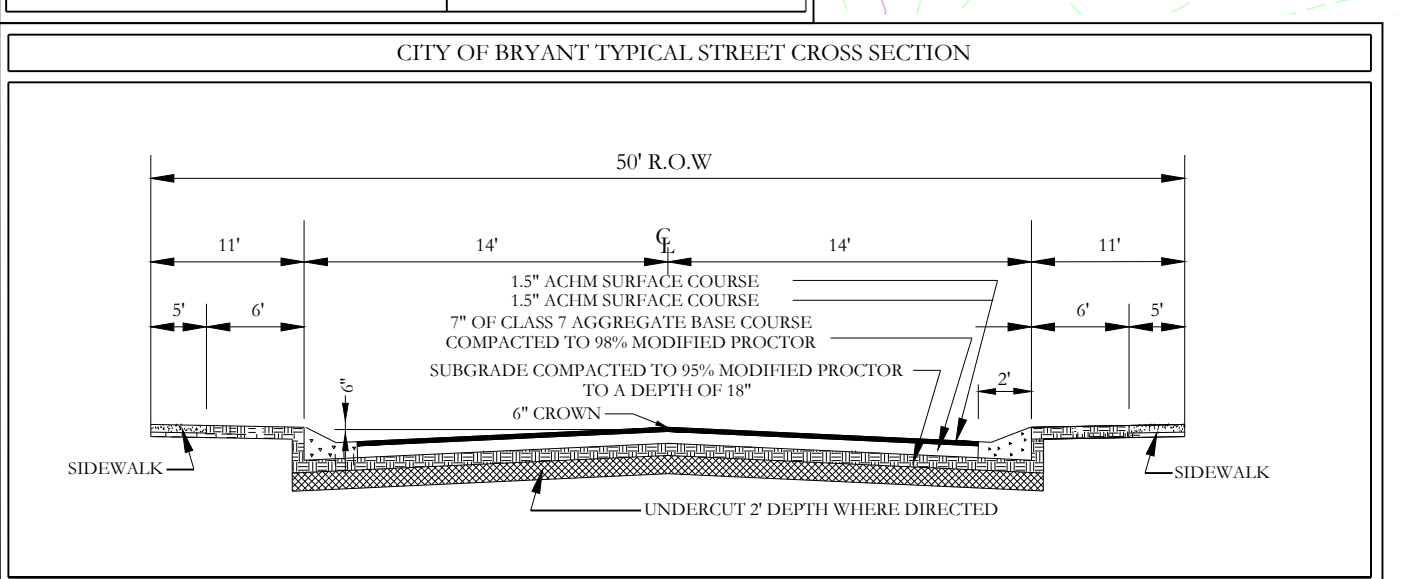
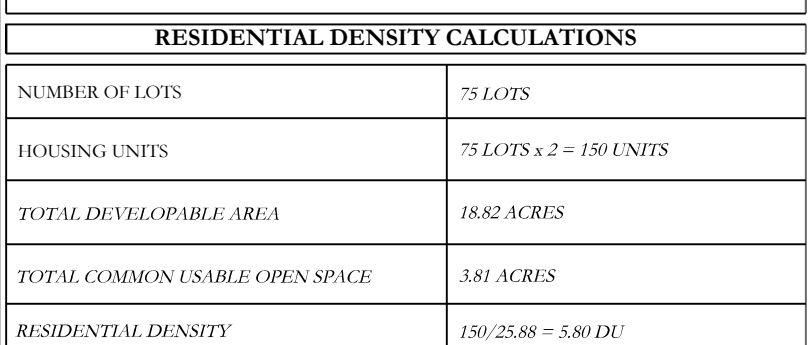
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE POINT OF BEGINNING, A 1/2" REBAR AND CAP (PS 1664); THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467); TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°31'07" EAST, A DISTANCE OF 161.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DEED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 08°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08" W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING, CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

NOTE: TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



Table with 2 columns: Item, Value. Includes OPEN SPACE CALCULATION, RESIDENTIAL DENSITY CALCULATIONS, and CITY OF BRYANT TYPICAL STREET CROSS SECTION.

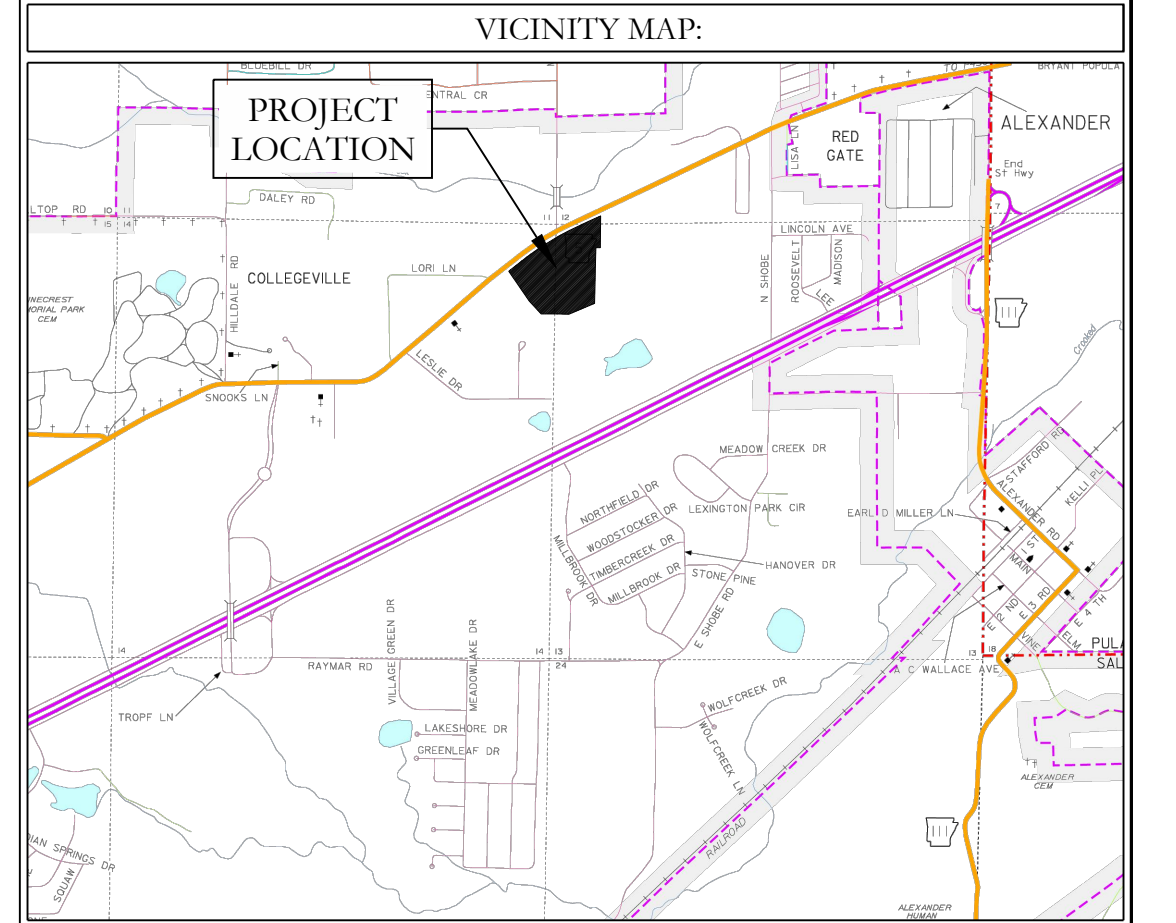


PLANNED UNIT DEVELOPMENT (PUD) HILL VALLEY ESTATES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C67.

Line Table with columns: L#, Length, Direction. Lists lines L1 through L5.



CERTIFICATIONS: OWNER: FINLEY & COMPANY, DEVELOPER: FINLEY & COMPANY. Address: P.O. BOX 10, BRYANT, 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.

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY: I, Corbit R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 06/06/2024; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY: I, Kazi Tamzidul Islam, 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL: All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

PROPERTY SPECIFICATIONS: OWNER: FINLEY & COMPANY, DEVELOPER: FINLEY & COMPANY, ENGINEERS: HOPE CONSULTING INC.

FOR USE AND BENEFIT OF: FINLEY & COMPANY. PLANNED UNIT DEVELOPMENT (PUD) HILL VALLEY ESTATES. A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Table with columns: DATE, REVISED, SHEET, C.A.D. BY, CHECKED BY, SCALE, DRAWING NUMBER. Includes HOPE CONSULTING logo and project details.

Professional Engineer stamps for Corbit R. Shoffner and Kazi Tamzidul Islam, State of Arkansas, License No. 1664 and 20876 respectively.

LEGEND: Symbols for No Parking Sign, Stop Sign, Street Light, Fire Hydrant, Computed point, Found monument, Deeded, Measured, Platted.

By affixing my seal and signature, I, William Corbit R. Shoffner, P.L.S. No. 1762, 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 #0512303656, Dated: 06/05/2020.