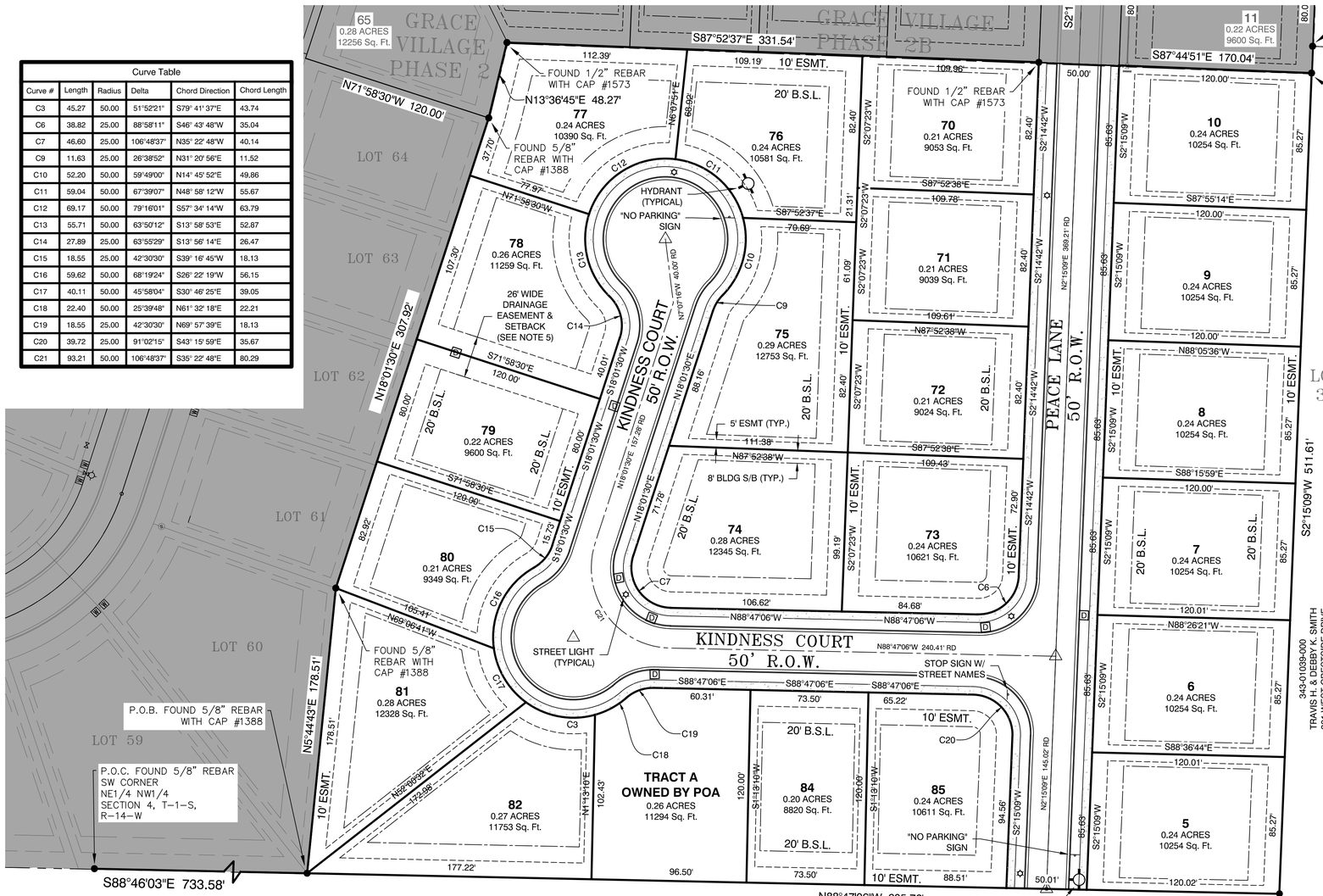
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	45.27	50.00	51°52'21"	S79° 41' 37"E	43.74
C6	38.82	25.00	88°58'11"	S46° 43' 48"W	35.04
C7	46.60	25.00	106°48'37"	N35° 22' 48"W	40.14
C9	11.63	25.00	26°38'52"	N31° 20' 56"E	11.52
C10	52.20	50.00	59°49'00"	N14° 45' 52"E	49.86
C11	59.04	50.00	67°39'07"	N48° 58' 12"W	55.67
C12	69.17	50.00	79°16'01"	S57° 34' 14"W	63.79
C13	55.71	50.00	63°50'12"	S13° 58' 53"E	52.87
C14	27.89	25.00	63°55'29"	S13° 56' 14"E	26.47
C15	18.55	25.00	42°30'30"	S39° 16' 45"W	18.13
C16	59.62	50.00	68°19'24"	S26° 22' 19"W	56.15
C17	40.11	50.00	45°58'04"	S30° 46' 25"E	39.05
C18	22.40	50.00	25°39'48"	N61° 32' 18"E	22.21
C19	18.55	25.00	42°30'30"	N69° 57' 39"E	18.13
C20	39.72	25.00	91°02'15"	S43° 15' 59"E	35.67
C21	93.21	50.00	106°48'37"	S35° 22' 48"E	80.29



FINAL PLAT
GRACE VILLAGE SUBDIVISION
PHASE 3
SALINE COUNTY, ARKANSAS

PLAT CERTIFICATES:

OWNER:
Name: James H. Brown, Broken Bow Development, Inc.
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

DEVELOPER:
Name: James H. Brown, Broken Bow Development, Inc.
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

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: _____ Signed: _____

Name: James H. Brown

Address: #9 Mountain View Court Little Rock, Arkansas 72212

Source of Title Saline County: Deed Book 2009, Page 101708

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, 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.

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this final plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____

George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

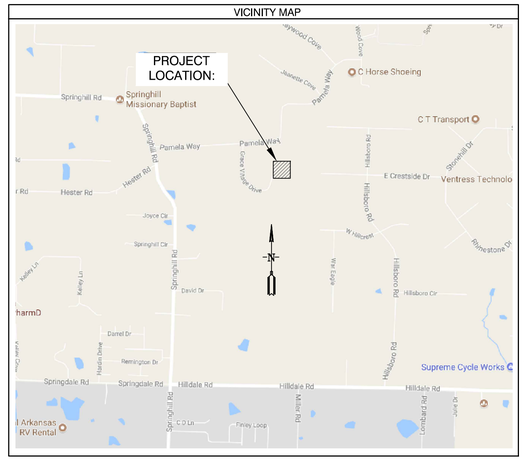
CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____

Rick Johnson, Chairman
Bryant Planning Commission

VICINITY MAP



BASIS OF BEARINGS:

NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated January 15, 2021.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 6/5/2020 , no portion of the property described hereon does lie within the 100 year flood hazard boundary.

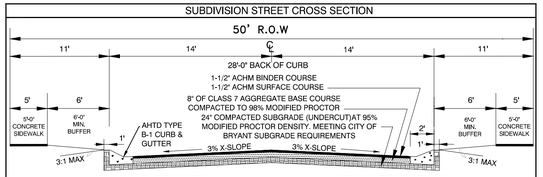
SURVEY PLAT CODE:
500-01S-14W-0-04-410-62-1573

SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ◎ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

GENERAL NOTES:
1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9
3. NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
4. ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY.
5. NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS.
6. NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS.
7. NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1.S
MIN. LOT SIZE: 8,800 S.F.
NUMBER OF LOTS: 22
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

SUBDIVISION STREET CROSS SECTION



PROPERTY DESCRIPTION:

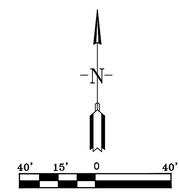
GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHEAST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE SUBDIVISION PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; THENCE S2°15'09"W, ALONG SAID WEST LINE OF THE HILLS PHASE 5, A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS



DATE	REVISION	BY
2/11/21	1. REVISED PER CITY OF BRYANT.	ATV
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL SURVEYOR
GEORGE P. WOODEN
SIGNATURE

CONTENTS:
FINAL PLAT

PROJECT NO:
16072

DATE:
MAY 18, 2022

SHEET NO:
1

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\DWGs\PHASE 3\16072 Grace Village Phase 3 FINAL PLAT.dwg