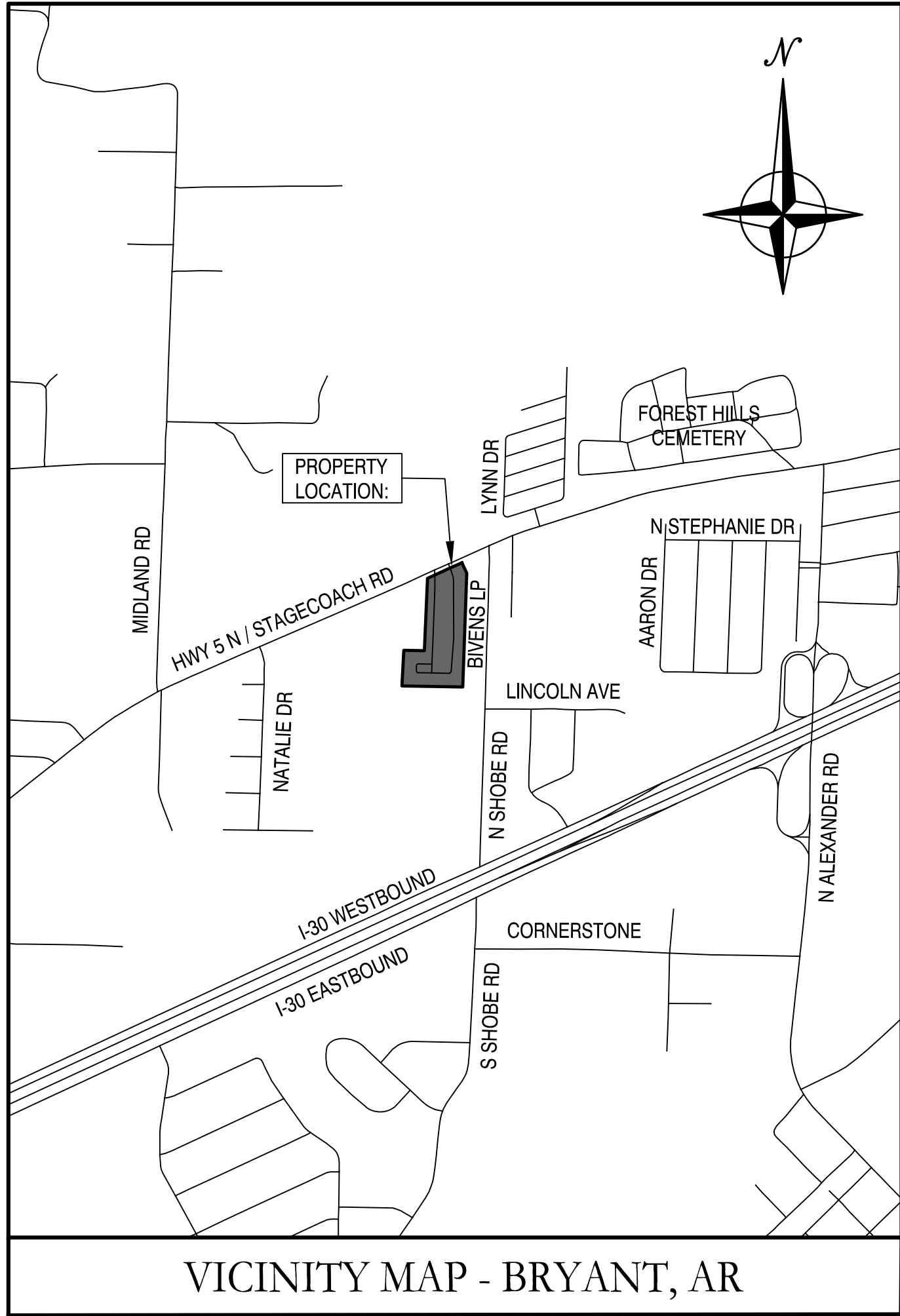


# STONE LUXURY LIVING CITY OF BRYANT SALINE COUNTY, ARKANSAS

DRAWING INDEX:

- V1.0      PRELIMINARY PLAT
- V2.0      BOUNDARY SURVEY
- C1.0      SITE PLAN



Prepared by:  
**GarNat Engineering, LLC**

Designing our client's success  
[www.garnatengineering.com](http://www.garnatengineering.com)

P.O. Box 116  
Benton, AR 72018  
Ph (501) 408-4650

3825 Mt Carmel Road  
Bryant, AR 72022  
Fx (888) 900-3068



ARKANSAS



**PLAT CERTIFICATES:**

**OWNER:** Elaine Cordelia Enterprises, Inc.  
**DEVELOPER:** Elaine Cordelia Enterprises, Inc.  
**Name:** Elaine Cordelia Enterprises, Inc. **Name:** Elaine Cordelia Enterprises, Inc.  
**Address:** 206 West Dallas Street, Conroe, TX 77301 **Address:** 206 West Dallas Street, Conroe, TX 77301

**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: \_\_\_\_\_  
 James Carter  
 Elaine Cordelia Enterprises, Inc.

Source of Title: SALINE COUNTY, ARKANSAS  
 Saline County Document# 2021-016880

**CERTIFICATE OF PRELIMINARY 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 RECORDING:**

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:**  
 I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; 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 PRELIMINARY PLAT APPROVAL:**  
 All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Rick Johnson, Chairman  
 Bryant Planning Commission

**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION CURRENT: MHP  
 SEEKING: PLANNED UNIT DEVELOPMENT (PUD)

SOURCE OF WATER: CITY OF BRYANT  
 SOURCE OF SEWER: CITY OF BRYANT

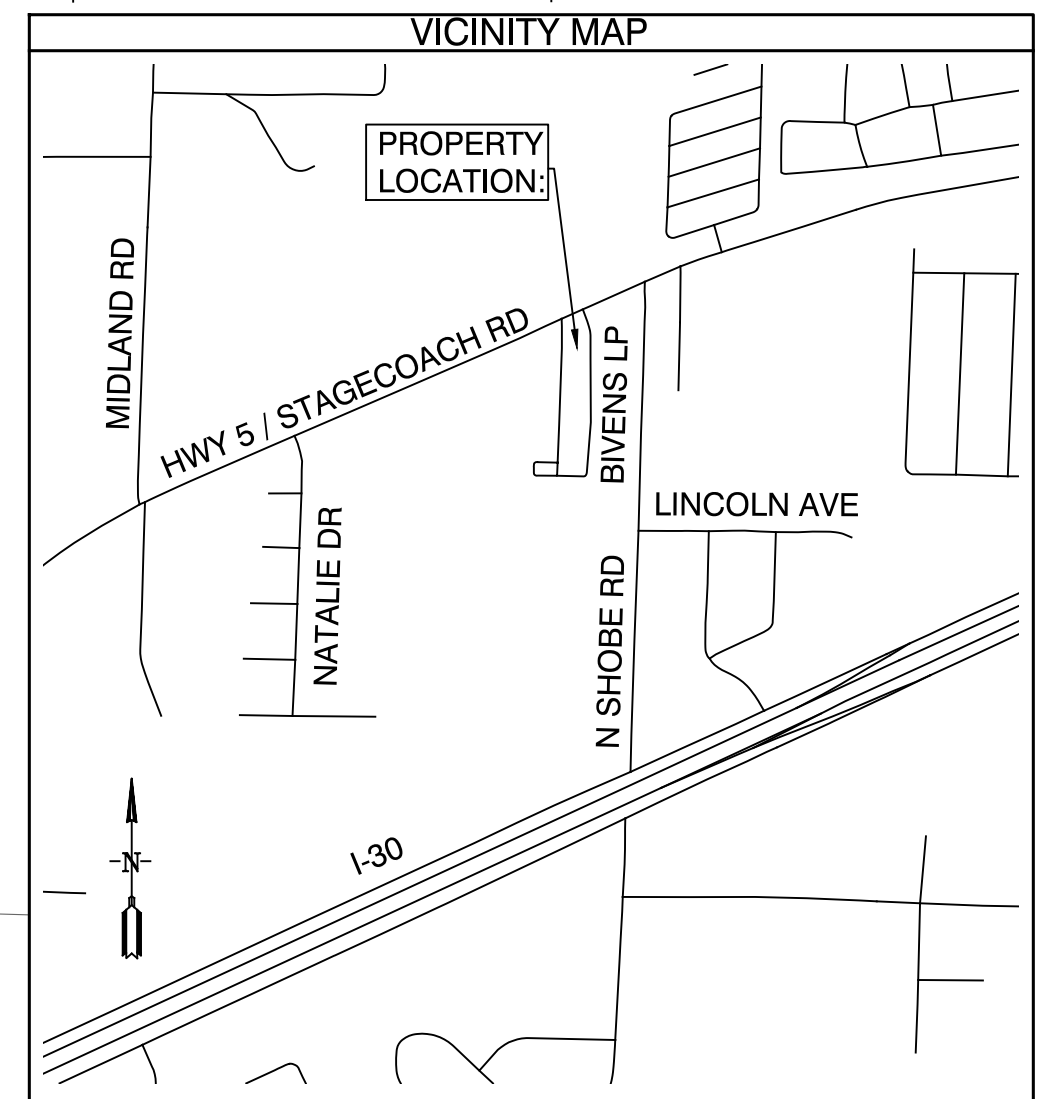
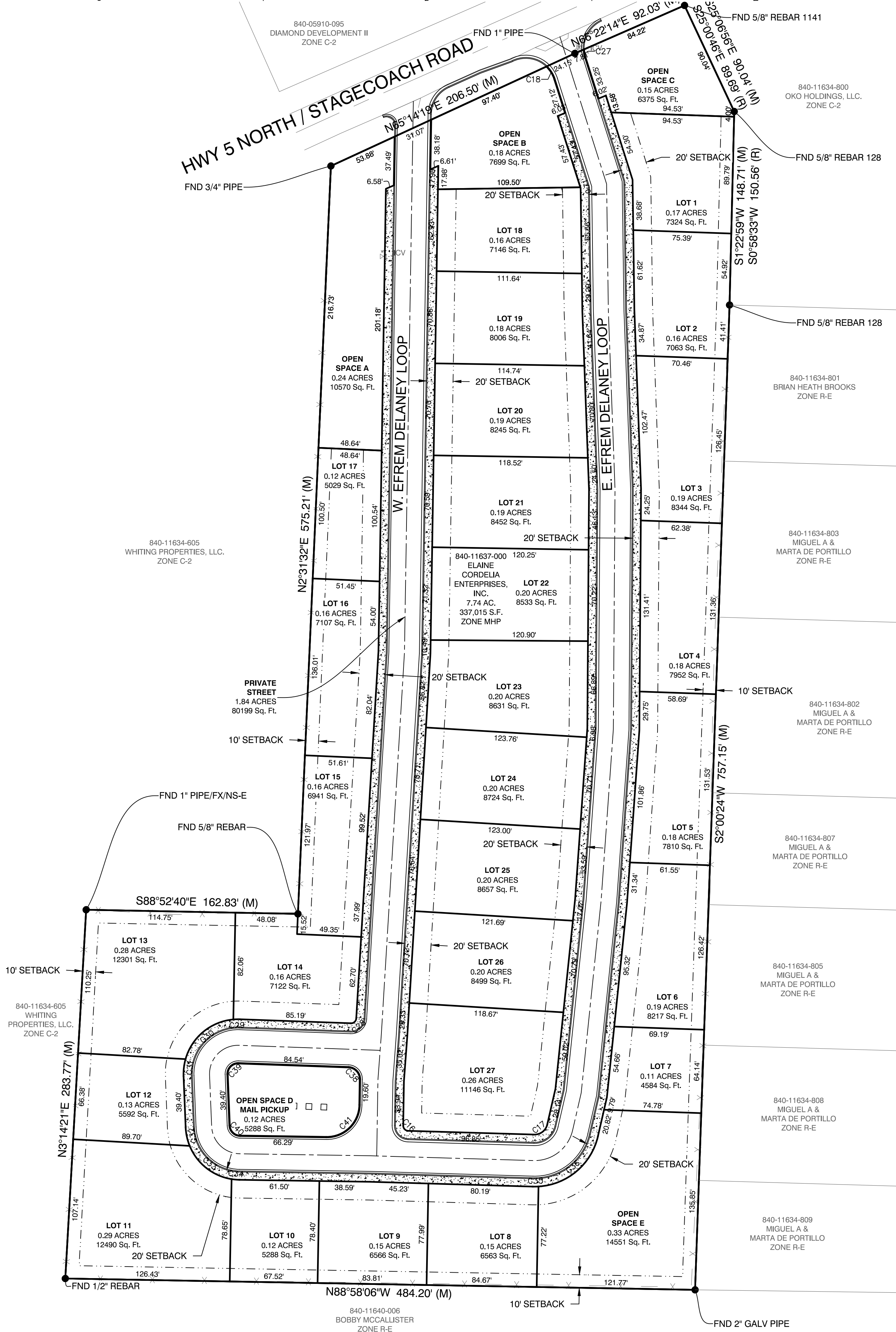
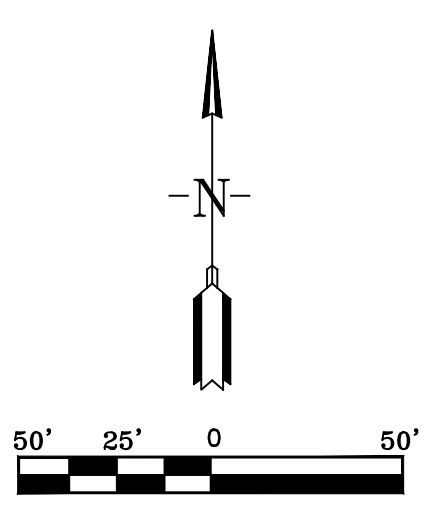
BUILDING SETBACKS:  
 FRONT - 20'  
 EXTERIOR - 10'

LOT CORNERS: SET #4 REBAR WITH CAP

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	6.23	4.00	89°13'41"	S43° 42' 00"E	5.62
C17	13.74	10.00	78°43'27"	N52° 19' 26"E	12.68
C18	11.67	23.00	29°04'59"	S32° 09' 04"E	11.55
C27	6.19	23.00	15°25'45"	N9° 53' 42"W	6.18
C28	6.18	4.00	88°35'14"	S47° 45' 38"W	5.59
C29	5.23	42.00	7°08'28"	S88° 29' 01"W	5.23
C30	50.73	42.00	69°12'03"	S50° 18' 45"W	47.70
C31	13.22	42.00	18°02'15"	S6° 41' 35"W	13.17
C32	14.63	42.00	19°57'39"	S12° 18' 22"E	14.56
C33	42.96	42.00	58°36'14"	S51° 35' 19"E	41.11
C34	6.04	42.00	8°14'10"	S85° 00' 30"E	6.03
C35	4.49	50.00	5°08'47"	N89° 06' 46"E	4.49
C36	64.21	50.00	73°34'40"	N49° 45' 02"E	59.89
C38	13.96	9.00	88°51'35"	N43° 30' 58"W	12.60
C39	13.18	8.00	94°22'47"	S44° 51' 51"W	11.74
C40	12.12	8.00	86°48'03"	S45° 43' 34"E	10.99
C41	39.25	25.00	89°57'35"	N45° 53' 37"E	35.34

**PRELIMINARY PLAT  
 STONE LUXURY LIVING  
 PLANNED UNIT DEVELOPMENT  
 CITY OF BRYANT  
 SALINE COUNTY,  
 ARKANSAS**



**PROPERTY DESCRIPTION:**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE; THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR; THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH; THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141; THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR #128; THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

**DOCUMENTS USED:**

- DEED BOOK 2021 PAGE 016880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

**BASIS OF BEARINGS:**

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE "NATIONAL GEODETIC SURVEYS" "ONLINE POSITIONING USER SERVICE" (OPUS).

**CERTIFICATIONS:**

BY AFFIXING MY SEAL AND SIGNATURE, I, GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 7, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL Q5125C0240E EFFECTIVE DATE JUNE 05, 2020.

**SURVEY PLAT CODE:**  
 500-01S-14W-0-12-320-62-1573

**SURVEY LEGEND**

- Computed point
- Found monument
- Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (D)-Deeded

**REGISTERED PROFESSIONAL ENGINEER**  
 VERNON J. WILLIAMS  
 NO. 9551

BY \_\_\_\_\_

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

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**GarNat Engineering, LLC**  
 3825 Mt. Carmel Rd  
 Bryant, AR 72018  
 P.O. Box 116  
 Benton, AR 72018  
 PH: (501) 408-4650  
 garmatengr@gmail.com

**STONE LUXURY LIVING  
 PLANNED UNIT DEVELOPMENT  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS**

**REGISTERED PROFESSIONAL SURVEYOR**  
 GEORGE P. WOODEN  
 STATE OF ARKANSAS  
 NO. 1573

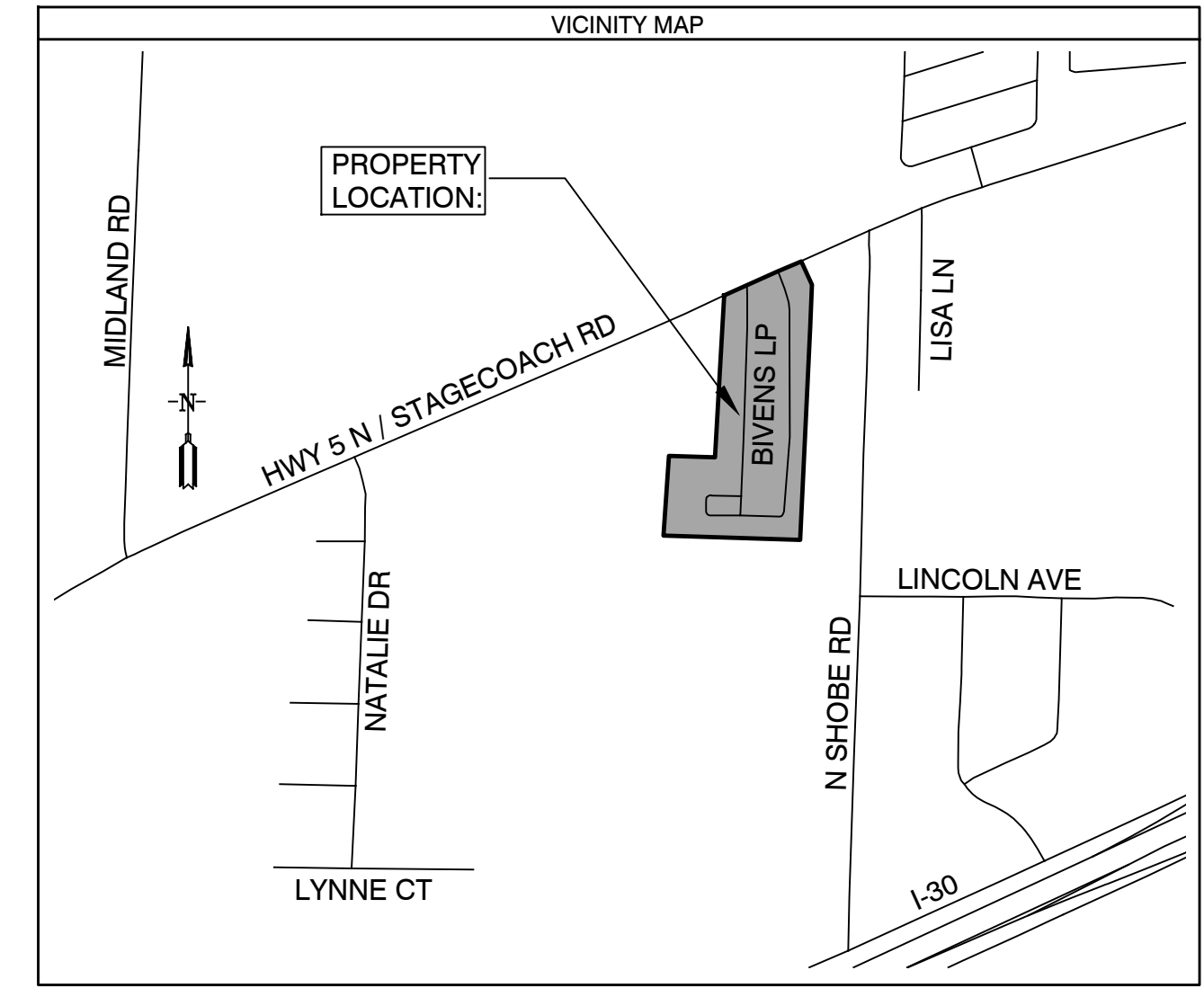
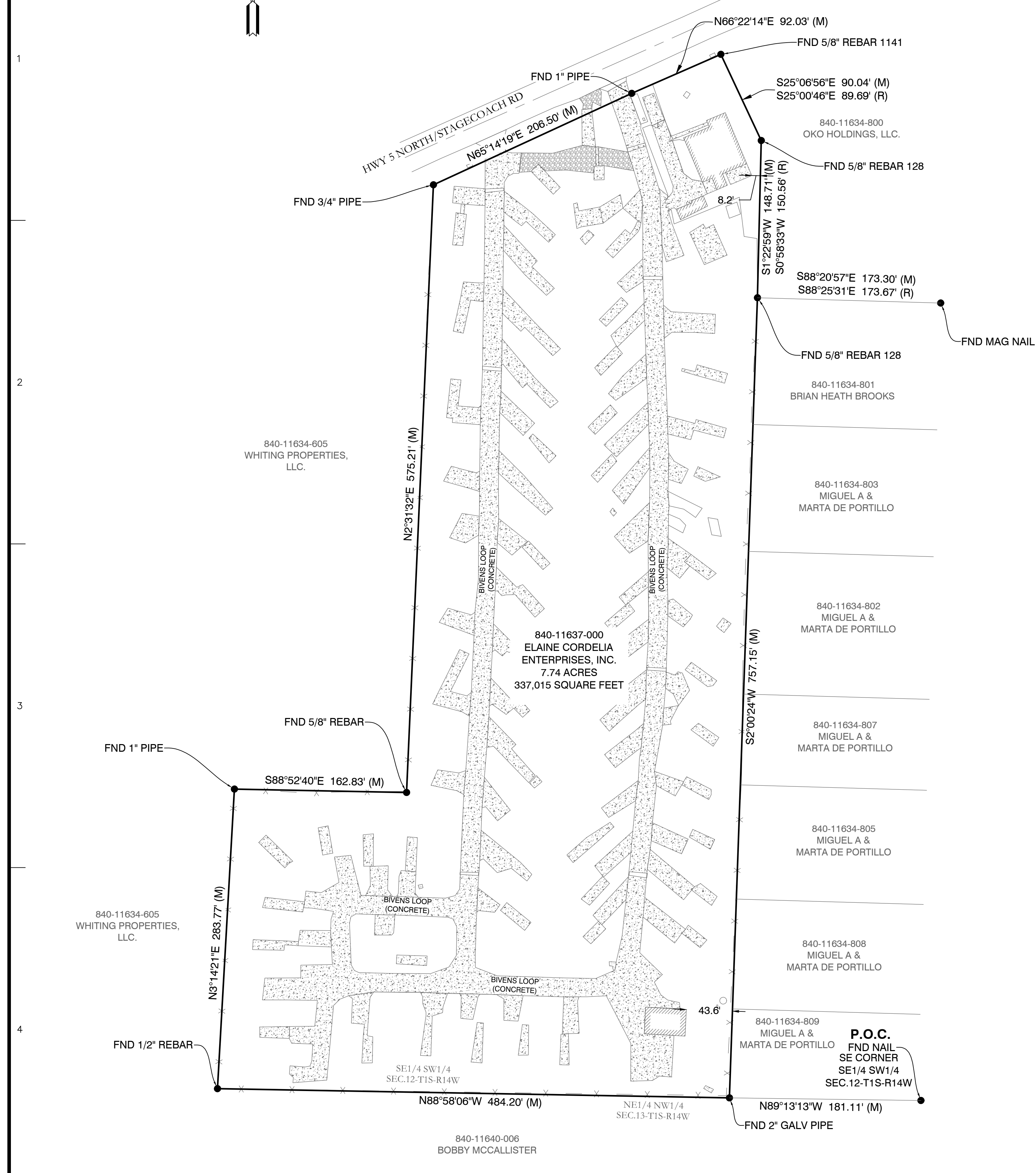
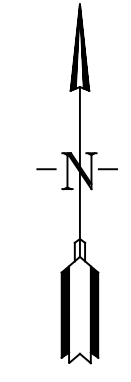
CONTENTS:  
**PRELIMINARY PLAT**

PROJECT NO:  
 22070

DATE:  
 JUNE 2022

SHEET NO:  
**V1.0**

SURVEY LEGEND	
▲	Found monument
●	Computed point
○	Set #4 RB/Plas. Cap
(M)	Measured
(R)	Recorded Survey
(P)	Platted



**PROPERTY DESCRIPTION:**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°31'3"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE; THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR; THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH; THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141; THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

**DOCUMENTS USED:**

- BOOK 2021 PAGE 16880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

**BASIS OF BEARINGS:**

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

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THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.



SURVEY PLAT CODE:  
500-01S-14W-0-12-320-62-1573

BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p><b>GarNat Engineering, LLC</b></p> <p>3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p>	
<p><b>FOR USE &amp; BENEFIT OF:</b></p> <p><b>ELAINE CORDELIA ENTERPRISES, INC.</b></p>	
<p>6-7-22</p>	
<p>CONTENTS:</p> <p><b>BOUNDARY SURVEY</b></p>	
PROJECT NO:	22070
DATE:	JUNE 7, 2022
SHEET NO:	V2.0

HOUSING UNITS (DEVELOPABLE LAND - STREET AREA) = RESIDENTIAL (9 D.U.A. MAX.) DENSITY

HOUSING UNITS = 9  
7.474 ACRES DEVELOPABLE LAND - 1.376 ACRES STREET

HOUSING UNITS = 9 X 6.098

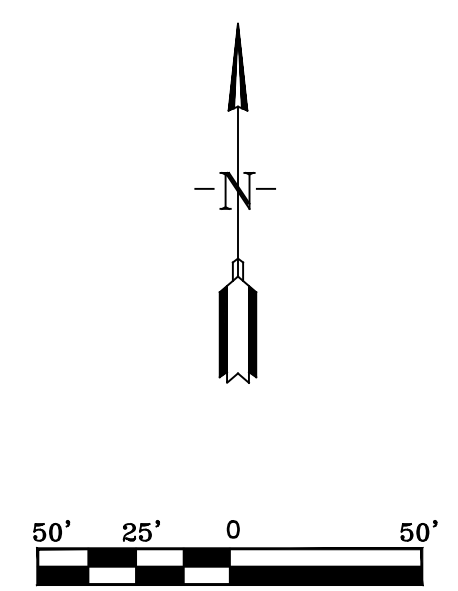
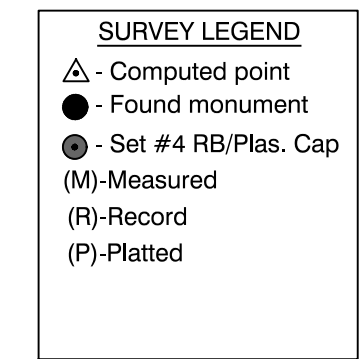
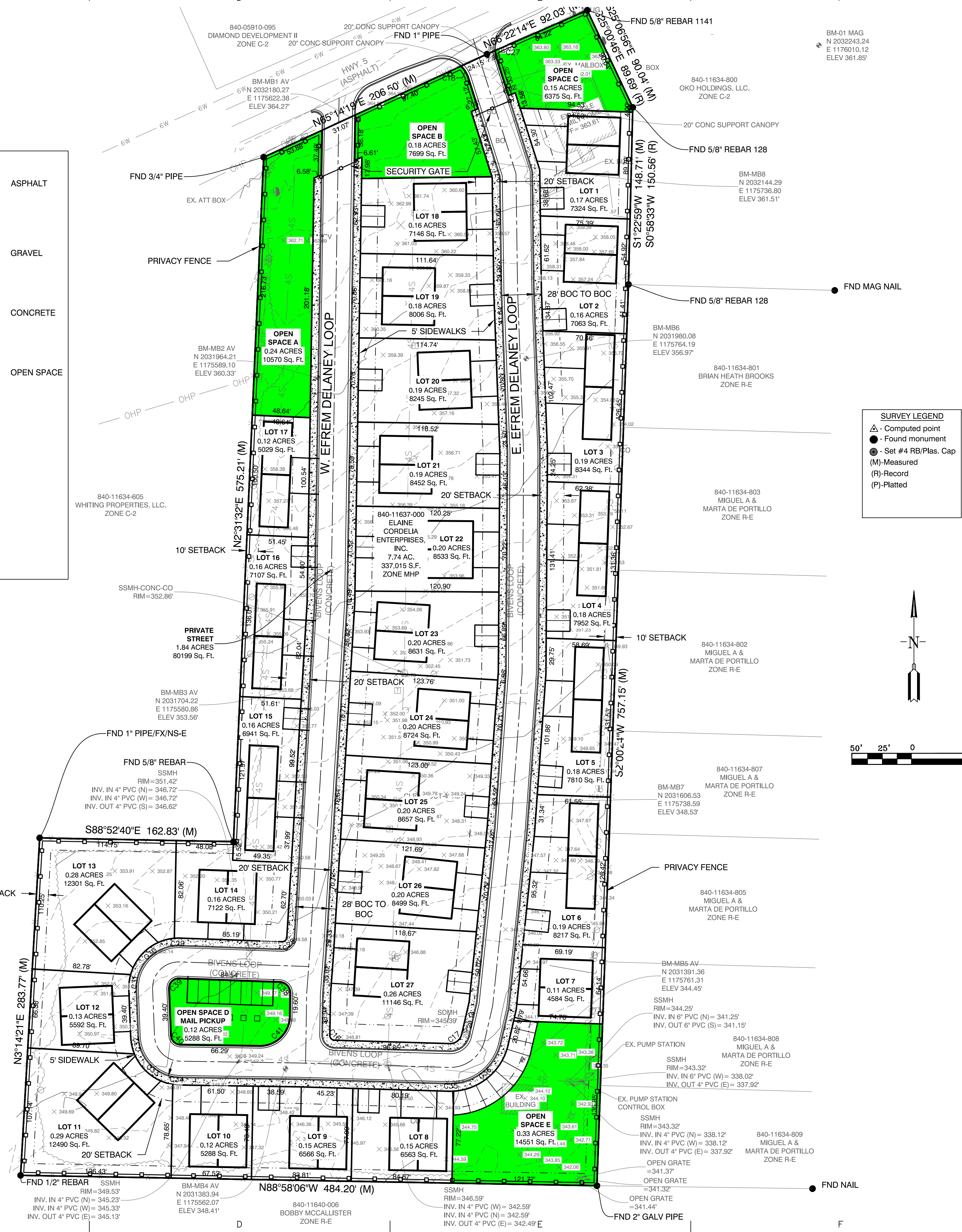
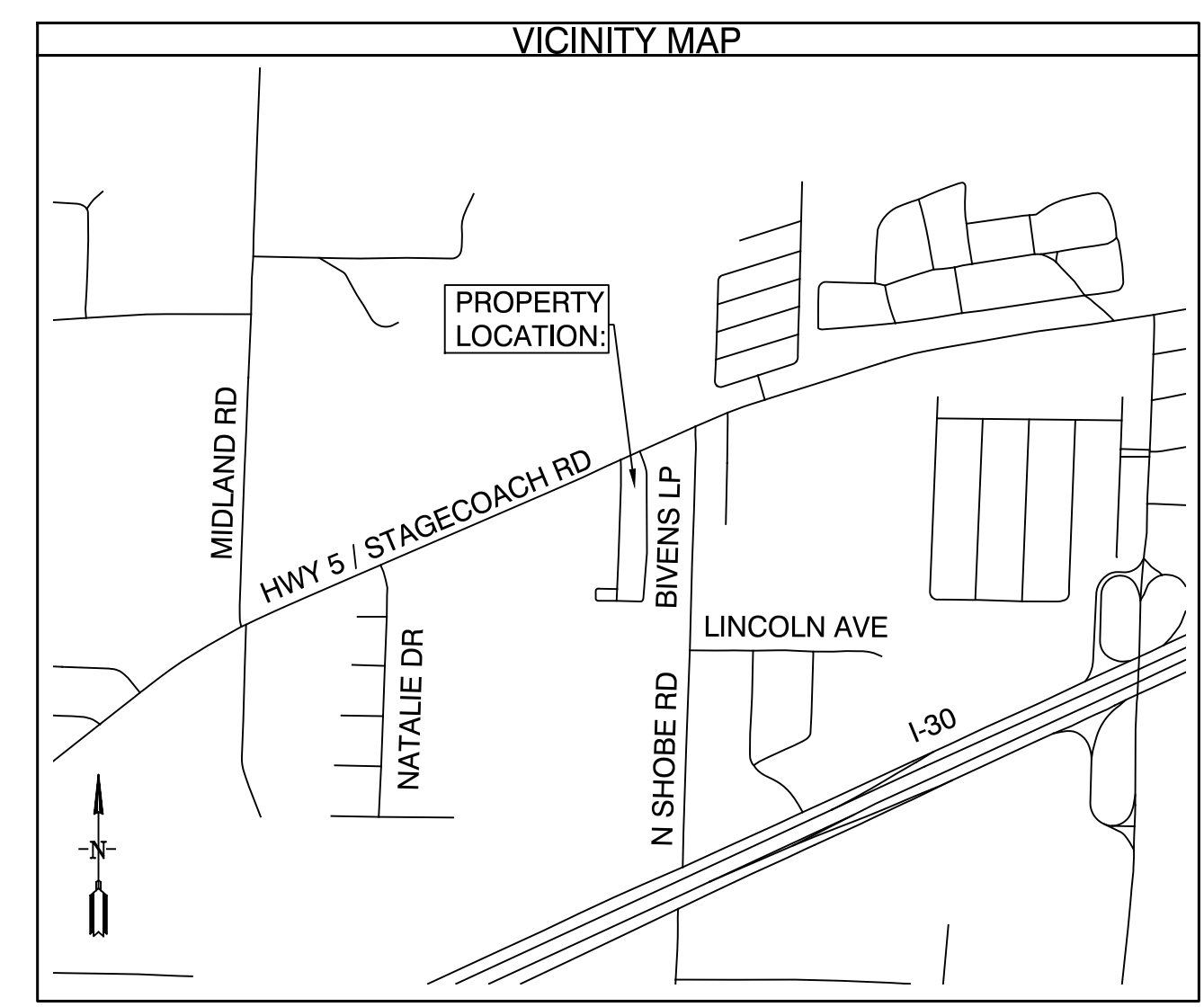
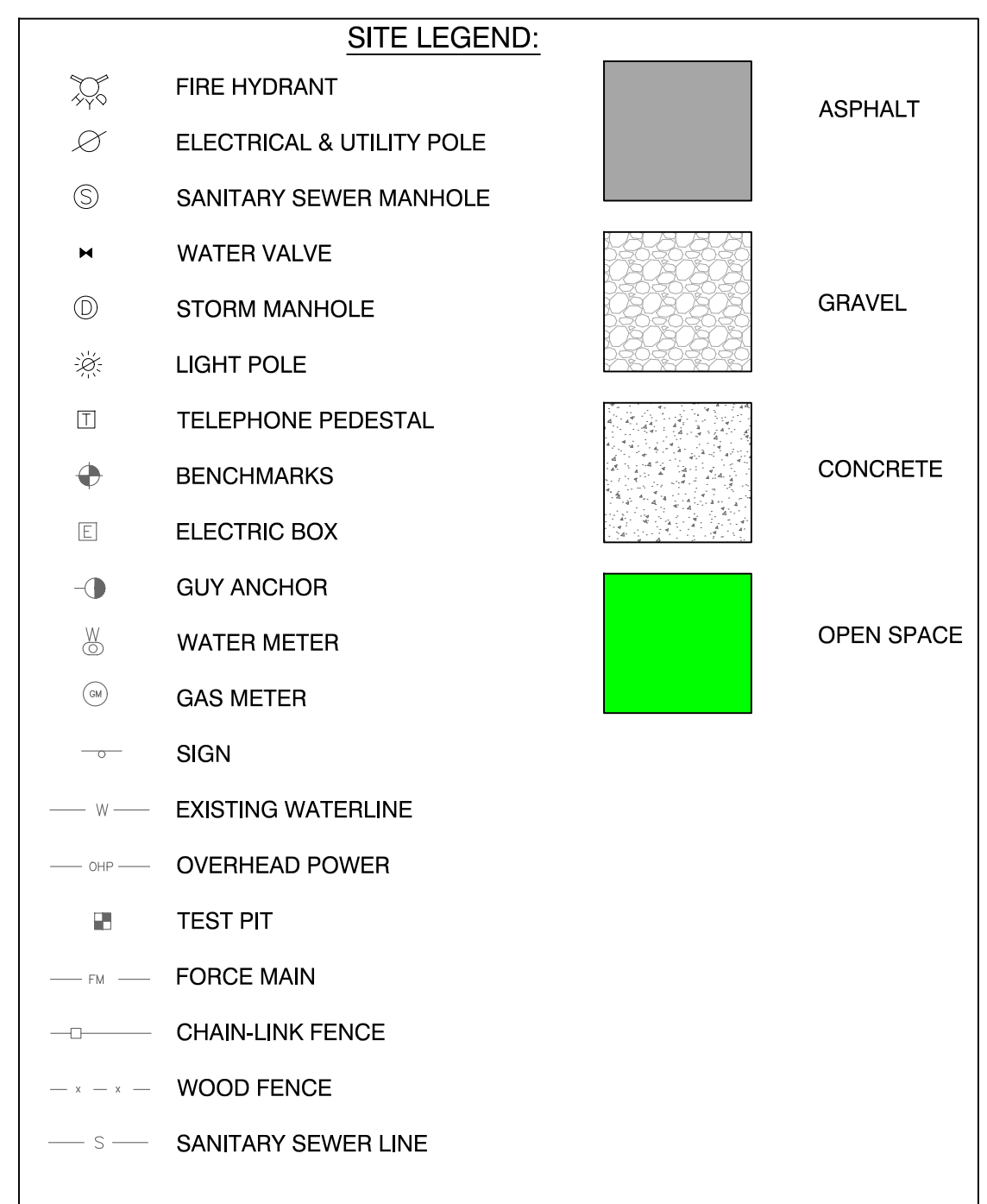
HOUSING UNITS = 54.882 ≈ 54

OPEN SPACE NEEDED = 7.474 X 0.15 ≈ 1.12 ACRES

ACTUAL OPEN SPACE = 1.48 ACRES

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NO.	REVISION	DATE
1		
2		
3		
4		

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**STONE LUXURY LIVING  
 PLANNED UNIT DEVELOPMENT  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS**



CONTENTS:  
**SITE PLAN**

PROJECT NO:  
**22070**  
 DATE:  
**JUNE 2022**  
 SHEET NO:

**C1.0**