

**CERTIFICATIONS:**

**OWNER:** Name: SOUTHERN GENERAL CONTRACTORS  
Address: BOX 242146, LITTLE ROCK, AR 72223

**DEVELOPER:** Name: SOUTHERN GENERAL CONTRACTORS  
Address: BOX 242146, LITTLE ROCK, AR 72223

**CERTIFICATE OF OWNER:**

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had lot, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution: \_\_\_\_\_ Name: \_\_\_\_\_

Source of Title: \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY:**

I, Jonathan L. Hope, 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 interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution: \_\_\_\_\_ Jonathan L. Hope  
Registered Professional  
Land Surveyor No. 1762  
Arkansas

**CERTIFICATE OF FINAL ENGINEERING ACCURACY:**

I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

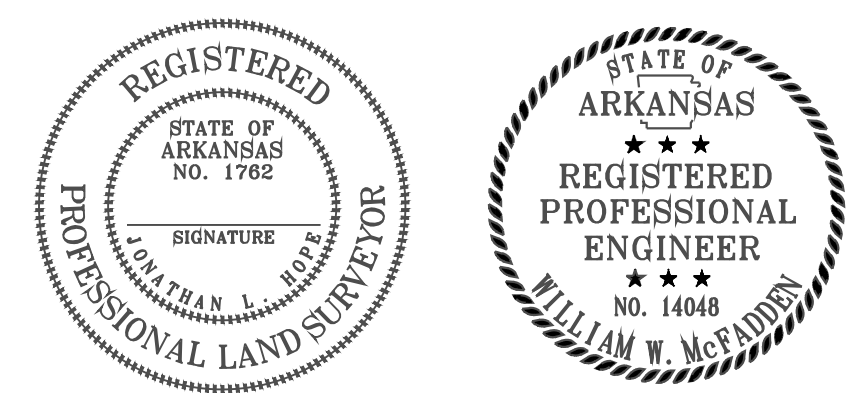
Date of Execution: \_\_\_\_\_ William W. McFadden  
Registered Professional  
Engineer, No. 14048  
Arkansas

**CERTIFICATE OF FINAL APPROVAL:**

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held on \_\_\_\_\_, 2017. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution: \_\_\_\_\_ Rick Johnson,  
Bryant Planning Commission

**FINAL PLAT**  
**LOMBARD HEIGHTS SUBDIVISION, PHASE 1**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

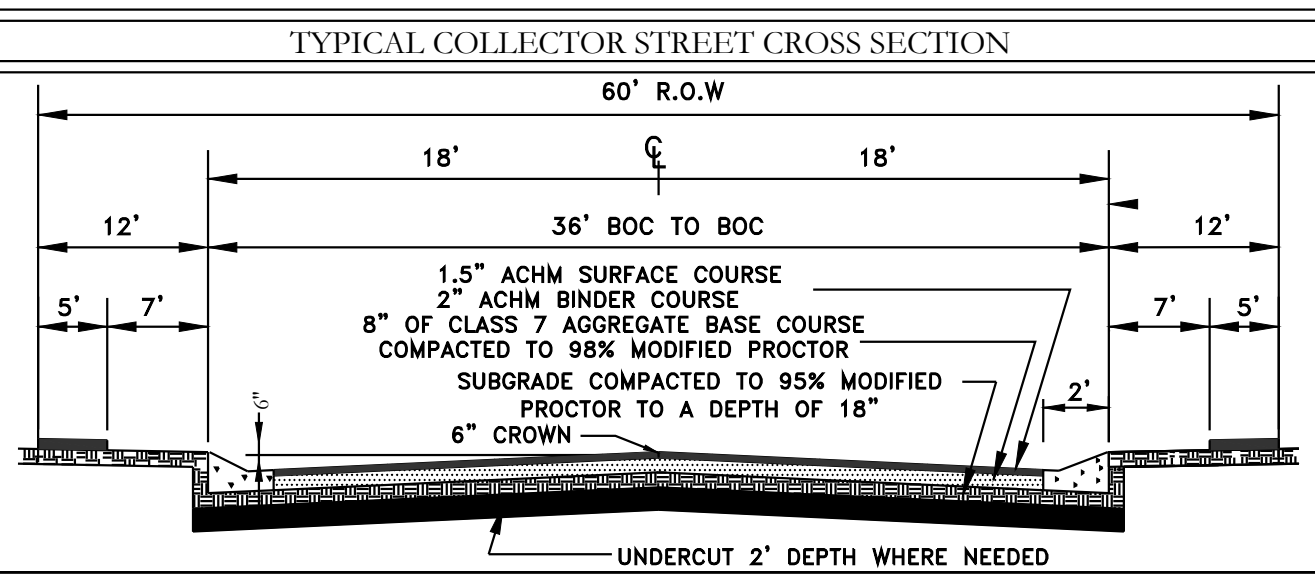
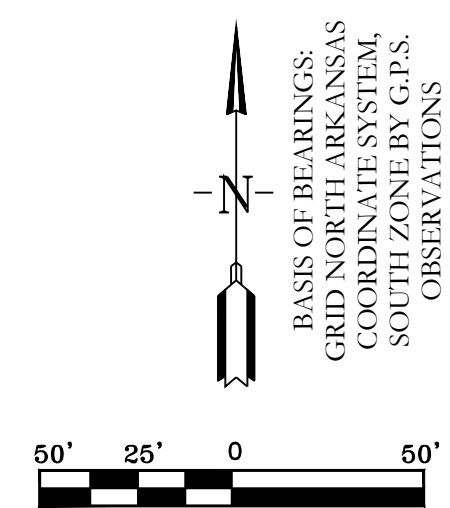
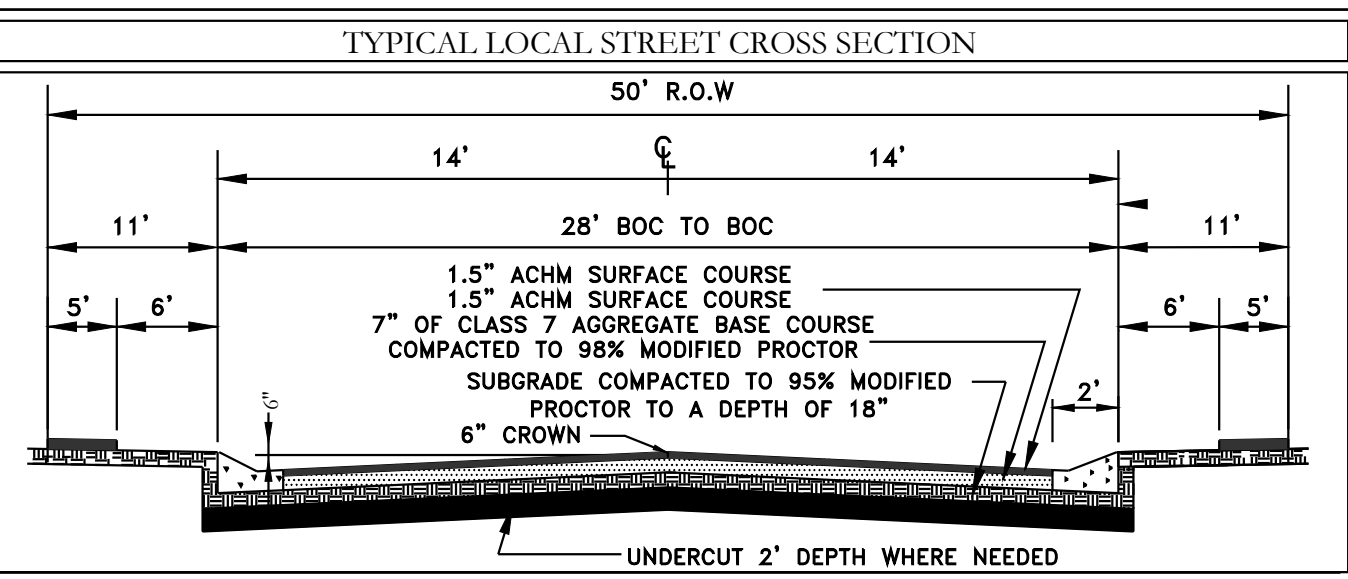
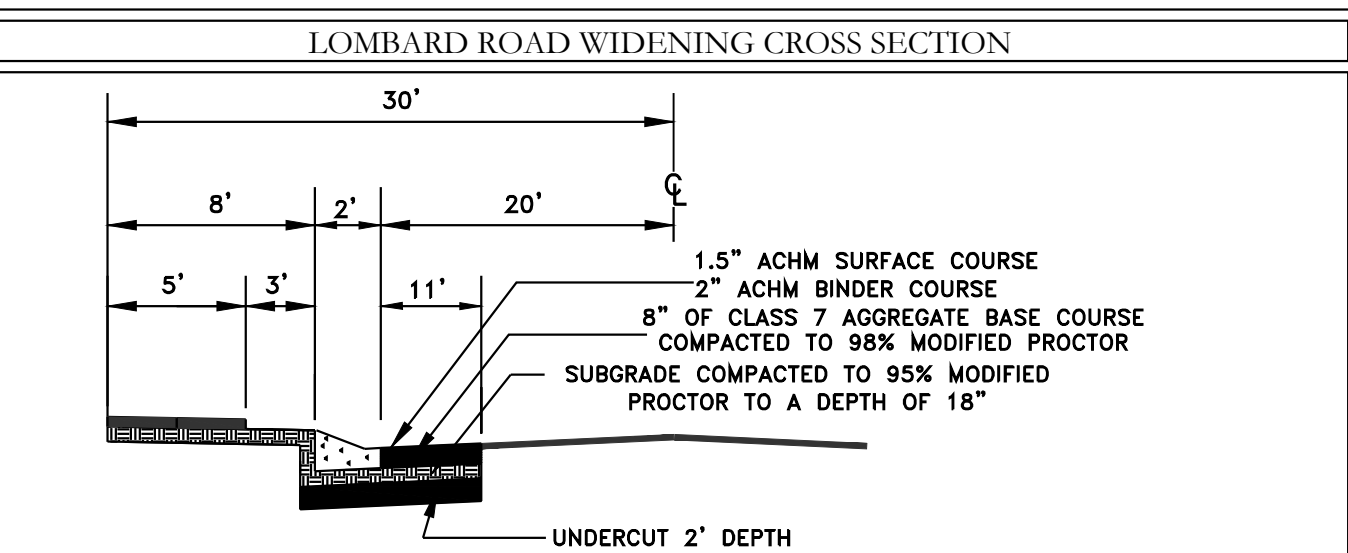


**PROPERTY DESCRIPTION:**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4), ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NE CORNER OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING A FOUND 1/2" REBAR WITH A CAP, THENCE, ALONG THE NORTH LINE OF SAID SE 1/4, SE 1/4 S 89°29'56" W A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING; THENCE, S 0°09'30"26" E A DISTANCE OF 152.28 FEET; THENCE, N 63°32'07" W A DISTANCE OF 106.51 FEET; THENCE, N88°19'27" W A DISTANCE OF 613.43 FEET; THENCE, N 01°50'33" E A DISTANCE OF 175.01 FEET; THENCE, N13°18'33" E A DISTANCE OF 51.05 FEET; THENCE, N 02°32'03" E A DISTANCE OF 8000 FEET; THENCE, S 88°19'27" E A DISTANCE OF 410.05 FEET; THENCE, N 70°39'30" E A DISTANCE OF 53.88 FEET; THENCE, S 87°27'57" E A DISTANCE OF 169.40 FEET; THENCE, S 64°38'17" E A DISTANCE OF 228.48 FEET; THENCE, S 88°19'27" E A DISTANCE OF 210.44 FEET TO A POINT THE WEST RIGHT OF WAY OF LOMBARD HEIGHTS ROAD; THENCE, ALONG SAID RIGHT OF WAY S01°13'12" W A DISTANCE OF 19.44 FEET; THENCE, S02°49'00" W A DISTANCE OF 71.03 FEET; THENCE, S04°06'35" W A DISTANCE OF 110.40 FEET; THENCE, S05°06'02" W A DISTANCE OF 55.48 FEET; THENCE, S03°10'56" W A DISTANCE OF 205.50 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 8.50 ACRES (370,381 SQUARE FEET).**

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	91°41'52"	S42°28'31"E 35.88	40.01	25.00
C2	112°27'21"	S82°35'47"E 45.91	45.99	230.00
C3	4°59'05"	S74°22'34"E 20.00	20.01	230.00
C4	73°51'55"	S68°07'04"E 30.21	30.24	230.00
C5	20°07'22"	S74°24'47"E 94.34	94.83	270.00
C6	3°58'59"	S86°23'38"E 18.14	18.14	270.00
C7	89°08'29"	N47°06'23"E 35.09	38.89	25.00
C8	90°51'40"	S42°53'37"E 35.62	39.65	25.00
C9	80°08'29"	N47°06'18"E 35.09	38.90	25.00
C10	90°51'31"	S42°53'42"E 35.62	39.64	25.00
C11	11°17'16"	S82°43'59"E 62.38	62.48	320.00
C12	12°47'06"	S70°44'39"E 71.26	71.40	320.00
C13	23°58'21"	S76°20'17"E 74.76	75.31	180.00
C14	85°57'31"	N48°44'47"E 34.09	37.51	25.00
C15	23°58'21"	S76°20'17"E 74.76	75.31	205.00
C16	23°58'21"	N76°20'17"W 122.53	123.43	295.00



- LEGEND**
- (P) - No Parking Sign
  - ⊘ - Stop Sign
  - ⊙ - Street Light
  - ⊕ - Fire Hydrant
  - ⊙ - Computed point
  - ⊙ - Found monument
  - (D) - Deeded
  - (M) - Measured
  - (P) - Platted

**PROPERTY SPECIFICATIONS:**

OWNER: SOUTHERN GENERAL CONTRACTORS, P.O. BOX 242146, LITTLE ROCK, AR 72223

DEVELOPER: SOUTHERN GENERAL CONTRACTORS, P.O. BOX 242146, LITTLE ROCK, AR 72223

ENGINEERS: HOPE CONSULTING INC., 117 S MARKET STREET, BENTON, AR 72015

NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION

ZONING CLASSIFICATION: R-1.5

SOURCE OF TITLE: 2017-11245

MIN. LOT SIZE: 6000 S.F.  
NUMBER OF LOTS: 24  
SOURCE OF WATER: SALINE WATER USERS  
SOURCE OF SEWER: CITY OF BRYANT  
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP  
SOURCE OF GAS: CUSTEER POINT ENERGY

BUILDING SETBACKS:  
FRONT - 20' OR AS SHOWN  
REAR - 20' OR AS SHOWN  
SIDE - 10' 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: 25' TO 30'  
LOT CORNERS: SET 1/2" REBAR WITH CAP

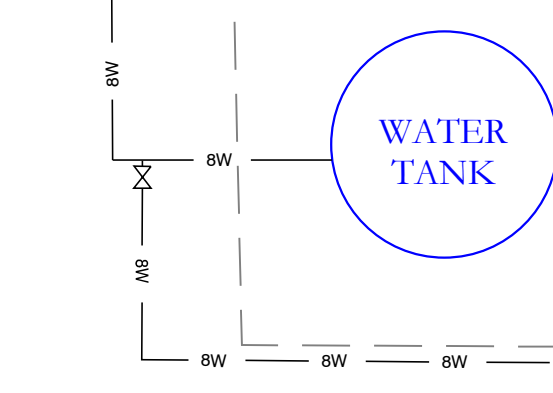
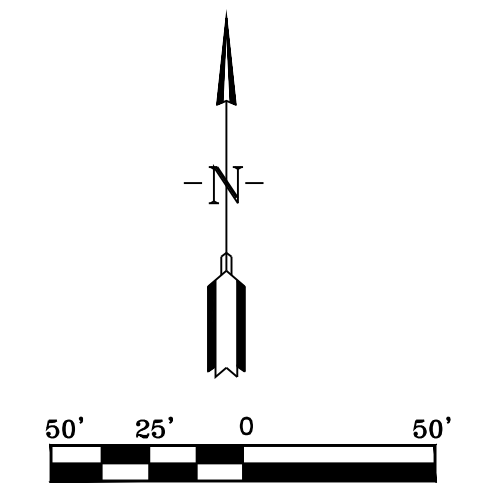
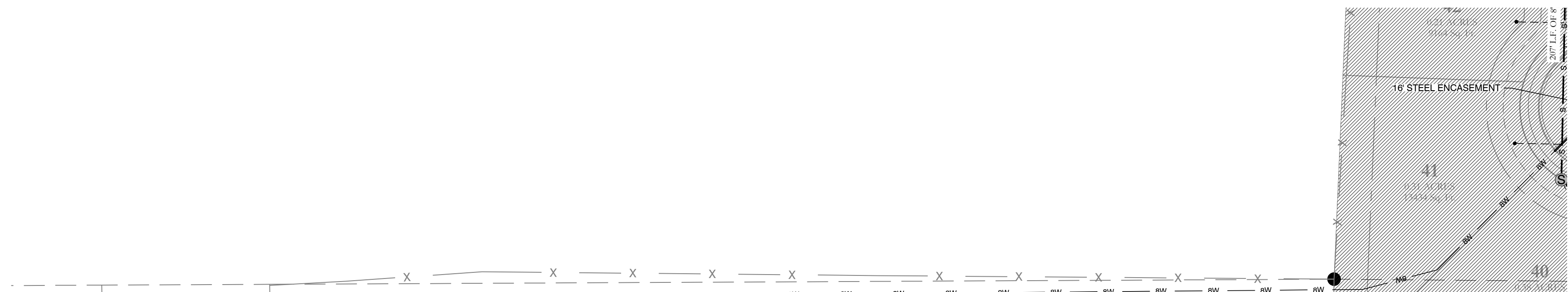
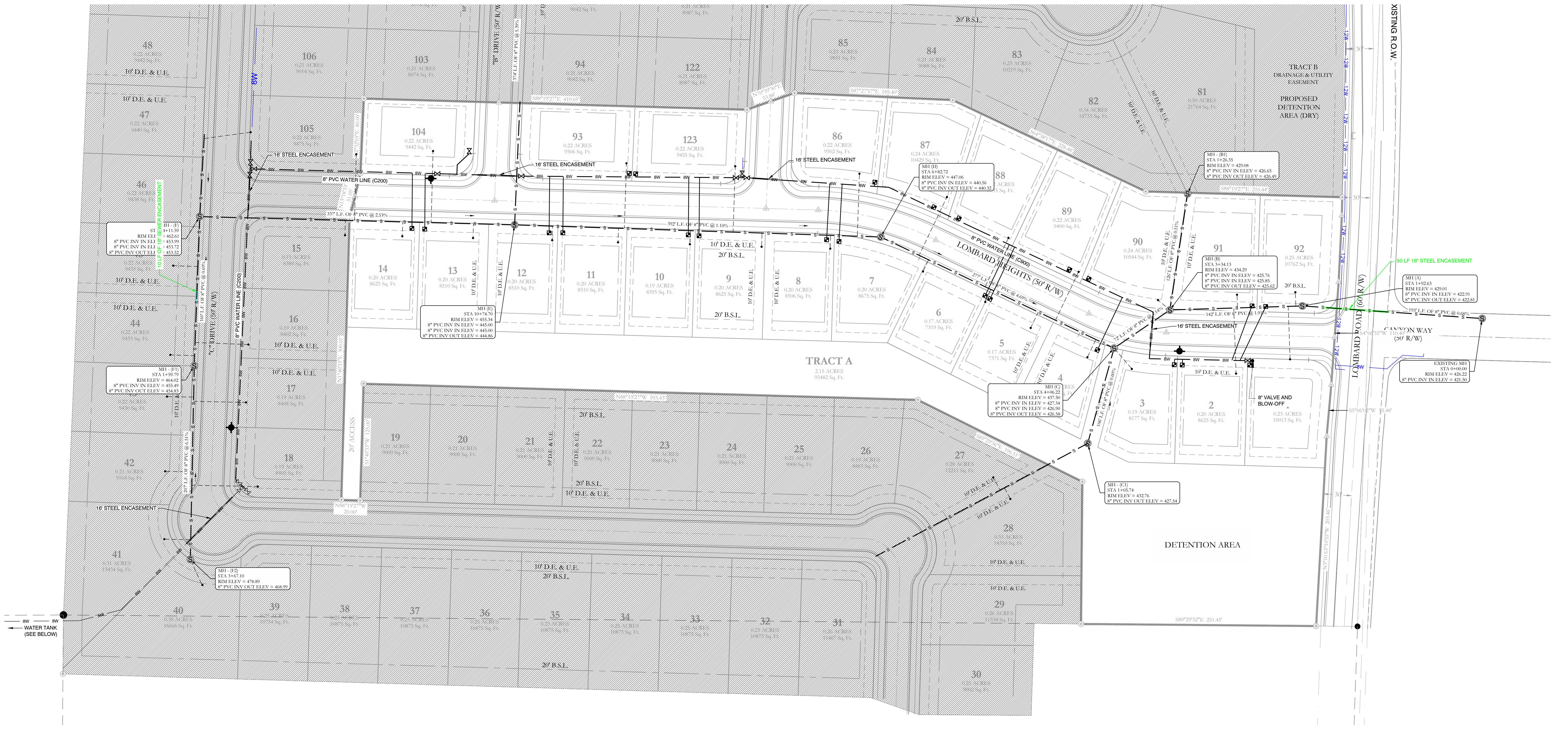
**HOPE CONSULTING ENGINEERS - SURVEYORS**

117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**SOUTHERN GENERAL CONTRACTORS**

**FINAL PLAT**  
**LOMBARD HEIGHTS, PHASE 1**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022	C.A.D. BY: RJOHNSON	DRAWING NUMBER: 19-0238
REVISION: 500	CHECKED BY: 01S	SCALE: 1"=100'
500	14W	0 29 300 62 1762



WATER LEGEND:	TYPICAL FIRE HYDRANT:	SEWER LEGEND:
<ul style="list-style-type: none"> <li> 2" BLOW OFF</li> <li> WATER MAIN</li> <li> GATE VALVE</li> <li> REDUCER</li> <li> FIRE HYDRANT</li> <li> DOUBLE WATER SERVICE</li> <li> SINGLE WATER SERVICE</li> </ul>	<ul style="list-style-type: none"> <li> 2" BLOW OFF</li> <li> REDUCER 6"</li> <li> GATE VALVE</li> <li> FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)</li> </ul>	<ul style="list-style-type: none"> <li> SEWER SERVICE</li> <li> SEWER MAIN</li> <li> SEWER MANHOLE</li> </ul>
<p>NOTE: ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.</p>		<p>NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.</p> <p>CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.</p>

**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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Benton, Arkansas 72015  
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**LOMBARD HEIGHTS**

**WATER & SEWER ASBUILTS**  
**LOMBARD HEIGHTS, PHASE 1**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022	C.A.D. BY: B. JOHNSON	DRAWING NUMBER:
REVISIONS:	CHECKED BY: =	20-1388
SHEET:	SCALE: AS SHOWN	

500	01S	14W	16	201	62	128
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12W — 12W — 12W — 12W — 12W — 12W — 12W — 12W

		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2826 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: <b>LOMBARD HEIGHTS</b>		
<b>DRAINAGE ASBUILTS</b> <b>LOMBARD HEIGHTS, PHASE 1</b> A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 08/10/2022 REVISED: SHEET:	C.A.D. BY: B. JOHNSON CHECKED BY: = SCALE: AS SHOWN	DRAWING NUMBER: <b>20-1388</b> 500 01S 14W 16 201 62 128