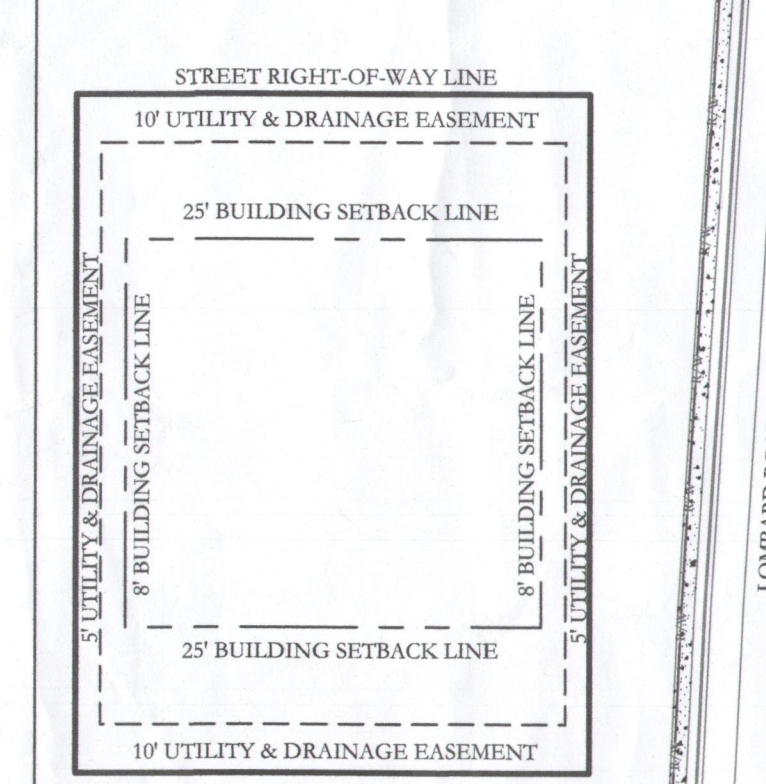


Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	19.44'	25.00'	44°33'13"	S56°28'34"W	18.95'
C2	25.03'	50.00'	28°40'44"	S48°32'19"W	24.77'
C3	50.52'	50.00'	57°53'24"	N88°10'37"W	48.40'
C4	40.89'	50.00'	46°51'19"	N35°48'16"W	39.76'
C5	51.44'	50.00'	58°50'34"	N17°09'41"E	49.20'
C6	19.44'	25.00'	44°33'13"	N24°17'22"E	18.95'
C7	34.41'	25.00'	78°51'06"	N37°24'48"W	31.75'
C8	45.75'	64.00'	40°57'31"	N56°21'36"W	44.78'
C9	41.94'	64.00'	37°32'40"	N17°06'30"W	41.19'
C10	21.03'	25.00'	48°11'23"	N22°25'52"W	20.41'
C11	42.05'	50.00'	48°11'23"	N22°25'52"W	40.82'
C12	54.19'	50.00'	62°03'38"	N32°42'38"E	51.57'
C13	62.19'	50.00'	71°15'55"	S80°36'30"E	58.26'
C14	40.70'	50.00'	46°38'28"	S21°39'25"E	39.59'
C15	42.05'	50.00'	48°11'23"	S25°45'31"W	40.82'
C16	21.03'	25.00'	48°11'23"	S25°45'31"W	20.41'
C17	21.99'	14.00'	90°00'01"	S43°20'11"E	19.80'
C18	39.12'	25.00'	89°39'04"	S46°50'17"W	35.25'
C19	45.00'	25.00'	103°15'35"	S49°37'02"E	39.20'

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC1	103°15'35"	N49°37'02"W 59.59'	68.48'	38.00'
SC2	90°00'00"	S43°20'11"E 53.74'	59.69'	38.00'

Line #	Direction	Length
L1	N88°20'11"W	33.56'

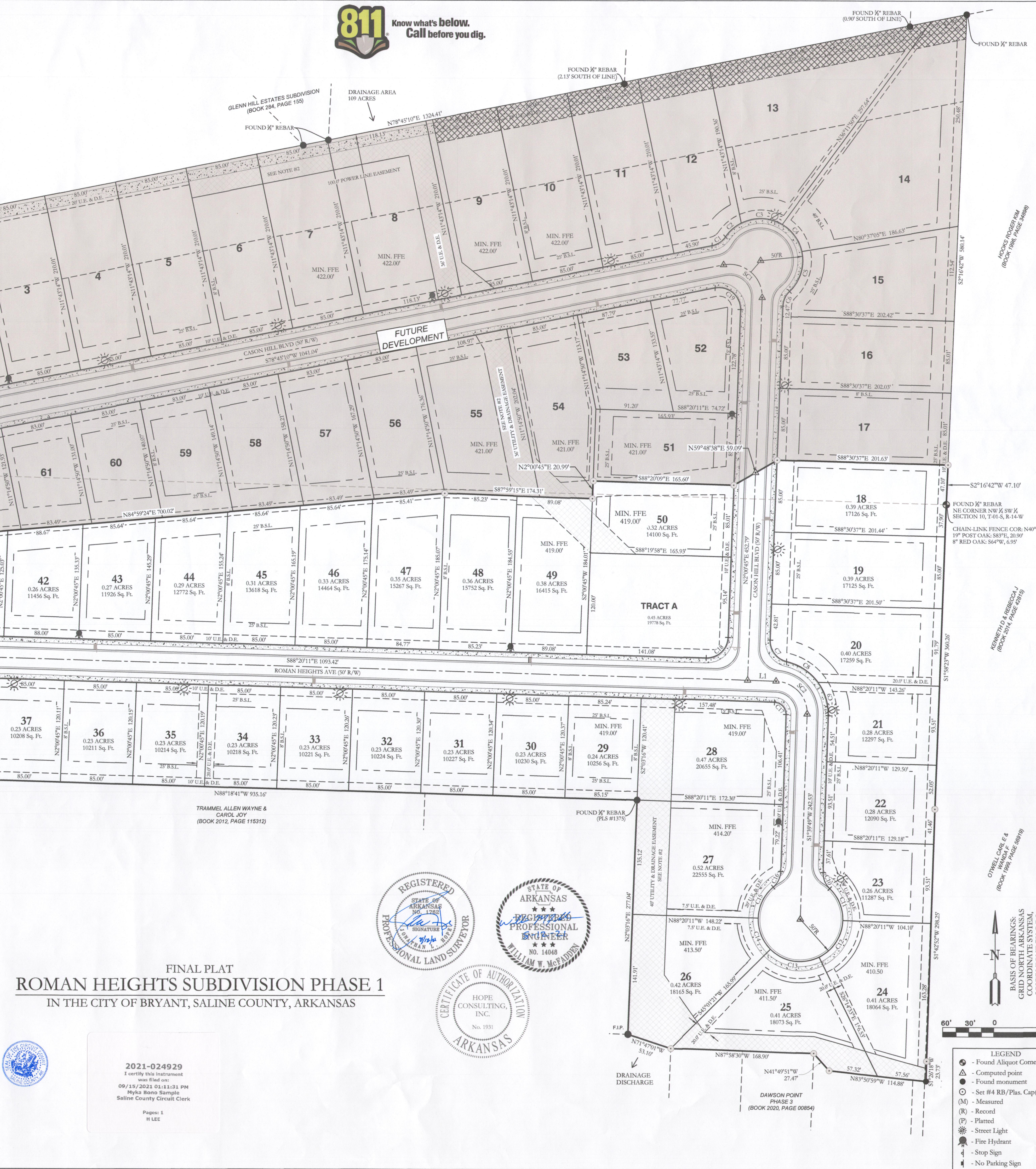
FOUND 1/2" REBAR NW CORNER NW 1/4 SW 1/4 SECTION 10, T-01-S, R-14-W  
28" POST OAK, 866"IM 25.2' AGC BRG. TAG ON 2" PINE, S12"E, 53.1' POWER POLE, N42"W, 53.1'



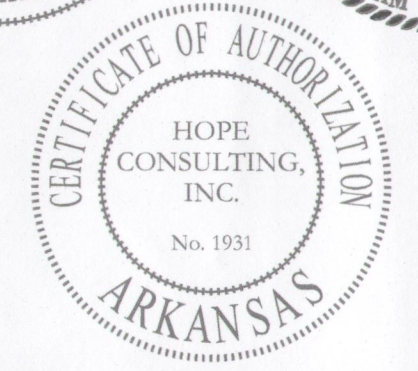
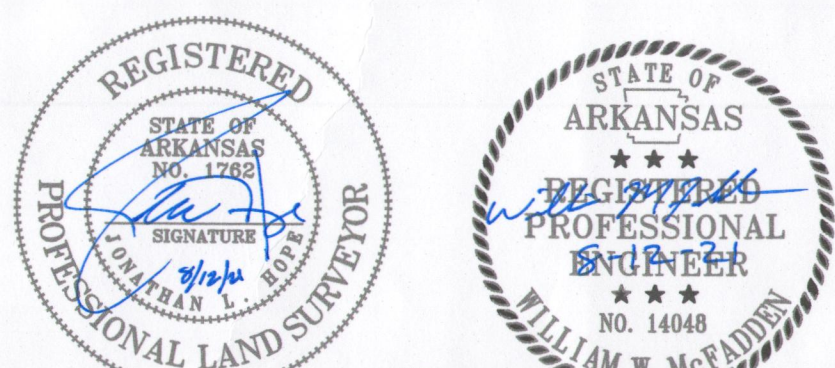
NOTE:  
1. TRACT A WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.  
2. NO FENCE SHALL BE ERECTED IN HATCHED AREA.

PROPERTY DESCRIPTION:  
PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4, ALL IN SECTION 10, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND 1/2" REBAR, ACCEPTED AS THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND 1/2" REBAR; THENCE N02°03'56"E, A DISTANCE OF 970.17 FEET TO A FOUND 1/2" REBAR (PLS #1375), BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N02°00'45"E, A DISTANCE OF 273.72 FEET TO A POINT; THENCE N84°59'24"E, A DISTANCE OF 700.02 FEET TO A POINT; THENCE S87°59'15"E, A DISTANCE OF 174.31 FEET TO A POINT; THENCE N02°00'45"E, A DISTANCE OF 20.99 FEET TO A POINT; THENCE S88°20'09"E, A DISTANCE OF 165.60 FEET TO A POINT; THENCE N59°48'38"E, A DISTANCE OF 59.09 FEET TO A POINT; THENCE S88°30'37"E, A DISTANCE OF 201.63 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10; THENCE ALONG THE EAST LINE THEREOF S02°16'42"W, A DISTANCE OF 47.10' TO A FOUND 1/2" REBAR, ACCEPTED AS THE NORTHEAST CORNER THEREOF; THENCE S01°58'23"W, ALONG SAID EAST LINE, A DISTANCE OF 360.26 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S01°42'52"W, A DISTANCE OF 298.25 FEET TO A POINT; THENCE S01°26'18"W, A DISTANCE OF 23.73 FEET TO A POINT; THENCE N83°50'59"W, A DISTANCE OF 114.88 FEET TO A POINT; THENCE N41°49'51"W, A DISTANCE OF 27.47 FEET TO A POINT; THENCE N87°58'30"W, A DISTANCE OF 168.90 FEET TO A POINT; THENCE N71°47'01"W, A DISTANCE OF 53.10 FEET TO A POINT; THENCE N02°03'16"E, A DISTANCE OF 277.04 FEET TO A FOUND 1/2" REBAR (PLS #1375); THENCE N88°18'41"W, A DISTANCE OF 935.16 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 550.021 SQUARE FEET, OR 12.63 ACRES, MORE OR LESS.

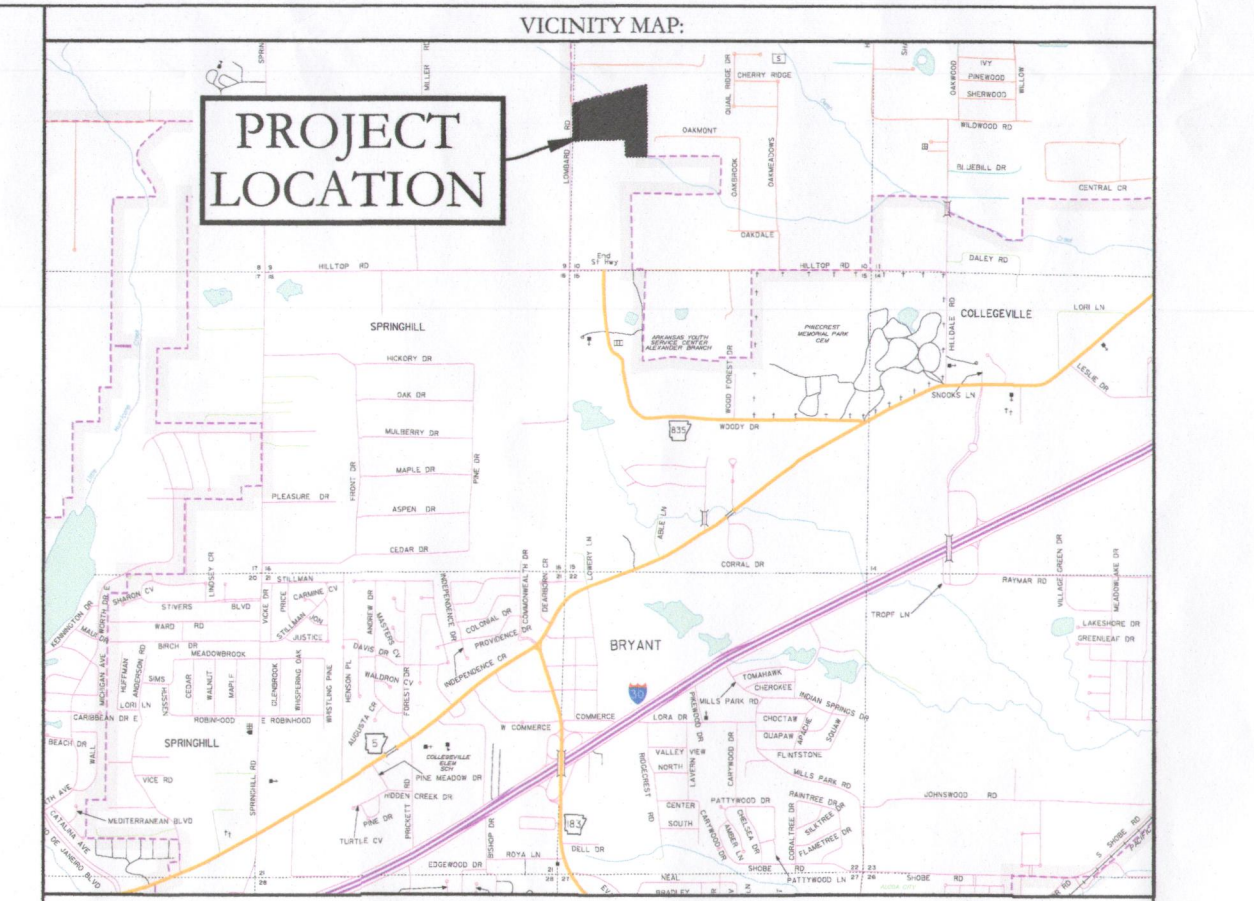
2021-024929  
I certify this instrument was filed on:  
09/15/2021 01:13:31 PM  
Myka Biano Sample  
Saline County Circuit Clerk



FINAL PLAT  
ROMAN HEIGHTS SUBDIVISION PHASE 1  
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



2021-024929  
I certify this instrument was filed on:  
09/15/2021 01:13:31 PM  
Myka Biano Sample  
Saline County Circuit Clerk



CITY OF BRYANT CERTIFICATIONS:  
OWNER: BULL DEVELOPMENT LLC  
DEVELOPER: BULL DEVELOPMENT LLC  
Name: BULL DEVELOPMENT LLC  
Address: P.O. BOX 908, 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.  
Date of Execution: 8/12/21  
Name: Jonathan L. Hope

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 accordance with the City of Bryant Subdivision Regulation Ordinance.  
Date of Execution: 8/12/21  
Name: 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 plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.  
Date of Execution: 8-12-2021  
Name: 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 8/17/2021. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.  
Date of Execution: 8-17-2021  
Name: Rick Johnson, Bryant Planning Commission

FLOODPLAIN CERTIFICATION:  
By affixing my seal and signature, I, Jonathan L. Hope, PLS 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.  
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C040E, dated 06/05/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:  
OWNER: BULL DEVELOPMENT LLC  
DEVELOPER: BULL DEVELOPMENT LLC  
SUBDIVIDER: BULL DEVELOPMENT LLC  
ENGINEERS: HOPE CONSULTING INC.  
NAME OF SUBDIVISION: ROMAN HEIGHTS SUBDIVISION PHASE 1  
ZONING CLASSIFICATION: R-2  
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2019 PAGE 024954

**HOPE CONSULTING ENGINEERS - SURVEYORS**  
117 South Market Street, Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501)315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**BULL DEVELOPMENT LLC**

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

DATE: 10/06/2020  
C.A.D. BY: JPP  
DRAWING NUMBER: 17-0077

REVISED: 08/12/2021  
CHECKED BY: JPP  
SCALE: 1" = 60'

500	01S	14W	0	10	300	62	1762
-----	-----	-----	---	----	-----	----	------

- LEGEND
- Found Aliquot Corner
  - Computed point
  - Found monument
  - Set #4 RB/Plas. Cap(SIP)
  - Record
  - Platted
  - Street Light
  - Fire Hydrant
  - Stop Sign
  - No Parking Sign

S:\LAND PROJECTS\2004 SUBDIVISIONS\2017-17-0077 ROMAN HEIGHTS FINAL PLAT\17-0077 FINAL PLAT PHASE 1.DWG