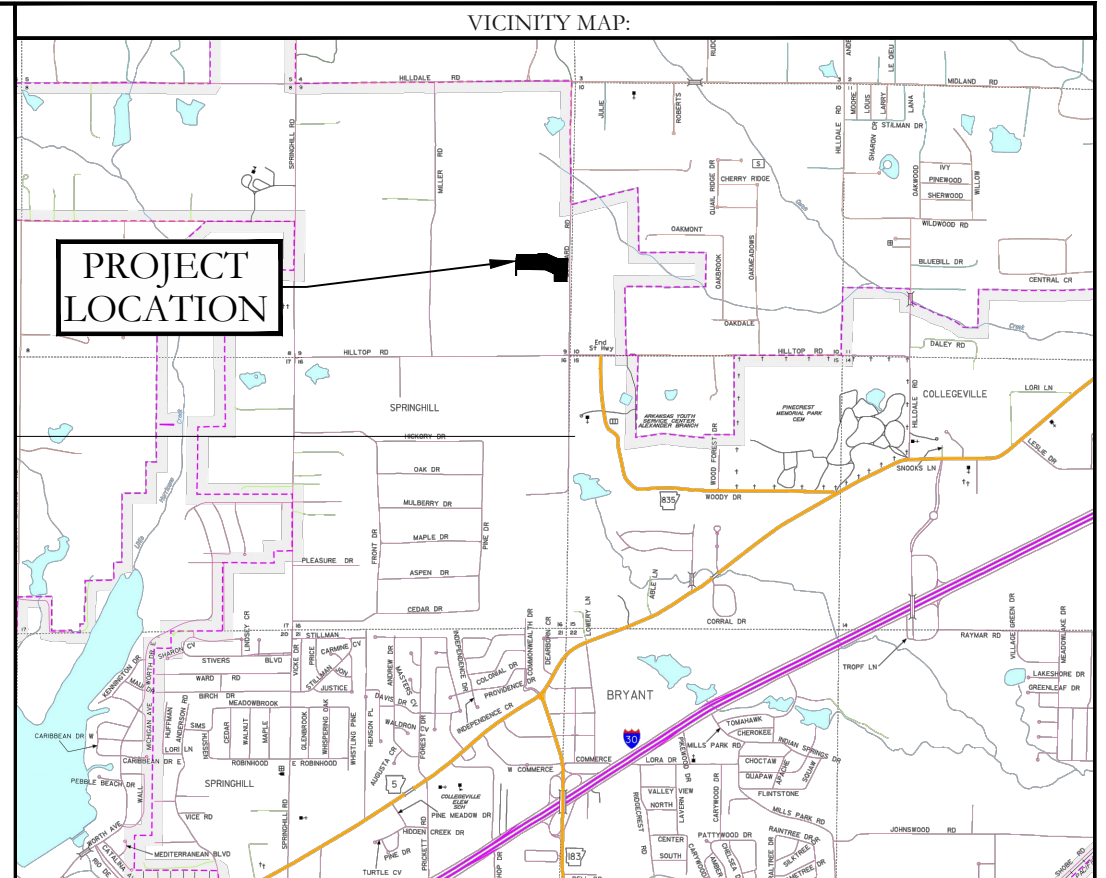


**PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 3**

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" PIPE BEING THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, A 1/2" REBAR, THENCE LEAVING SAID WEST LINE, N78°30'38"E A DISTANCE OF 656.14 FEET; THENCE S42°48'19"E A DISTANCE OF 467.36 FEET; THENCE N87°16'44"E A DISTANCE OF 81.34 FEET; THENCE ALONG CURVE TO THE RIGHT, WITH A RADIUS 220.00 FEET AND A LENGTH OF 39.95 FEET, FOR A CHORD OF N82°04'37"W 39.89 FEET; THENCE N87°16'44"E A DISTANCE OF 81.34 FEET; THENCE S13°07'29"W A DISTANCE OF 60.00 FEET; THENCE S02°32'03"W A DISTANCE OF 254.64 FEET; THENCE S19°16'02"W A DISTANCE OF 53.85 FEET; THENCE S02°32'03"W A DISTANCE OF 100.00 FEET TO A POINT OF THE NORTH LINE OF LOMBARD HEIGHTS, PHASE 1; THENCE ALONG SAID NORTH LINE THE FOLLOWING CALLS: THENCE N87°27'57"W A DISTANCE OF 99.85 FEET; THENCE S70°39'30"W A DISTANCE OF 53.88 FEET; THENCE N88°19'27"W A DISTANCE OF 530.23 FEET; THENCE N80°47'12"W A DISTANCE OF 50.34 FEET; THENCE N87°55'08"W A DISTANCE OF 126.73 FEET TO THE POINT OF BEGINNING CONTAINING 610,262 SQUARE FEET, OR 14.01 ACRES, MORE OR LESS.

- NOTES:**
- ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.



**CERTIFICATIONS:**

OWNER:	DEVELOPER:
Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223	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 laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

**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 plan and identified on the ground in terms of length and direction of the property as required in accord with the City of Bryant Subdivision Regulation Ordinance.

**CERTIFICATE OF FINAL ENGINEERING ACCURACY:**

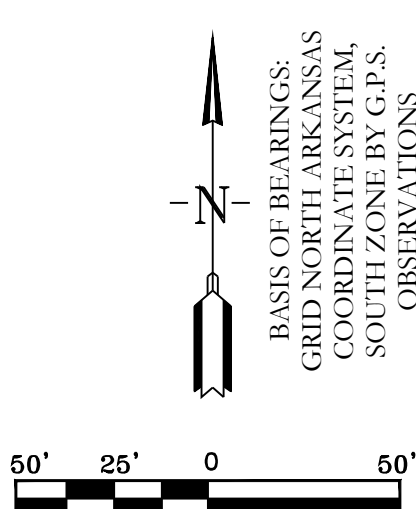
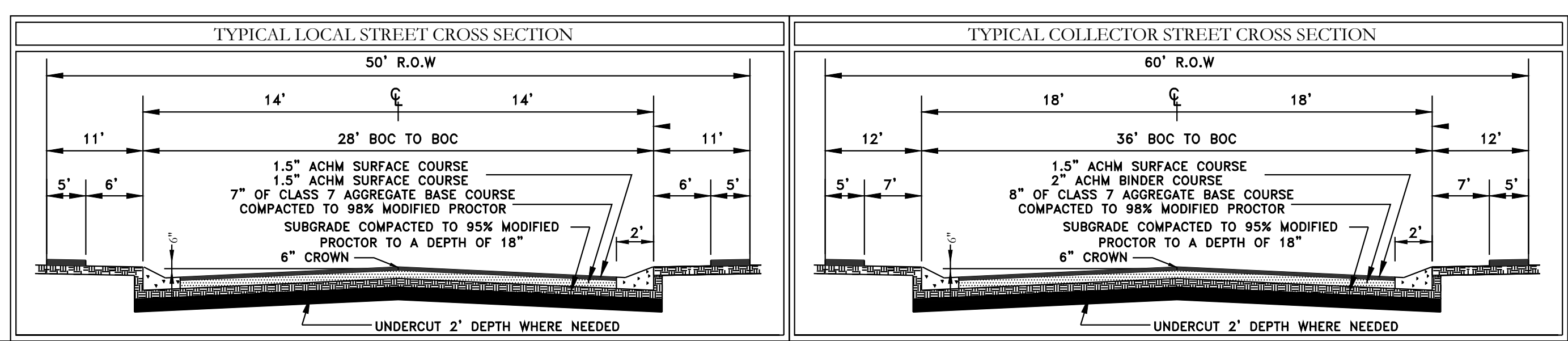
I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

**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 \_\_\_\_\_, 20\_\_\_\_. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C7	89°08'20"	N47°06'23"E 35.09	38.89	25.00
C22	9°47'18"	S0°03'07"E 20.33	20.35	119.13
C23	97°05'16"	S51°11'05"E 37.47	42.36	25.00
C24	12°00'30"	S86°23'30"W 81.03	81.18	387.33
C25	14°00'52"	N85°12'27"E 81.53	81.73	334.14
C26	3°50'16"	N80°29'24"E 12.05	12.05	179.96
C27	19°35'14"	S87°51'51"E 61.22	61.52	179.96
C28	20°08'24"	S68°00'02"E 62.93	63.26	179.96
C29	15°07'56"	S50°21'52"E 47.39	47.53	179.96
C30	6°12'37"	S45°54'37"E 23.83	23.85	220.00
C31	38°15'48"	S68°08'50"E 144.21	146.92	220.00
C36	10°24'13"	N82°04'37"W 50.77	50.84	280.00
C37	86°06'52"	S68°19'36"W 34.14	37.57	25.00
C38	90°00'00"	S42°27'57"E 35.36	39.27	25.00
C47	90°00'00"	S47°32'03"W 35.36	39.27	25.00
C55	53°56'23"	S20°30'24"W 22.68	23.54	25.00
C56	24°50'09"	S44°03'31"W 25.80	26.01	60.00
C57	69°07'25"	S25°51'6"E 68.08	72.39	60.00
C58	50°00'14"	S62°20'05"E 50.72	52.36	60.00
C59	50°47'44"	N67°06'56"E 51.47	53.19	60.00
C60	70°00'26"	N6°42'51"E 68.84	73.31	60.00
C61	23°10'13"	N39°52'28"W 24.10	24.26	60.00
C62	53°59'47"	N24°27'41"W 22.70	23.56	25.00
C65	11°09'33"	S1°30'53"E 38.86	38.92	199.84
C66	87°07'12"	S36°28'21"W 33.48	36.94	24.29
C67	2°38'14"	N87°40'37"W 57.31	57.87	119.97
C68	31°03'36"	N88°19'42"W 64.24	65.04	119.97
C69	6°53'42"	N46°15'10"W 33.68	33.70	280.00
C70	77°45'34"	N10°49'15"W 31.38	33.93	25.00
C71	23°42'21"	N14°50'34"E 71.89	72.41	175.00
C72	14°00'03"	N85°30'42"E 85.31	85.53	350.00
C73	14°00'21"	N4°28'58"W 61.10	61.26	250.00
C74	58°41'00"	S72°08'49"E 147.00	153.63	150.00
C75	16°17'00"	S50°56'49"E 70.81	71.05	250.00
C76	28°11'25"	S73°11'01"E 121.77	123.00	250.00
C77	28°22'38"	S16°43'22"W 73.53	74.29	150.00
C87	10°24'13"	S82°04'37"E 39.89	39.95	220.00

**FINAL PLAT**  
**LOMBARD HEIGHTS SUBDIVISION, PHASE 3**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



**LEGEND**

- (P) -- No Parking Sign
- Stop Sign
- Street light
- Fire Hydrant
- Computed point
- Found monument
- Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted
- ADA Crosswalk



**PROPERTY SPECIFICATIONS:**

OWNER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	MIN. LOT SIZE: NUMBER OF LOTS: 48
DEVELOPER/ SUBDIVIDER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	SOURCE OF WATER: SALFAM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION, PHASE 2	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ZONING CLASSIFICATION: R-1-S	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 28' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: 2017-11245	

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.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # \_\_\_\_\_, dated: 06/05/2020.

**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 3**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/25/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	20-1388
500	01S	14W
0	9	210
62	1762	