

- NOTES:**
1. ACCORDING TO TABLE 5 PUBLIC LIGHTING (PAGE 46) POST OR COLUMN LIGHT TYPES ARE ALLOWED.
 2. LOT 11, 12, 13 & 14 WILL HAVE FRONT ACCESS FROM COURT STREET
 3. ALL PRIVATE ALLEYS WILL BE UTILIZED AS UTILITY & DRAINAGE EASEMENTS.
 4. PRIVATE ALLEYS ARE COMMON AREAS THAT WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.
 5. STREET TREES WILL REQUIRE A 40' O.C. AVERAGE

TND OVERLAY - TRANS-SEC SETBACKS			
BUILDING DISPOSITION	T3	T4	T5
FRONT SETBACKS (PRIMARY)	18 FT. MIN.	6 FT. MIN. 18 FT. MAX.	0 FT. MIN. 6 FT. MAX.
FRONT SETBACKS (SECONDARY)	12 FT. MIN.	6 FT. MIN. 18 FT. MAX.	0 FT. MIN. 6 FT. MAX.
SIDE SETBACKS	6 FT. MIN.	0 FT. TOTAL MIN.	0 FT. MIN. 24 FT. MAX.
REAR SETBACKS	6 FT. MIN.	3 FT. MIN.	3 FT. MIN.

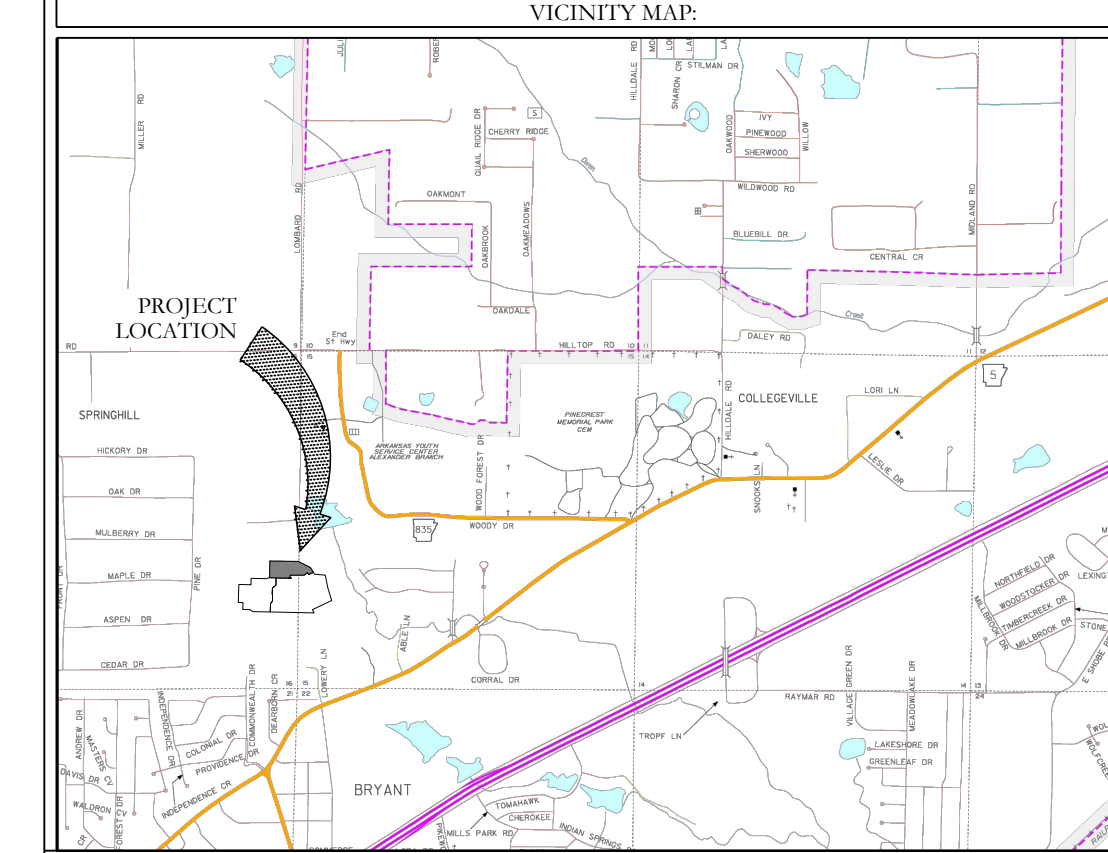
Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	14°31'10"	N31°44'21"W 43.47'	43.59'	172.00'
C3	4°25'20"	N86°39'04"W 13.27'	13.28'	172.00'
C4	19°59'13"	N74°26'48"W 59.70'	60.00'	172.00'
C5	19°59'13"	N54°27'35"W 59.70'	60.00'	172.00'
C6	5°28'02"	N41°43'57"W 16.41'	16.41'	172.00'
C7	49°51'48"	N63°55'50"W 123.09'	127.06'	146.00'

CORRECTION DEED
JOHN & JESSIE BULLOCK TO PAUL BULLOCK
4-27-94 DEED BOOK 387 PAGE 003

PROPERTY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), OF SECTION 16, ALL BEING IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 16, A FOUND 2 1/2" ALUMINUM CAP;
THENCE S64°15'57"E 256.15 FEET TO A FOUND 5/8" REBAR AND CAP;
THENCE S30°59'30"E 109.46 FEET TO A SET 5/8" REBAR AND CAP ON THE NORTH LINE OF MIDTOWN BRYANT SUBDIVISION, PHASE 1;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 172.00 FEET AND LENGTH OF 43.59 FEET AND A CHORD OF N31°44'21"W 43.47 FEET TO A SET 5/8" REBAR AND CAP;
THENCE LEAVING SAID EAST LINE S51°00'04"W 82.02 FEET TO A SET 5/8" REBAR;
THENCE N88°51'44"W 264.00 FEET TO A SET 5/8" REBAR AND CAP;
THENCE S01°08'16"W 59.00 FEET TO A SET 5/8" REBAR AND CAP;
THENCE N88°51'44"W 263.29 FEET TO A SET REBAR AND CAP;
THENCE N01°08'16"E 24.00 FEET TO A SET REBAR AND CAP;
THENCE N88°51'44"W 12.00 FEET TO A SET REBAR AND CAP;
THENCE S88°42'49"W 23.64 FEET TO A SET REBAR AND CAP;
THENCE N88°51'44"W 90.00 FEET TO A SET REBAR AND CAP;
THENCE N01°04'10"E 318.00 FEET TO A SET REBAR AND CAP;
THENCE S88°53'31"E 537.96 FEET TO A SET REBAR AND CAP;
TO THE POINT OF BEGINNING, ENCLOSING 4.97 ACRES OR 2161,344 SQ. FEET.



CERTIFICATIONS:

OWNER: Name: GRAHAM SMITH CONSTRUCTION Address: 12 PINE MANOR LITTLE ROCK, AR 72207	DEVELOPER: Name: GRAHAM SMITH CONSTRUCTION Address: 12 PINE MANOR LITTLE ROCK, AR 72207
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CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, planned and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.
Date of Execution _____ Name: _____
Address: _____
Source of Title: _____ BOOK _____ PAGE _____

CERTIFICATE OF FINAL 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, 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 complied with.

Date of Execution _____ Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

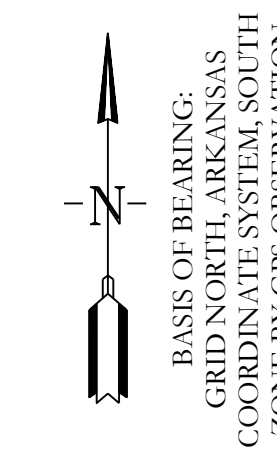
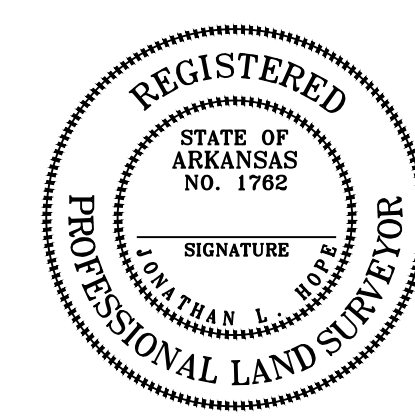
Date of Execution _____ Chairman
Bryant Planning Commission



LOT DEVELOPER'S INC.
DEED BOOK 1999 PAGE 1318
TAX PARCEL #840-11698-00

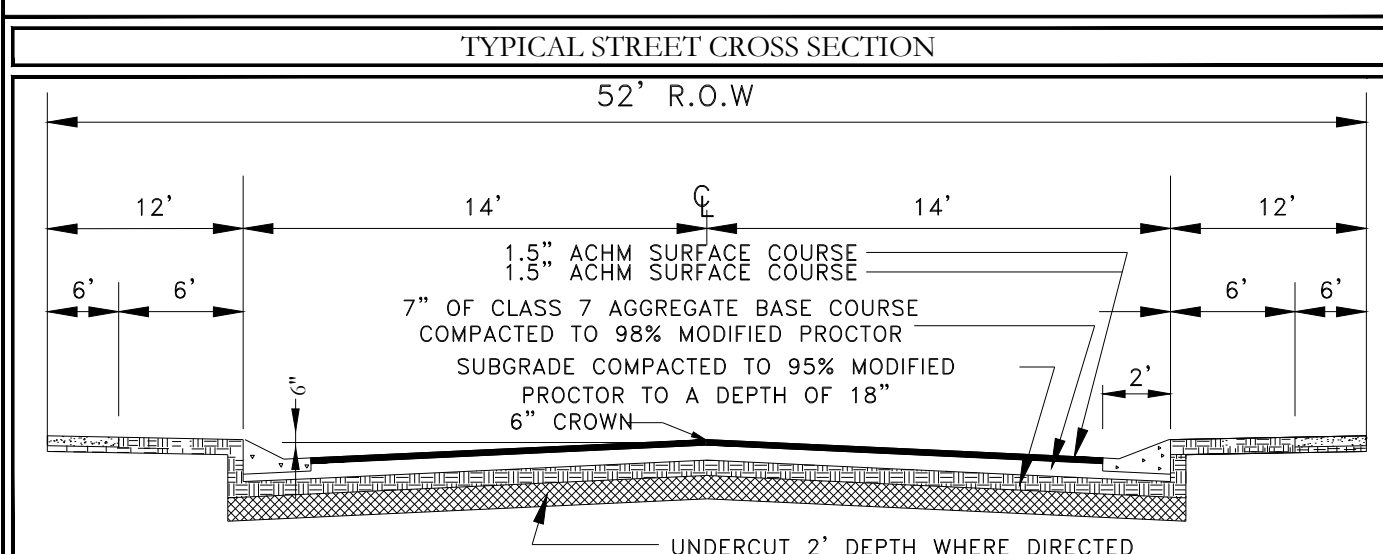
**FINAL PLAT OF
MIDTOWN BRYANT, PHASE 3**

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



- LEGEND**
- ▲ - Computed point
 - - Found monument
 - - Set #4 RB/Plas. Cap(SIP)
 - (M) - Measured
 - (R) - Record
 - (P) - Platted
 - ☼ - Street Light
 - ⚡ - Fire Hydrant
 - ⊥ - No Parking Sign
 - ⊕ - Stop Sign
 - - Common Place

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 # 05125C0225D, dated 06/19/2012, NO portion of the property described herein does lie within the 100 year flood hazard boundary.



PROPERTY SPECIFICATIONS:

OWNER: GRAHAM SMITH CONSTRUCTION 12 PINE MANOR LITTLE ROCK, AR 72207	NUMBER OF LOTS: 29 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT
DEVELOPER: GRAHAM SMITH CONSTRUCTION SUBDIVIDER: 12 PINE MANOR LITTLE ROCK, AR 72207	EASEMENTS (UTILITY & DRAINAGE): 1. ALL ALLEYS & COMMERCIAL PARKING LOTS ARE CONSIDERED UTILITY & DRAINAGE EASEMENTS.
ENGINEERS: HOPE CONSULTING INC. 117 MARKET STREET BENTON, AR 72015	2. ANY UTILITY OR DRAINAGE STRUCTURES OUTSIDE OF EXISTING R/W, ALLEYWAY OR PARKING LOT WILL BE WITHIN A 10' EASEMENT.
NAME OF SUBDIVISION: MIDTOWN BRYANT PHASE 3	
ZONING CLASSIFICATION: TND OVERLAY DISTRICT	
SOURCE OF TITLE: BOOK 2020 PAGE 8135	

HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street, Benton, Arkansas 72015
PH. (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION

FINAL PLAT
MIDTOWN BRYANT, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 09-20-2024	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED: 11-06-2024	CHECKED BY:	07-0032
500	1S	14W
0	15/16	210/340
62	1762	