PRELIMINARY PLAT
AUTUMN HILLS ESTATES,
A SUBDIVISION IN THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST

VICINITY MAP
(NTS)

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23: THENCE NORTH 87°58'06" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 165.65 FEET: THENCE NORTH 02°01'54" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 23.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SOUTH SHOBE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 89°54'50" WEST A DISTANCE OF 382.19 FEET: THENCE NORTH 87°34'37" WEST A DISTANCE OF 522.79 FEET: THENCE NORTH 88°46'45" WEST A DISTANCE OF 39.29 FEET: THENCE NORTH 89°05'36" WEST A DISTANCE OF 65.92 FEET: THENCE WESTERLY, ALONG A CURVE 94.82 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 3847.23 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 86°59'24" WEST AND A CHORD LENGTH OF 94.81 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF RAYMAR SHOBE CONNECTOR: THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 35°42'56" WEST A DISTANCE OF 32.52 FEET: THENCE NORTH 08°33'26" EAST A DISTANCE OF 206.25 FEET: THENCE NORTH 04°13'18" EAST A DISTANCE OF 313.10 FEET: THENCE NORTH 03°20'10" EAST A DISTANCE OF 88.41 FEET: THENCE NORTH 11°57'56" EAST A DISTANCE OF 267.08 FEET: THENCE NORTH 06°00'39" EAST A DISTANCE OF 334.74 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JOHNSWOOD RAOD: THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE SOUTH 88°57'57" EAST A DISTANCE OF 290.35 FEET: THENCE SOUTH 88°31'03" EAST A DISTANCE OF 257.09 FEET: THENCE SOUTH 02°00'47" WEST LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 609.05 FEET: THENCE SOUTH 88°07'46" EAST A DISTANCE OF 462.29 FEET: THENCE SOUTH 01°02'18" EAST A DISTANCE OF 164.02 FEET: THENCE SOUTH 00°53'26" WEST A DISTANCE OF 99.32 FEET: THENCE SOUTH 00°59'47" WEST A DISTANCE OF 80.05 FEET: THENCE SOUTH 00°26'11" WEST A DISTANCE OF 80.08 FEET: THENCE SOUTH 00°08'18" WEST A DISTANCE OF 216.02 FEET TO THE POINT OF BEGINNING, CONTAINING 23.74 ACRES, MORE OR LESS.

THE BEARING SYSTEM IS BASED ON GRID NORTH AS DERIVED FROM GPS

LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	S 83°00'32" E	24.62'
L2	S 88°44'16" E	20.66'
L3	S 84°23'30" E	50.81'
L4	S 49°02'40" E	51.18'
L5	N 35°42'56" W	132.52'
L6	N 88°46'45" W	39.29'
L7	N 89°05'36" W	65.92'
L8	S 00°53'26" W	99.32'
L9	S 00°59'47" W	80.05'
L10	S 00°26'11" W	80.08'
L11	N 02°01'54" E	23.95'
L12	S 17°09'38" W	56.15'

CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 43°42'06" W	33.36'	25.00'	39.27'
C2	S 67°12'13" W	20.41'	25.00'	21.03'
C3	S 62°24'18" W	33.05'	50.00'	33.68'
C4	N 62°26'47" W	51.28'	50.00'	53.85'
C5	N 01°03'06" W	58.13'	50.00'	62.03'
C6	N 41°52'26" E	12.83'	50.00'	12.89'
C7	N 26°14'13" E	20.16'	25.15'	20.74'
C8	N 41°03'17" W	33.68'	24.97'	36.97'
C9	N 86°04'22" W	24.82'	266.95'	24.83'
C10	N 87°18'01" W	21.32'	425.00'	21.32'
C11	N 48°10'26" E	36.49'	25.00'	40.91'
C12	S 42°51'35" E	71.74'	50.00'	80.01'
C13	S 47°08'25" W	69.66'	50.00'	77.07'
C14	N 43°42'06" W	70.71'	50.00'	78.54'
C15	N 46°17'54" E	35.36'	25.00'	39.27'
C16	N 43°42'06" W	33.36'	25.00'	39.27'
C17	S 64°18'52" W	22.69'	25.00'	23.59'
C18	S 45°44'18" W	17.55'	60.00'	17.61'
C19	N 86°09'06" W	76.66'	60.00'	83.15'
C20	N 21°57'12" W	49.76'	60.00'	51.36'
C21	N 30°26'53" E	56.47'	60.00'	58.79'
C22	S 86°26'06" E	68.62'	60.00'	73.05'
C23	S 43°08'44" E	17.55'	60.00'	17.62'
C24	S 61°43'03" E	22.69'	25.00'	23.55'
C25	N 46°17'54" E	35.36'	25.00'	39.27'
C26	N 43°42'14" W	33.36'	25.00'	39.27'
C27	S 64°18'52" W	22.69'	25.00'	23.59'
C28	S 72°10'19" W	68.56'	60.00'	72.97'
C29	N 35°50'08" W	72.45'	60.01'	77.78'
C30	N 40°53'22" E	76.44'	59.99'	82.88'
C31	S 62°08'44" E	64.30'	59.99'	67.87'
C32	S 61°41'59" E	22.67'	25.00'	23.58'
C33	N 46°17'46" E	35.35'	25.00'	39.27'
C34	S 43°42'06" E	35.36'	25.00'	39.27'
C35	S 86°09'44" E	33.95'	400.00'	33.96'
C36	S 86°04'22" E	22.15'	291.95'	22.16'
C37	S 85°31'42" E	33.21'	300.00'	33.23'
C38	S 86°02'04" E	23.59'	275.00'	23.60'
C39	S 83°59'11" E	18.03'	325.00'	18.04'
C40	S 87°08'20" E	17.73'	325.00'	17.73'
C41	S 82°50'17" E	5.68'	275.00'	5.68'
C42	S 87°18'21" E	18.74'	375.00'	18.74'
C43	S 86°04'22" E	29.47'	316.95'	29.48'
C44	N 88°59'24" W	94.81	3847.23'	94.82'
C45	N 67°12'13" E	20.41'	25.00'	21.03'
C46	S 72°51'21" E	89.91'	50.00'	111.76'
C47	S 21°10'32" W	49.99'	50.00'	52.35'
C48	S 27°04'37" W	20.41'	25.00'	21.03'
C49	S 06°41'02" E	8.40'	25.00'	8.44'
C50	S 30°46'43" E	12.46'	25.00'	12.59'
C51	S 09°26'08" E	58.46'	50.00'	62.43'
C52	S 50°43'45" W	41.30'	50.00'	42.57'
C53	N 72°41'41" W	53.26'	50.00'	56.17'
C54	N 64°36'24" W	20.41'	25.00'	21.03'
C55	S 46°17'54" W	33.36'	25.00'	39.27'

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.

This Certificate shall expire_____.

_____ _____
Bryant Planning Commission Date of Execution

Certificate of Preliminary Surveying Accuracy

I, James Aaron Rasburry hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____; 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.

Signed: _____
Date of Execution:_____
Registered Land Surveyor No. 1506, Arkansas

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.

Name: TNL Dream Home, LLC
Address: 7902 Worth Ave. Benton, Ar. 72019

Signed _____

Source of Title: Document Number 2019-018823

Certificate of Engineering Accuracy

I, Eric Richardson, 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.

Signed: _____
Date of Execution:_____
Registered Professional Engineer No. 14266, Arkansas

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

CURRENT ZONING: R-2
AVERAGE LOT SIZE = 107' X 50' (5350 SQ. FT.)
TOTAL NO. OF LOTS = 66 LOTS
SOURCE OF WATER = CITY OF BRYANT
SOURCE OF SEWER = CITY OF BRYANT
SOURCE OF ELECTRIC = ENTERGY
SOURCE OF GAS = CENTERPOINT
SOURCE OF CABLE = COMCAST

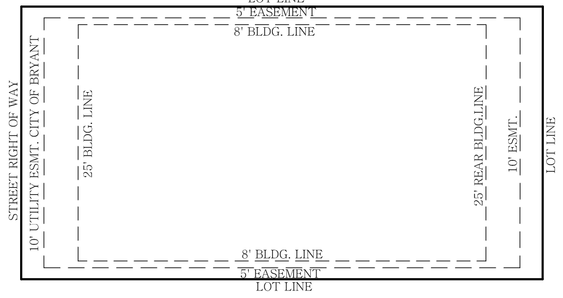
BUILDING LINE SETBACKS

FRONT SETBACKS = 25' FEET (AS SHOWN)
SIDE SETBACKS = 8 FEET (AS SHOWN)
SIDE (EXTERIOR ON CORNERS LOT) = 15 FEET (AS SHOWN)
REAR SETBACKS = 25 FEET (AS SHOWN)

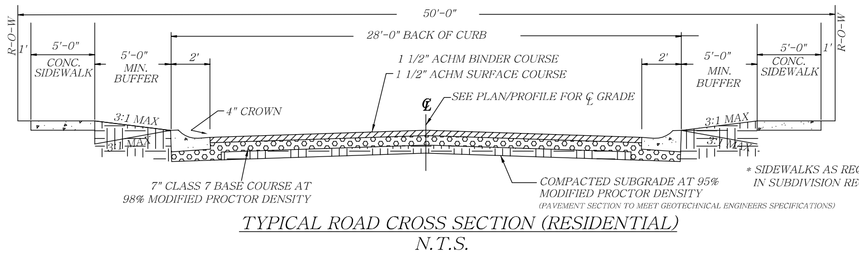
EASEMENTS
FRONT = 10 FEET
SIDE = 5 FEET OR AS SHOWN
REAR = 10 FEET
NO FENCE CROSSING DRAINAGE EASEMENTS
ALL EASEMENTS TO BE DEDICATED TO CITY OF BRYANT FOR UTILITY CONSTRUCTION AND MAINTENANCE

OWNER
TNL DREAM HOME, LLC
7902 WORTH AVE.
BENTON, AR. 72019

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS



TYPICAL LOT SETBACKS & EASEMENTS



TYPICAL ROAD CROSS SECTION (RESIDENTIAL)
N.T.S.

LEGEND
- FOUND MONUMENT
- SET #5 REBAR/CAP #1506
- COMPUTED POINT
- CONTROLLING CORNER
- FENCE
- DECORATIVE FENCE

100 0 100 200
Scale: 1" = 100'

BY GRAPHIC PLOTTING ONLY THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.

SOURCE: FIRM
PANEL NO.: 05125C0380D
DATE: JUNE 19, 2012

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

PRELIMINARY PLAT
AUTUMN HILLS ESTATES,
A SUBDIVISION IN THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 14 WEST

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A. RASBURRY

FILE: C:\DRAWINGS\TNL SUBDIVISION\TNL SUBDIVISION	REVISED DATE: 7-21-21 DATE: 01-21-20	DRAWN BY: DCR
	JOB#: 242-19	CHECKED BY: JAR