

SURVEY DESCRIPTION OF PHASE I BOUNDARY:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

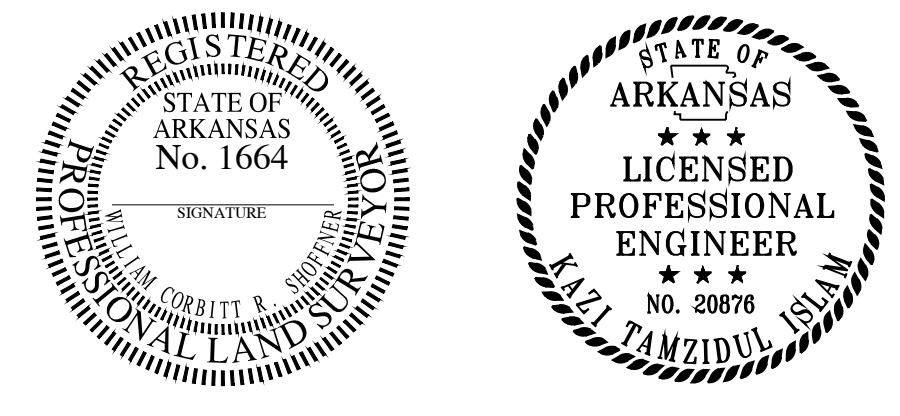
COMMENCING AT A 1" PIPE AND THE NORTHWEST CORNER OF SAID SW 1/4, NE 1/4 OF SECTION 11;

THENCE SOUTH 85°29'11" EAST A DISTANCE OF 733.0 FEET TO A POINT; THENCE SOUTH 85°29'11" EAST A DISTANCE OF 596.85 FEET TO A FND. 1" IRON; THENCE SOUTH 02°15'05" WEST A DISTANCE OF 435.74 FEET TO A POINT; THENCE SOUTH 02°15'05" WEST A DISTANCE OF 220.78 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88°06'05" EAST A DISTANCE OF 1,318.56 FEET TO THE NE CORNER OF THE S 1/2, SE 1/4, NE 1/4 OF SAID SECTION 11; THENCE SOUTH 01°20'58" WEST A DISTANCE OF 334.18 FEET TO A POINT; THENCE NORTH 86°30'24" WEST A DISTANCE OF 662.49 FEET TO A POINT; THENCE SOUTH 01°59'29" WEST A DISTANCE OF 315.73 FEET TO A POINT; THENCE NORTH 87°03'53" WEST A DISTANCE OF 662.97 FEET TO A POINT; THENCE NORTH 87°03'53" WEST A DISTANCE OF 833.46 FEET TO A POINT; THENCE NORTH 01°22'40" EAST A DISTANCE OF 227.62 FEET TO A POINT; THENCE SOUTH 18°12'19" EAST A DISTANCE OF 96.98 FEET TO A POINT; THENCE NORTH 64°29'22" EAST A DISTANCE OF 56.35 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 424.35 FEET TO A POINT; THENCE SOUTH 01°52'05" WEST A DISTANCE OF 300.00 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 250.03 FEET TO A POINT; THENCE NORTH 01°54'19" EAST A DISTANCE OF 36.65 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 17.70 FEET TO A POINT; THENCE NORTH 02°15'16" EAST A DISTANCE OF 18.47 FEET TO THE POINT OF BEGINNING, CONTAINING 842,167.79 SQUARE FEET, OR 19.33 ACRES, MORE OR LESS.

NOTE:

- TRACTS A, B, C AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (P.O.A.) OR IMPROVEMENT DISTRICT.
- LOTS WITH E/ONE GRINDER PUMPS, PUMPS AND SERVICE LINE ARE PRIVATE AND NOT PART OF THE BRYANT PUBLIC SEWER SYSTEM.

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	147.27	100.00	84.38	S40° 19' 16"E	134.32	C24	44.77	100.00	25.65	N75° 46' 29"E	44.40	C50	39.33	25.00	90.14	N43° 12' 13"W	35.40
C23	28.58	75.00	21.84	S9° 07' 22"E	28.41	C25	0.64	75.00	0.49	S86° 41' 32"E	0.64	C51	39.21	25.00	89.86	N46° 47' 47"E	35.31
C1	39.63	25.00	90.82	S42° 52' 05"E	35.61	C26	43.46	75.00	33.20	S69° 50' 42"E	42.86	C52	39.30	25.00	90.07	S43° 14' 20"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	43.46	75.00	33.20	S36° 38' 31"E	42.86	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32	C33	20.09	25.00	46.04	N23° 18' 05"W	19.55	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29	C34	54.16	50.00	62.06	N15° 17' 31"W	51.55	C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C35	44.29	50.00	50.75	N41° 06' 53"E	42.86	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 45' 35"W	35.33	C36	44.29	50.00	50.75	S88° 07' 55"E	42.86	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C36	0.94	25.00	2.15	N0° 47' 36"E	0.94	C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C11	19.69	25.00	45.13	N69° 13' 41"E	19.19	C37	44.29	50.00	50.75	S37° 22' 43"E	42.86	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26	C38	54.16	50.00	62.06	S19° 01' 41"W	51.55	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35	C39	19.96	25.00	45.75	S27° 10' 54"W	19.44	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42	C40	1.06	25.00	2.44	S3° 05' 13"W	1.06	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S27° 37' 33"W	1.27	C43	30.06	100.00	17.22	N10° 20' 12"E	29.95	C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36	C44	111.48	100.00	63.87	N50° 53' 08"E	105.80	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18	C45	15.54	100.00	8.90	N87° 16' 23"E	15.52	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	89.93	N46° 10' 30"E	35.36	C46	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65	C47	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	46.57	100.00	26.68	N22° 53' 15"E	46.15	C48	39.30	25.00	90.07	S43° 14' 25"E	35.38						
C23	46.57	100.00	26.68	N49° 36' 20"E	46.15	C49	39.24	25.00	89.93	S46° 45' 34"W	35.33						



By affixing my seal and signature, I, William Cobitt R. Shoffner PLS No. 1664, 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 floodplain, according to the Federal Insurance Rate Map, panel #015210365c, Dated: 06/05/2020.

FINAL PLAT MIDLAND ESTATES, PHASE 1

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

CERTIFICATIONS:

OWNER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

DEVELOPER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

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: _____ Name: _____
Kazi Tamzidul Islam
Registered Professional Engineer, No. 20876 Arkansas

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, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____ Name: _____
Address: _____

CERTIFICATE OF FINAL SURVEYING ACCURACY:
I, Corbett R. Shoffner, 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 depicted 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: _____ Name: _____
Wm. Corbett R. Shoffner
Registered Professional Land Surveyor No. 1664 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: _____ Name: _____
Lance Penfield, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:			
OWNER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	MIN. LOT SIZE: 6,000 SQ. FT. NUMBER OF LOTS: 76 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY	
DEVELOPER/SUBDIVIDER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN	
ENGINEERS:	HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN	
NAME OF SUBDIVISION:	MIDLAND ESTATES PHASE 1	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 20' BOK TO BOK LOT CORNERS: SET 1/2" REBAR WITH CAP	
ZONING CLASSIFICATION:	PROPOSED R-15		
SOURCE OF TITLE:	SALINE COUNTY DOCUMENT BOOK 2022, PAGE 01143		
HOPE CONSULTING ENGINEERS - SURVEYORS			
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC			
FINAL PLAT MIDLAND ESTATES, PHASE 1 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.			
DATE:	12/11/2024	C.A.D. BY:	BJOHNSON
REVISED:	04/09/2025	CHECKED BY:	
SHEET:		SCALE:	1" = 100'
500	01S	14W	0 11 104 62 1664