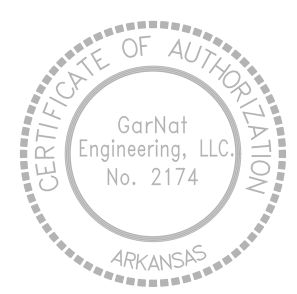
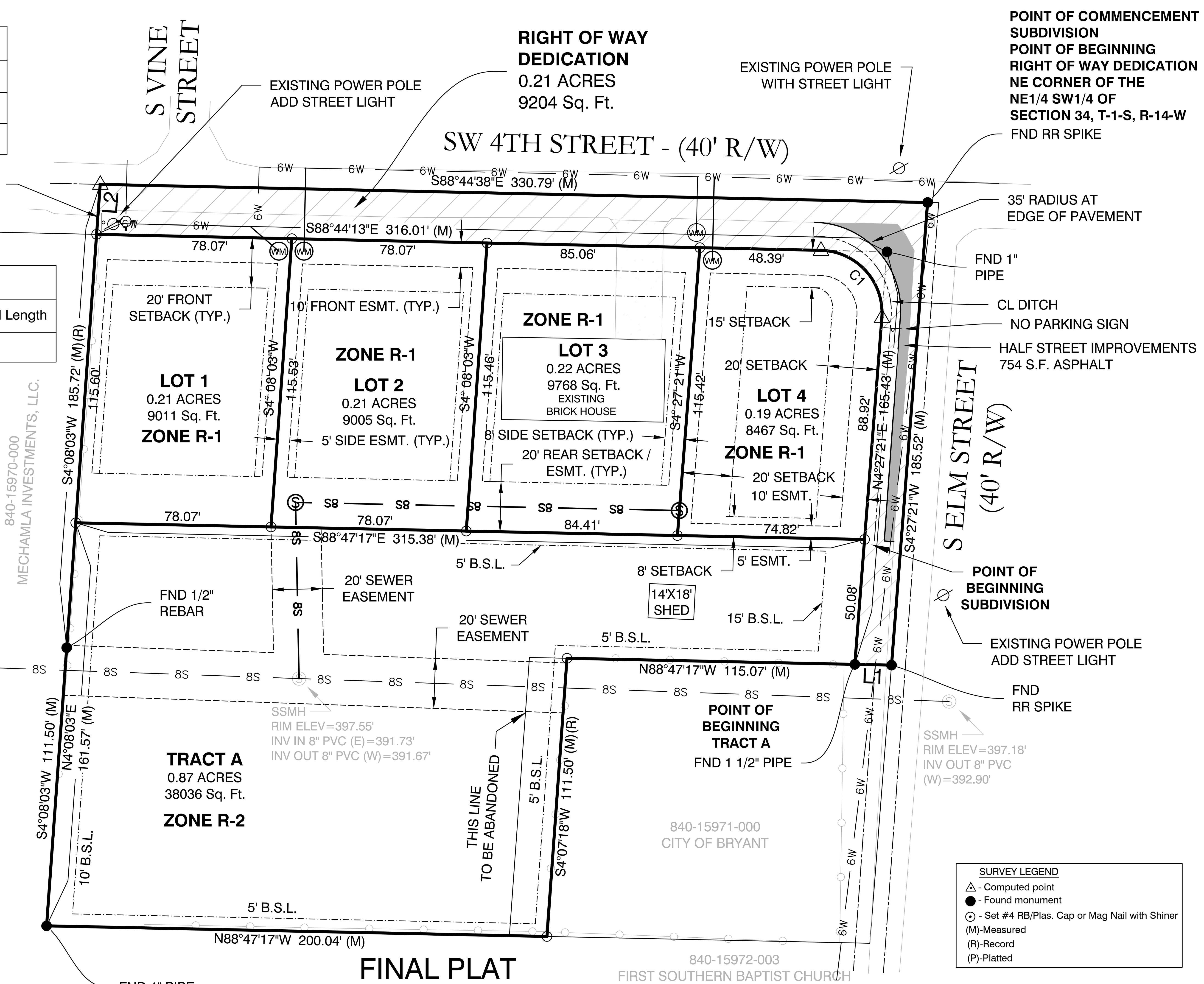
Line Table

Line #	Direction	Length
L2	N4° 08' 03"E	20.05'
L1	N88° 47' 17"W	14.67'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.66'	25.00'	93°11'34"	S42° 08' 26"E	36.33'





PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1 AND R-2

MIN. LOT SIZE: 8,467 S.F.
NUMBER OF LOTS: 4
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (B.S.L.):
FRONT - 20'
REAR - 10'
SIDE - 8' (LOT 4: 15' ON SW 4TH ST AND 10' ALONG SOUTH LINE)

EASEMENTS: UTILITY & DRAINAGE (ESMT.)
FRONT - 10'
REAR - 10'
SIDE - 5'
LOT CORNERS: SET #4 REBAR WITH CAP

- Right of Way Dedication
- Concrete

30' 15' 0 30'

SURVEY PLAT CODE:
500-01S-14W-0-34-310-62-1573

SURVEY LEGEND

- Computed point
- Found monument
- Set #4 RB/Plas. Cap or Mag Nail with Shiner
- (M)-Measured
- (R)-Record
- (P)-Platted

FINAL PLAT
ELM ESTATES - CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PLAT CERTIFICATES:

OWNER:
Name: Saline County Contracting and Rental Properties, LLC
Address: 3501 Lake Norrell Road, Alexander, Arkansas 72002

DEVELOPER:
Name: Saline County Contracting and Rental Properties, LLC
Address: 3501 Lake Norrell Road, Alexander, Arkansas 72002

CERTIFICATE OF RECORDING:

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: ____________ Signed: ____________________
Name: Morgan Garner
Address: 3501 Lake Norrell Road, Alexander, AR 72002

Source of Title Saline County: Warranty Deed 2021-021901

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, 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.

Date: ____________ Signed: ____________________
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

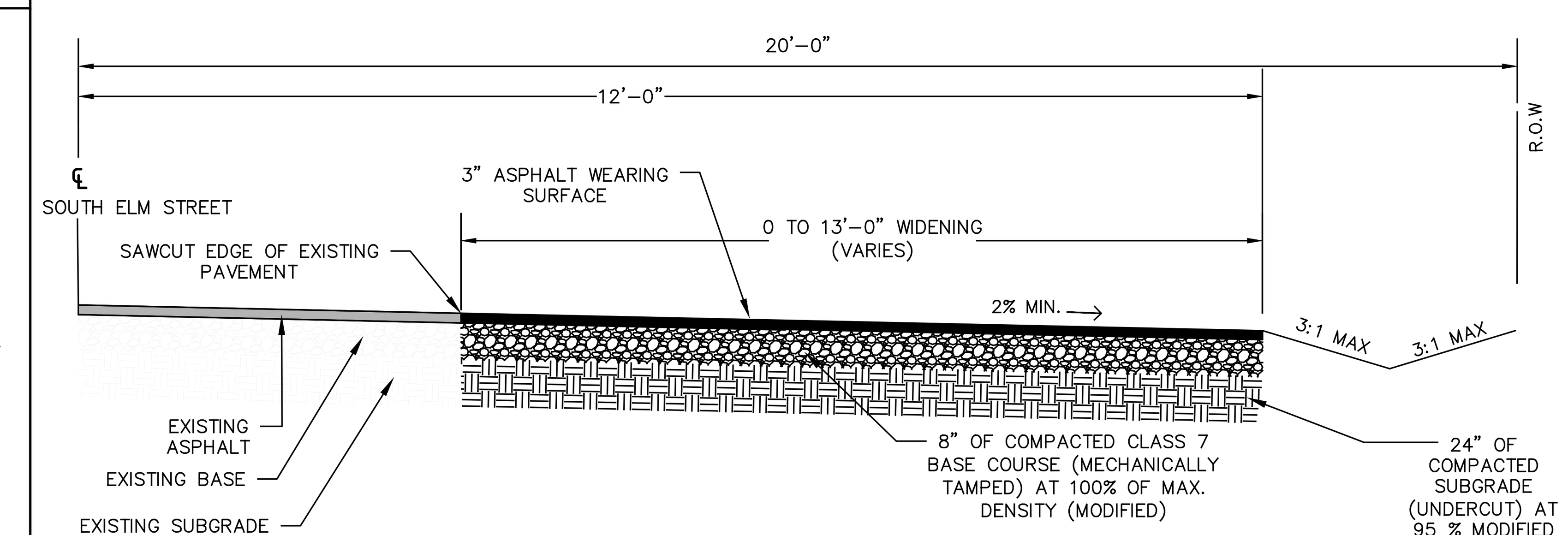
I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on February 3, 2026; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: ____________ Signed: ____________________
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT 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 April 13, 2026. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: ____________ Signed: ____________________
Lance Penfield, Chairman
Bryant Planning Commission

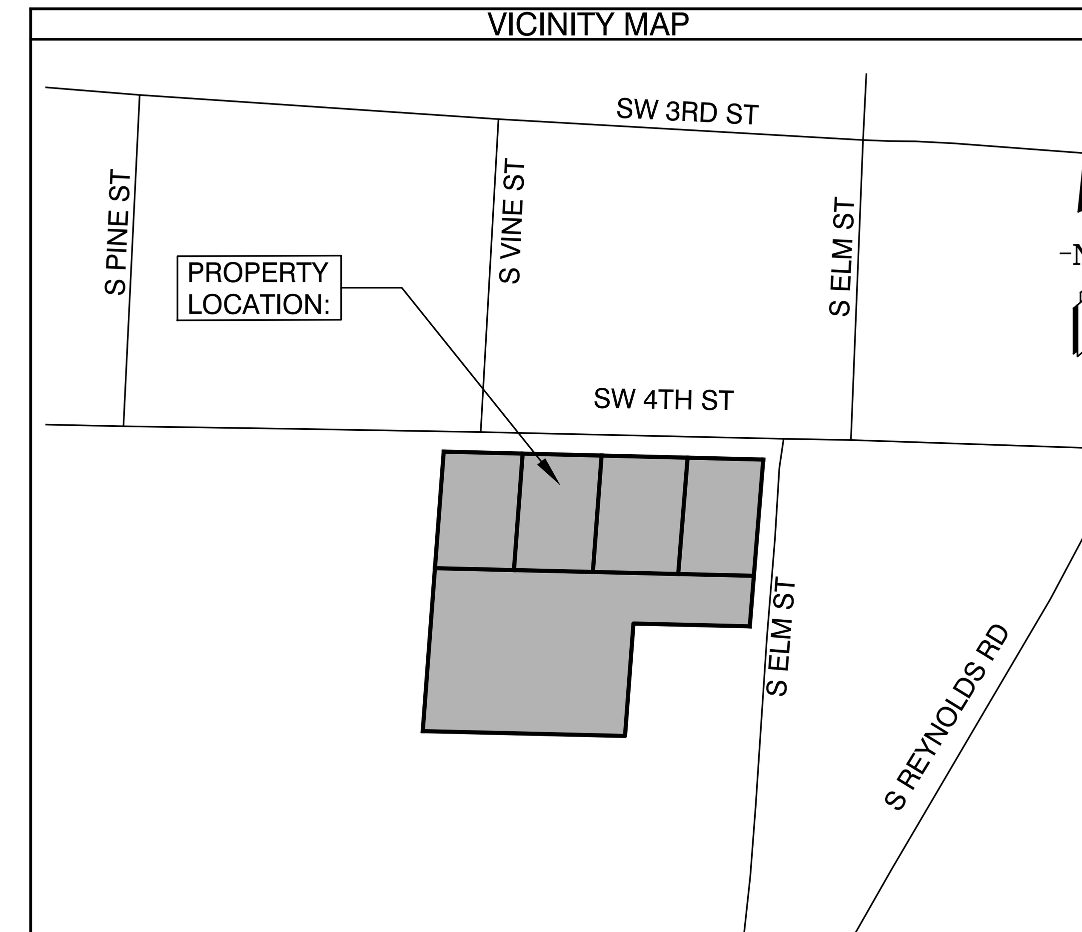


TYPICAL SECTION SOUTH ELM STREET
(LOOKING SOUTH) N.T.S.

NOTES:

1. ASPHALT SURFACE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 407 OF ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. GRAVEL BASE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS FOR ARDOT CLASS 7 AGGREGATE BASE COURSE IN SECTION 303 OF ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
3. SUBGRADE SHALL BE COMPACTED TO A UNIFORM DENSITY OF NOT LESS THAN 95% OF THE MODIFIED PROCTOR
4. CONTRACTOR TO OBTAIN SERVICES OF A REGISTERED PROFESSIONAL ENGINEER (GEOTECHNICAL ENGINEER). SUBGRADE AND GRAVEL BASE SHALL BE PROOF ROLLED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH INSTALLATION OF GRAVEL BASE AND ASPHALT.

VICINITY MAP



DESCRIPTIONS:

OVERALL SUBDIVISION (LESS RIGHT OF WAY) - 0.83 ACRES - 36,251 SQUARE FEET
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE N4°27'21"E - 50.08 FEET ALONG SAID WEST RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 315.38 FEET, LEAVING SAID WEST RIGHT OF WAY, TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.60 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTH RIGHT OF WAY OF SOUTHWEST 4TH STREET; THENCE S88°44'13"E - 289.58 FEET CONTINUING ALONG SAID SOUTH RIGHT OF WAY TO A COMPUTED POINT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 40.66 FEET AND A RADIUS OF 25.00 FEET, WHOSE CHORD BEARS S42°08'26"E - 36.33 FEET TO A COMPUTED POINT LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE S4°27'21"W - 88.92 FEET CONTINUING ALONG SAID WEST RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 0.83 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHTS OF WAY OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET.

RIGHT OF WAY DEDICATION - 0.21 ACRES - 9,204 SQUARE FEET
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE N4°27'21"E - 139.00 FEET ALONG SAID WEST RIGHT OF WAY TO A COMPUTED POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 40.66 FEET AND A RADIUS OF 25.00 FEET, WHOSE CHORD BEARS N42°08'26"W - 36.33 FEET TO A COMPUTED POINT LOCATED ON THE SOUTH RIGHT OF WAY OF SOUTHWEST 4TH STREET; THENCE N88°44'13"W - 289.58 FEET ALONG SAID SOUTH RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 20.05 FEET TO A COMPUTED POINT LOCATED IN THE CENTER OF SW 4TH STREET AND ON THE NORTH LINE OF THE SAID NE1/4 SW1/4; THENCE S88°44'38"E - 330.79 FEET ALONG SAID STREET AND SAID NORTH LINE TO THE **POINT OF BEGINNING**, CONTAINING 0.21 ACRES, MORE OR LESS.

TRACT A - 0.87 ACRES - 38,036 SQUARE FEET
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 115.07 FEET, LEAVING SAID WEST RIGHT OF WAY, TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°07'18"W - 111.50 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 200.04 FEET TO A FOUND 1" PIPE; THENCE N4°08'03"E - 161.57 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°47'17"E - 315.38 TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE S4°27'21"W - 50.08 FEET CONTINUING ALONG SAID WEST RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF SOUTH ELM STREET.

DOCUMENTS USED:

- WARRANTY DEED BOOK 2021 PAGE 021901 COLE TO SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC
- PREVIOUS SURVEY BY GARNAT ENGINEERING, LLC PLS #1573 WOODEN DATED 10/12/2024

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCTOBER 12, 2024.

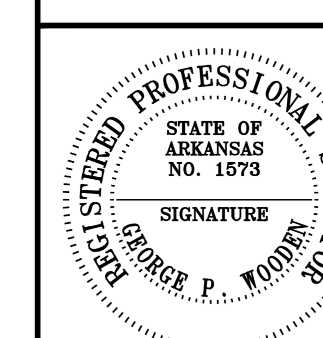
THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0380E EFFECTIVE DATE JUNE 05, 2020.

DATE	REVISION	BY

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116, Benton, AR 72018
3825 Mt Carmel Rd, Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC
ELM ESTATES
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



CONTENTS: FINAL PLAT

PROJECT NO: 24145

DATE: MAR. 25, 2025

SHEET NO: V1.0

J:\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St. Bryant\Drawings\DWGs\Design\24145 Elm Estates Final Plat — 031226.dwg