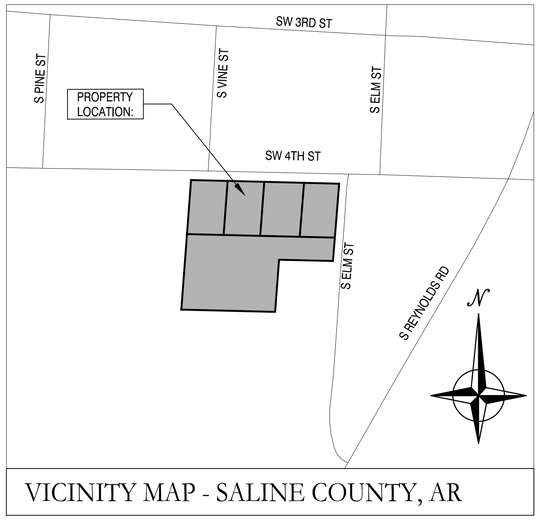
# FOR USE AND BENEFIT OF:
# SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC
# ELM ESTATES
# CITY OF BRYANT, SALINE COUNTY, ARKANSAS




VICINITY MAP - SALINE COUNTY, AR

**Prepared by:**


## GarNat Engineering, LLC

Designing our client's success

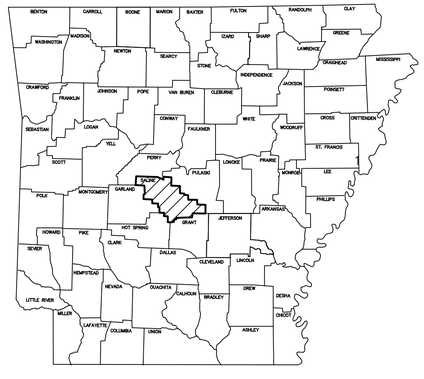
www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com


DRAWING INDEX:


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| G1.0 | GENERAL NOTES |
| V1.0 | PRELIMINARY PLAT |
| C2.0 | GRAVITY SEWER PLAN AND PROFILE |
| | PLOT PLAN |


ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

03-25-2025

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

1. SAFETY

1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.

1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.

1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.

1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS

2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY

3. CONTRACT DOCUMENTS

3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

4. INDEMNITY

4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.

5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.

5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

5.2. INTERNATIONAL BUILDING CODE

5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES

5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.

6. SITE

6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.

6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.

6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.

7. STRUCTURES

7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.

7.2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.

7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABLIZED AS DIRECTED BY THE ENGINEER.

8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:

8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.

8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.

9. UTILITIES

9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.

9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.

9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.

**9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.**

9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.

9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

9.7. DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.

9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.

10. DISPOSAL OF DEBRIS, WASTE OR SPOIL

10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.

10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.

10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.

10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.

10.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.

11. SUBSTITUTIONS

11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER.

12. ENVIRONMENTAL

12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.

12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.

12.3. MININUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON SHEET THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.

12.4. IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.

12.5. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.

13. FINAL SITE CONDITIONS

13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.

13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.

13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS

13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.

| BY | REVISION | DATE |
|---|---|---|
| | | |


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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

03-07-2025

CONTENTS:
GENERAL NOTES

PROJECT NO:
24145

DATE:
MARCH 7, 2025

SHEET NO:
G1.0


J:\Projects\2024 Projects\24145 Elm Estates 203 SR 35 N, Bryant\Drawings\Plans\Survey\24145 Elm Estates Cover & Gen Notes.dwg

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

| 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

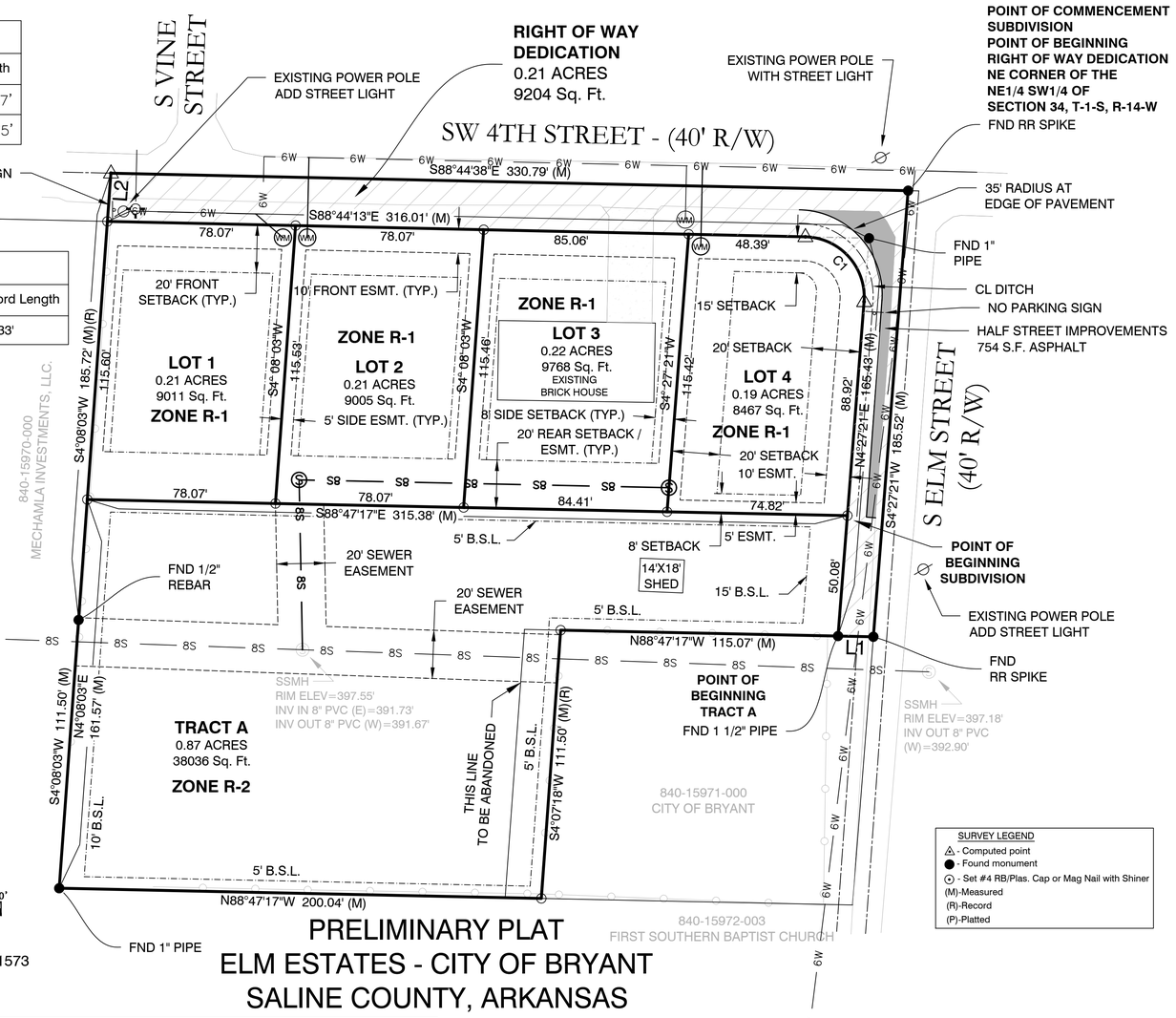
BUILDING SETBACKS (B.S.L.):
FRONT - 20'
REAR - 10'
SIDE - 8' (LOT 4: 15' ON SW 4TH ST AND 10' ALONG SOUTH LINE)

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

# PRELIMINARY 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 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: _____
Morgan Garner
Saline County Contracting and Rental Properties, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2021-021901

**CERTIFICATE OF PRELIMINARY 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

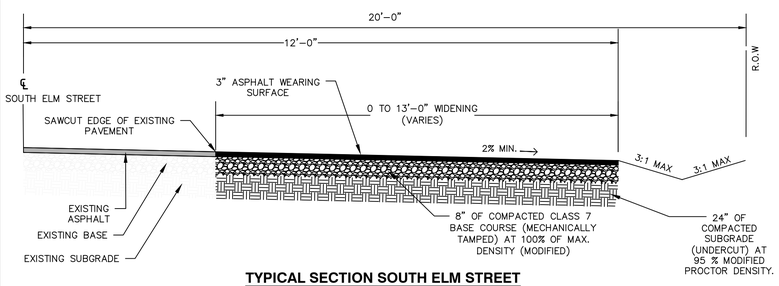
**CERTIFICATE OF RECORDING:** ___

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:**
I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; 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 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.

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission




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

NOTES:

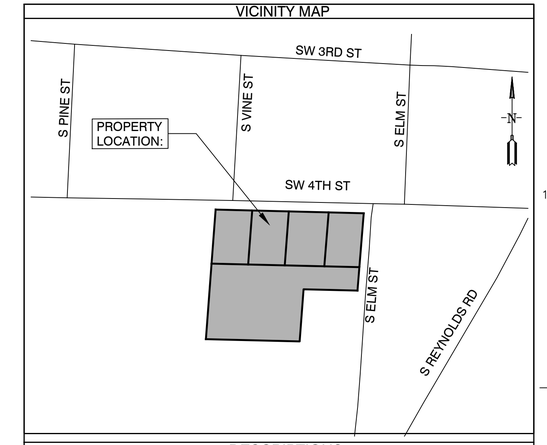
1. ASPHALT SURFACE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 407 OF ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

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.

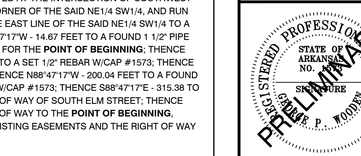
THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0380E EFFECTIVE DATE JUNE 05, 2020.

| BY | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| REVISION | | | | | | | | | |
| DATE | | | | | | | | | |

GNE Designing our client's success


GarNat Engineering, LLC
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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:
PRELIMINARY PLAT ELM ESTATES

PROJECT NO:
24145

DATE:
MAR. 25, 2025

SHEET NO:
V1.0

a:\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St, Bryant\Drawings\Dwgs\24145 Elm Estates - 032425 - XS.dwg

SSMH-A1
STA:0+70.44
RIM:398.20
INV IN:392.19 8" PVC
INV OUT:392.09 8" PVC

SSMH-A2
STA:2+23.89
RIM:397.52
INV OUT:392.96 8" PVC

20' REAR SETBACK / ESMT. (TYP.)

78.07'

78.07'
S88°47'17"E 315.38' (M)

84.41'

74.82'

153.45' of 8.0 inch PVC Pipe @ 0.50%

20' SEWER EASEMENT

70.44' of 8.0 inch PVC Pipe @ 0.51%

5' B.S.L.

15' B.S.L.

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

20' SEWER EASEMENT

SSMH
RIM ELEV=397.55
INV IN 8" PVC (E)=391.73
INV OUT 8" PVC (W)=391.67

10' 5' 0 10'

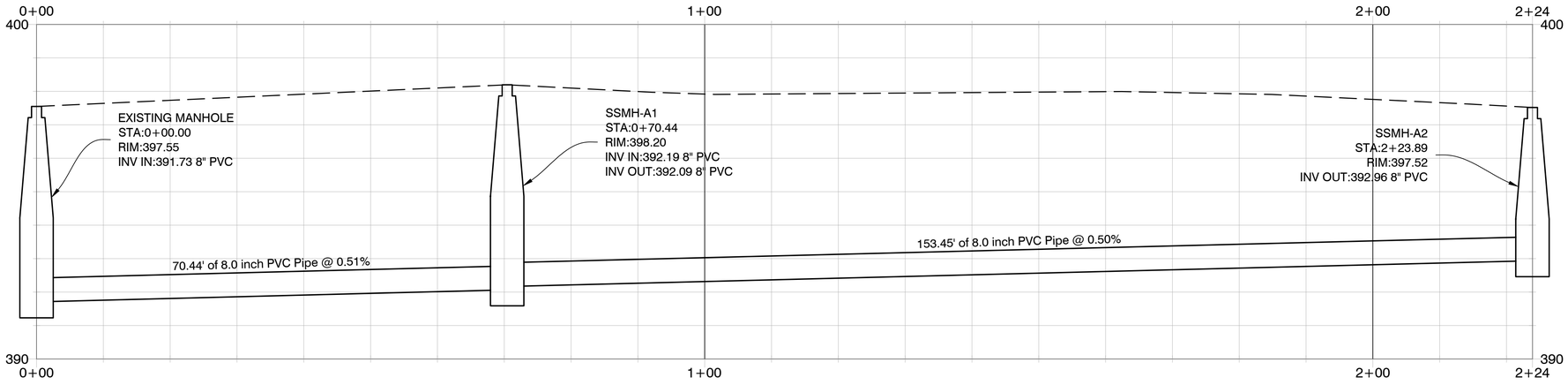
** CONFIRM LOCATION OF CURRENT SEWER SERVICE AT 203 SW 4TH STREET, IT WILL BE REQUIRED TO BE LOCATED, EXCAVATED, EXTENDED AND CONNECTED TO THE NEW LINE **

14'X18' SHED

EXISTING MANHOLE
STA:0+00.00
RIM:397.55
INV IN:391.73 8" PVC

N88°47'17"W 315.07' (M)

GRAVITY SEWER PROFILE




SCALE: 1" = 10' H
1" = 2' V

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

BY | REVISION | DATE

GNE Designing our client's success


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


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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

03-25-2025

CONTENTS:
GRAVITY SEWER PLAN AND PROFILE

PROJECT NO: 24145

DATE: MAR. 25, 2025

SHEET NO: C2.0


a:\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St, Bryant\Drawings\DWG\Design\24145 Elm Estates - Utility Plan - R2 - 032525.dwg

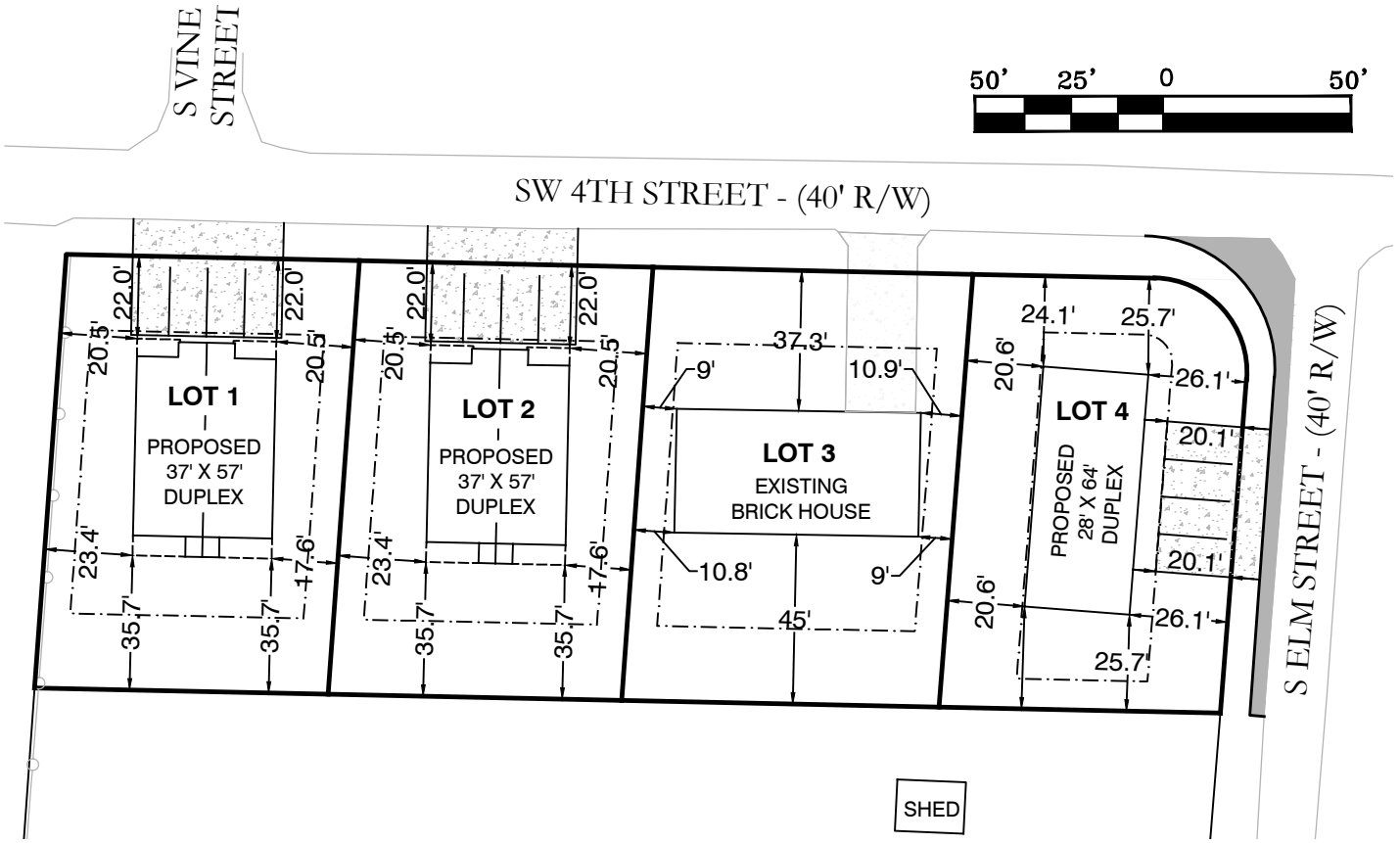
**GNE** Designing our client's success

P.O. Box 116 — 3825 Mt Carmel Rd
Benton, AR 72018 — Bryant, AR 72022
Ph (501) 408-4650 — garnatengineering@gmail.com

FOR EXCLUSIVE USE & BENEFIT OF:

**Name:** SALINE COUNTY CONTRACTING & RENTAL PROPERTIES, LLC.

LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted




BUILDING SET BACK LINES
FRONT- 20'
REAR - 20'
SIDE - 8' (LOT 4: 15' ON SW 4TH ST AND 8' ALONG SOUTH LINE)

N

PROPERTY DESCRIPTIONS:

LOTS 1, 2, 3, AND 4, ELM ESTATES, CITY OF BRYANT, ARKANSAS

**JOB NUMBER:**

**24145**
**LOTS 1, 2, 3, AND 4, ELM ESTATES**

03/25/2025

# PLOT PLAN

This Plot Plan depicts the lot as it appears on the subdivision final plat. This drawing does not represent an actual survey.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel #05125C0380E dated 06/05/20 , no portion of the property described hereon does lie within the 100 year flood hazard boundary.

J:\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St. Bryant\Drawings\DWGs\Design\24145 203 SW 4th St Plot Plan – R2.dwg