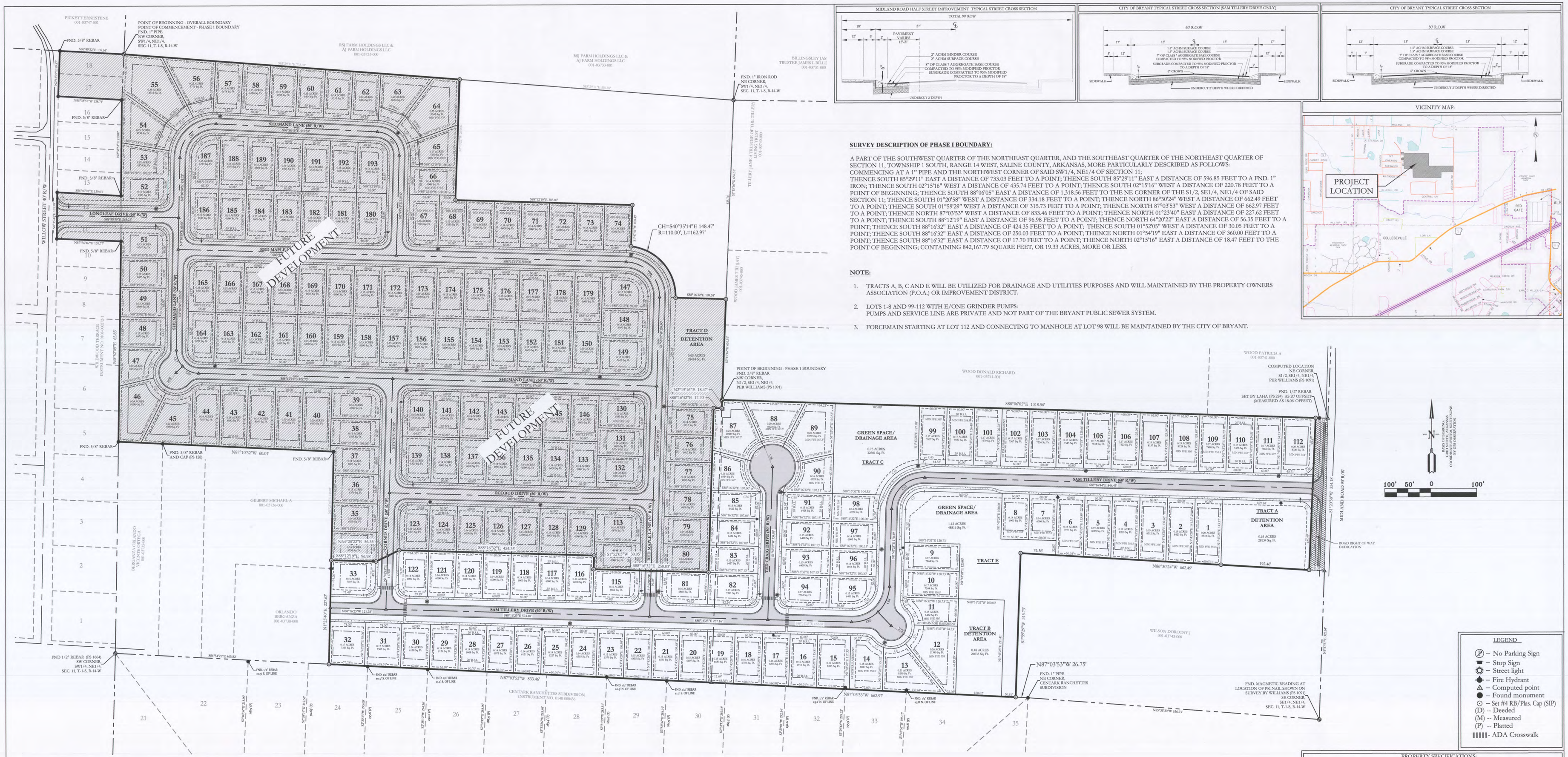


MIDLAND ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION

CITY OF BRYANT TYPICAL STREET CROSS SECTION (SAM TILLERY DRIVE ONLY)

CITY OF BRYANT TYPICAL STREET CROSS SECTION

VICINITY MAP:

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 SW1/4, NE1/4 OF SECTION 11; THENCE SOUTH 85°29'11" EAST A DISTANCE OF 733.03 FEET TO A POINT; THENCE SOUTH 85°29'11" EAST A DISTANCE OF 596.85 FEET TO A FND. 1" IRON; THENCE SOUTH 02°15'16" WEST A DISTANCE OF 435.74 FEET TO A POINT; THENCE SOUTH 02°15'16" 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 S1/2, SE1/4, NE1/4 OF SAID SECTION 11; THENCE SOUTH 01°52'58" 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°23'40" EAST A DISTANCE OF 227.62 FEET TO A POINT; THENCE SOUTH 88°12'19" EAST A DISTANCE OF 96.98 FEET TO A POINT; THENCE NORTH 64°20'22" 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 30.05 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 360.00 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:

1. 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.
2. LOTS 1-8 AND 99-112 WITH E/ONE GRINDER PUMPS:
   PUMPS AND SERVICE LINE ARE PRIVATE AND NOT PART OF THE BRYANT PUBLIC SEWER SYSTEM.
3. FORCEMAIN STARTING AT LOT 112 AND CONNECTING TO MANHOLE AT LOT 98 WILL BE MAINTAINED BY THE CITY OF BRYANT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C???	147.27	100.00	84.38	S40° 19' 16"E	134.32
C???	28.58	75.00	21.84	S9° 07' 22"E	28.41
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90
C9	39.24	25.00	89.93	S46° 45' 35"W	35.33
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36
C11	19.69	25.00	45.13	N69° 13' 41"E	19.19
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65
C22	46.57	100.00	26.68	N22° 55' 15"E	46.15

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	46.57	100.00	26.68	N49° 36' 20"E	46.15
C24	44.77	100.00	25.65	N75° 46' 29"E	44.40
C25	0.64	75.00	0.49	S86° 41' 32"E	0.64
C26	43.46	75.00	33.20	S69° 50' 42"E	42.86
C27	43.46	75.00	33.20	S36° 38' 31"E	42.86
C28	39.27	25.00	90.00	S43° 12' 19"E	35.36
C29	39.27	25.00	90.00	S43° 12' 19"E	35.36
C30	39.33	25.00	90.14	S43° 12' 13"E	35.40
C31	39.33	25.00	90.14	S43° 12' 13"E	35.40
C32	39.21	25.00	89.86	N46° 47' 47"E	35.31
C33	20.09	25.00	46.04	N23° 18' 05"W	19.55
C34	54.16	50.00	62.06	N15° 17' 31"W	51.55
C35	44.29	50.00	50.75	N41° 06' 53"E	42.86
C36	44.29	50.00	50.75	S88° 07' 55"E	42.86
C37	44.29	50.00	50.75	S37° 22' 43"E	42.86
C38	54.16	50.00	62.06	S19° 01' 41"W	51.55
C39	19.96	25.00	45.75	S27° 10' 54"W	19.44
C40	1.06	25.00	2.44	S3° 05' 13"W	1.06
C41	39.33	25.00	90.14	S43° 12' 13"E	35.40
C42	78.54	50.00	90.00	N46° 43' 28"E	70.71
C43	30.06	100.00	17.22	N10° 20' 12"E	29.95
C44	111.48	100.00	63.87	N50° 53' 08"E	105.80
C45	15.54	100.00	8.90	N87° 16' 23"E	15.52
C46	38.91	25.00	89.18	N47° 08' 03"E	35.10
C47	39.21	25.00	89.86	N46° 47' 47"E	35.31

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C48	39.30	25.00	90.07	S43° 14' 25"E	35.38
C49	39.24	25.00	89.93	S46° 45' 34"W	35.33
C50	39.33	25.00	90.14	N43° 12' 13"W	35.40
C51	39.21	25.00	89.86	N46° 47' 47"E	35.31
C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C70	117.91	75.00	90.07	N43° 10' 07"W	106.13

FINAL PLAT
MIDLAND ESTATES, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

REGISTERED LAND SURVEYOR — STATE OF ARKANSAS — No. 1664 — COBBIT R. SHOFFNER — 7/1/25

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — KAZI TAMZIDUL ISLAM

By affixing my seal and signature, I William Cobirt 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 #05125C0365e, Dated: 06/05/2020.

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 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: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022
Source of Tile: BOOK 2023 PAGE 01145

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt 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 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.

7/7/2025
Date of Execution

Wm. Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 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.

07/07/2025
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

Lance Penfield, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

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

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

ENGINEERS: HOPE CONSULTING INC.
129 N. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: MIDLAND ESTATES PHASE 1

ZONING CLASSIFICATION: R-1S

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK 2023 PAGE 01145

MIN. LOT SIZE: 6,000 S.F.
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

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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:
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	DRAWING NUMBER:
REVISED:	07/07/2025	CHECKED BY:	23-0024
SHEET:		SCALE: 1" = 100'	

500 01S 14W 0 11 104 62 1664

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