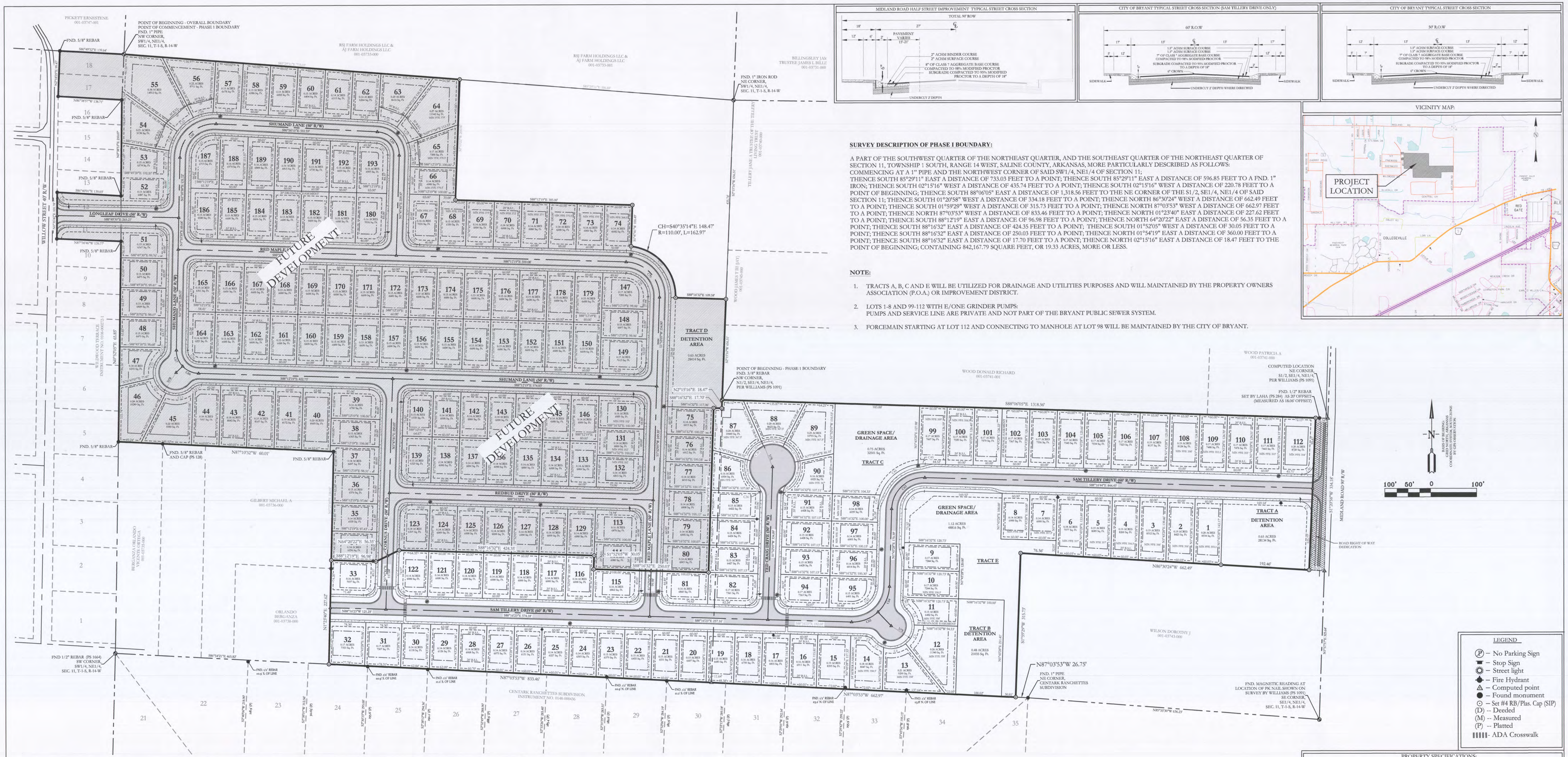

WILLOW STREET 40' R/W
SHUMAND LANE (50' R/W)
LONGLEAF DRIVE (50' R/W)
RED MAPLE LANE (50' R/W)
REDBUD DRIVE (50' R/W)
CORNUS DRIVE (50' R/W)
SAM TILLERY DRIVE (60' R/W)
TED CRAIG DRIVE (50' R/W)
MIDLAND ROAD 90' R/W
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
TRACT A DETENTION AREA
TRACT B DETENTION AREA
TRACT C
TRACT D DETENTION AREA
TRACT E
GREEN SPACE/ DRAINAGE AREA
GREEN SPACE/ DRAINAGE AREA
POINT OF BEGINNING - OVERALL BOUNDARY POINT OF COMMENCEMENT - PHASE 1 BOUNDARY FND. 1" PIPE NW CORNER, SW1/4, NE1/4, SEC. 11, T-1-S, R-14-W
POINT OF BEGINNING - PHASE 1 BOUNDARY FND. 3/8" REBAR NW CORNER, N1/2, SE1/4, NE1/4, PER WILLIAMS (PS 1091)
COMPUTED LOCATION NE CORNER, S1/2, SE1/4, NE1/4, PER WILLIAMS (PS 1091)
FND. 1" IRON ROD NE CORNER, SW1/4, NE1/4, SEC. 11, T-1-S, R-14-W
FND. 1/2" REBAR (PS 1664) SW CORNER, SW1/4, NE1/4, SEC. 11, T-1-S, R-14-W
FND. MAGNETIC READING AT LOCATION OF PK NAIL SHOWN ON SURVEY BY WILLIAMS (PS 1091) SE CORNER, SE1/4, NE1/4, SEC. 11, T-1-S, R-14-W
CH=S40°35'14"E 148.47' R=110.00', L=162.97'
N87°03'53"W 26.75'
N86°30'24"W 662.49'
CENTARK RANCHETTES SUBDIVISION INSTRUMENT NO. 01-46-00436
WILDWOOD TERRACE INSTRUMENT NO. 1036-000372-1
PICKETT ERNESTINE 001-03747-001
BSJ FARM HOLDINGS LLC & AJ FARM HOLDINGS LLC 001-03733-000
BILLINGSLEY JAMES L BILLINGSLEY TRUSTEE 001-03731-000
TILLERY JANE A TRUSTEE OF THE TILLERY LIVING TRUST
WOOD JAMES T III (JAY)
WOOD DONALD RICHARD 001-03741-001
WOOD PATRICIA A 001-03741-000
WILSON DOROTHY J 001-03743-000
GILBERT MICHAEL A 001-03736-000
ORLANDO BERGANZA 001-03738-000
BERGANZA ORLANDO VICENTE ORTEGA 001-03739-000
ROAD RIGHT OF WAY DEDICATION
MIDLAND ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION
TOTAL 90' ROW
PAVEMENT VARIES 15'-21'
2" ACHM BINDER COURSE
2" ACHM SURFACE COURSE
8" OF CLASS 7 AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR
SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR TO A DEPTH OF 18"
UNDERCUT 2' DEPTH
CITY OF BRYANT TYPICAL STREET CROSS SECTION (SAM TILLERY DRIVE ONLY)
60' R.O.W
1.5" ACHM SURFACE COURSE
1.5" ACHM SURFACE COURSE
7" OF CLASS 7 AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR
SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR TO A DEPTH OF 18"
6" CROWN
SIDEWALK
UNDERCUT 2' DEPTH WHERE DIRECTED
CITY OF BRYANT TYPICAL STREET CROSS SECTION
50' R.O.W
VICINITY MAP:
PROJECT LOCATION
MIDLAND RD
-N-
BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION
100' 50' 0 100'

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°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°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.

LEGEND

- Ⓟ – No Parking Sign
- ▬ – Stop Sign
- ☼ – Street light
- ◆ – Fire Hydrant
- △ – Computed point
- ● – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted
- ▮▮▮▮▮- ADA Crosswalk

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
C???	147.27	100.00	84.38	S40° 19' 16"E	134.32	C23	46.57	100.00	26.68	N49° 36' 20"E	46.15	C48	39.30	25.00	90.07	S43° 14' 25"E	35.38
C???	28.58	75.00	21.84	S9° 07' 22"E	28.41	C24	44.77	100.00	25.65	N75° 46' 29"E	44.40	C49	39.24	25.00	89.93	S46° 45' 34"W	35.33
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C25	0.64	75.00	0.49	S86° 41' 32"E	0.64	C50	39.33	25.00	90.14	N43° 12' 13"W	35.40
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C26	43.46	75.00	33.20	S69° 50' 42"E	42.86	C51	39.21	25.00	89.86	N46° 47' 47"E	35.31
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94	C27	43.46	75.00	33.20	S36° 38' 31"E	42.86	C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29	C33	20.09	25.00	46.04	N23° 18' 05"W	19.55	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C34	54.16	50.00	62.06	N15° 17' 31"W	51.55	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C9	39.24	25.00	89.93	S46° 45' 35"W	35.33	C35	44.29	50.00	50.75	N41° 06' 53"E	42.86	C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C36	44.29	50.00	50.75	S88° 07' 55"E	42.86	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C11	19.69	25.00	45.13	N69° 13' 41"E	19.19	C36	0.94	25.00	2.15	N0° 47' 36"E	0.94	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26	C37	44.29	50.00	50.75	S37° 22' 43"E	42.86	C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35	C38	54.16	50.00	62.06	S19° 01' 41"W	51.55	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42	C39	19.96	25.00	45.75	S27° 10' 54"W	19.44	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81	C40	1.06	25.00	2.44	S3° 05' 13"W	1.06	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36	C43	30.06	100.00	17.22	N10° 20' 12"E	29.95	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18	C44	111.48	100.00	63.87	N50° 53' 08"E	105.80	C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C45	15.54	100.00	8.90	N87° 16' 23"E	15.52	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65	C46	38.91	25.00	89.18	N47° 08' 03"E	35.10	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C22	46.57	100.00	26.68	N22° 55' 15"E	46.15	C47	39.21	25.00	89.86	N46° 47' 47"E	35.31						

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

No. 1664
WILLIAM CORBITT R. SHOFFNER
7/7/25

No. 20876
KAZI TAMZIDUL ISLAM
07/07/25

By affixing my seal and signature, I Wiillaim 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 #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 Islam
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/: SUBDIVIDER HAVEN'S DEVELOPMENT, LLC
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: B.JOHNSON			DRAWING NUMBER:		
REVISED:	07/07/2025	CHECKED BY:			23-0024		
SHEET:		SCALE: 1" = 100'					
500	01S	14W	0	11	104	62	1664

K:\Land Projects 2004\Subdivisions\2023\23-0024 Havens Midland Road Subdivision S11 T1S R14W\CIVIL\DWG\Phase 1\23-0024-Final Plat-04-09-2025.dwg