OPEN SPACE CALCULATION		
TRACT A	PARK AREA	3.72 ACRES
TRACT B	DETENTION AREA	0.82 ACRES
TRACT C	GREEN SPACE	0.24 ACRES
TRACT D	GREEN SPACE	0.33 ACRES
TRACT E	GREEN SPACE	4.33 ACRES
TRACT F	DETENTION AREA	0.98 ACRES
TRACT G	DETENTION AREA	0.82 ACRES
TRACT H	GREEN SPACE	0.30 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	4.63 ACRES
	TOTAL	16.17 ACRES OR 24.76%

RESIDENTIAL DENSITY CALCULATIONS	
HOUSING UNITS	231 UNITS
TOTAL DEVELOPABLE AREA	65.32 ACRES
TOTAL COMMON USABLE OPEN SPACE	16.17 ACRES
RESIDENTIAL DENSITY	231/65=3.38 DUA

AS-SURVEYED DESCRIPTION:

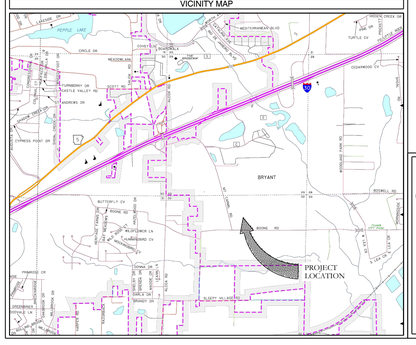
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/2 NE 1/2) IN SECTION 32 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) IN SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

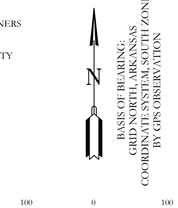
BEGINNING AT A SET 1/2" REBAR WITH ALUMINUM CAP BEING THE NE CORNER OF THE NW 1/4, NE 1/4 SECTION 29 AND 34.61 FEET NORTH OF A 4 X 4 CONCRETE POST;
THENCE, S 02° 57' 52" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1285.53 TO A RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4, SAID POINT BEING 8.11 FEET SOUTH OF AN EXISTING 1/2" REBAR;
THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4, N 88° 19' 44" W, A DISTANCE OF 1272.20 FEET TO AN EXISTING RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4;
THENCE, ALONG THE SOUTH LINE OF THE NE 1/4 NW 1/4, N 88° 23' 01" W A DISTANCE OF 179.93 FEET TO A NAIL SET AT THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF MT. CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 09° 58' 11" W, A DISTANCE OF 97.38 FEET TO A POINT;
THENCE N 10° 02' 44" W, A DISTANCE OF 89.82 FEET TO A POINT;
THENCE, N 12° 47' 37" W, A DISTANCE OF 213.29 FEET TO A POINT;
THENCE, N 12° 18' 58" W, A DISTANCE OF 131.22 FEET TO A POINT;
THENCE, N 13° 00' 12" W, A DISTANCE OF 247.42 FEET TO AN EXISTING SPIKE;
THENCE, LEAVING SAID CENTERLINE, N 84° 33' 08" E, A DISTANCE OF 357.44 FEET TO A SET 1/2" REBAR (PS# 1121) POINT BEING ON THE WEST LINE OF THE NW 1/4, NE 1/4;
THENCE, N 05° 43' 37" E, A DISTANCE OF 294.27 FEET TO A 5/8" REBAR SET IN CONCRETE; THENCE, S 86° 18' 15" W, A DISTANCE OF 454.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 12° 42' 57" W, A DISTANCE OF 262.83 FEET TO A SPIKE SET ON THE NORTH LINE OF THE NE 1/4 NW 1/4;
THENCE, ALONG SAID NORTH LINE, S 88° 22' 28" E, A DISTANCE OF 517.66 FEET TO A 1/2" REBAR WITH ALUMINUM CAP MARKING THE NW CORNER OF THE NW 1/4 NE 1/4;
THENCE, N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON;
THENCE, S 89° 23' 57" E, A DISTANCE OF 1306.74 FEET TO A SET 1/2" REBAR WITH AN ALUMINUM CAP ON THE EAST LINE OF THE SW 1/4 SE 1/4 SECTION 29;
THENCE, ALONG SAID EAST LINE, S 02° 39' 14" W, A DISTANCE OF 657.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 65.32 ACRES (2,845,277 Sq Ft).

NOTE:

1. TRACT A, F, G AND H WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT B, C, D, AND E WILL BE UTILIZED AS A DETENTION, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

VICINITY MAP



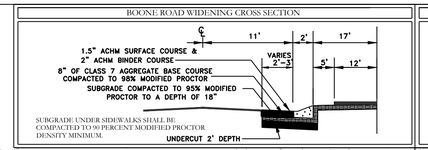


LEGEND

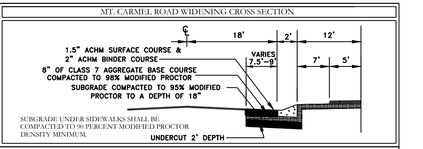
- (P) – No Parking Sign
- – Stop Sign
- – Street light
- – Fire Hydrant
- – Computed point
- – Found monument
- – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted



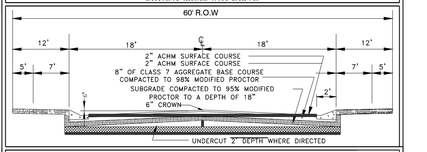
BOONE ROAD WIDENING CROSS SECTION



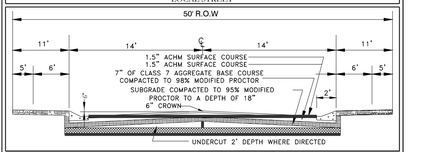
MT. CARMEL ROAD WIDENING CROSS SECTION



BRYANT CROSS WAY DRIVE



LOCAL STREET



CERTIFICATIONS:

OWNER: _____ DEVELOPER: _____

Name: _____ Name: _____

Address: _____ Address: _____

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: _____

Source of Tile: D.R. BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

William W. McFadden
Registered Professional
Engineer, No. 14048 Arkansas

CERTIFICATE OF PRELIMINARY 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

RICK JOHNSON
BRYANT PLANNING COMMISSION

PROPERTY SPECIFICATIONS:

OWNER:

DEVELOPER/:
SUBDIVIDER

ENGINEERS: HOPE CONSULTING INC.
117 S MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: THE VILLAGES AT MAGNOLIA LANE,

ZONING CLASSIFICATION: PUD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK PAGE

MIN. LOT SIZE:
NUMBER OF LOTS: 231
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 - 25' OR AS SHOWN
REAR - 25' 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: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

PLANNED UNIT DEVELOPMENT
THE VILLAGES AT MAGNOLIA LANE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/01/2024	C.A.D. BY: BJOHNSON		DRAWING NUMBER:
REVISED:		CHECKED BY:		21-1175
		SCALE: 1"=100'		

500	1S	14W	0	17	330	62	1762

K:\LAND PROJECTS 2006\BUBDIVISIONS\21-1175 THE VILLAGES AT MAGNOLIA LANE\21-1175-PUD-12-20-23_1.1\DBF_2666\MAC 3X18.DWG