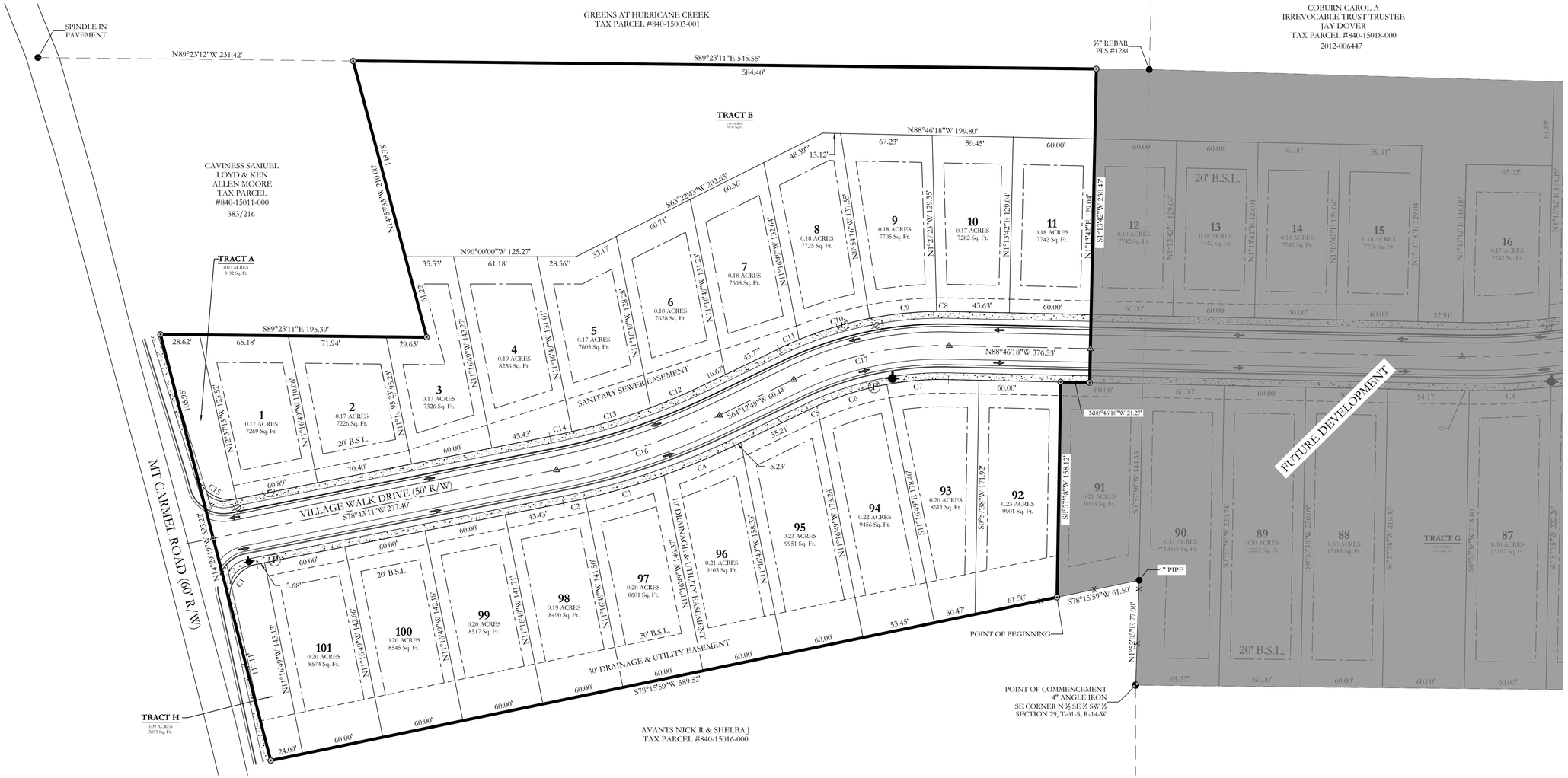
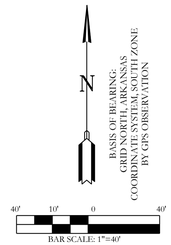
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	40.67	25.00	93°12'30"	S32° 06' 56"W	36.33
C2	16.57	525.00	1°48'30"	S77° 48' 56"W	16.57
C3	60.27	525.00	6°34'40"	S73° 37' 21"W	60.24
C4	56.08	525.00	6°07'12"	S67° 16' 25"W	56.05
C6	53.86	225.00	13°42'57"	S72° 47' 21"W	53.73
C7	45.48	225.00	11°34'53"	S85° 26' 16"W	45.40
C8	9.77	275.00	2°02'07"	S89° 47' 21"E	9.77
C9	49.55	275.00	10°19'23"	N84° 01' 54"E	49.48
C10	54.10	275.00	11°16'22"	N73° 14' 02"E	54.02
C11	16.24	275.00	3°23'02"	N65° 54' 20"E	16.24
C12	43.36	475.00	5°13'47"	N66° 49' 43"E	43.34
C13	60.33	475.00	7°16'39"	N73° 04' 56"E	60.29
C14	16.57	475.00	1°59'56"	N77° 43' 13"E	16.57
C15	37.87	25.00	86°47'30"	S57° 53' 04"E	34.35
C16	126.59	500.00	14°30'22"	S71° 28' 00"W	126.25
C17	117.87	250.00	27°00'53"	S77° 43' 16"W	116.79





CERTIFICATIONS:

OWNER:

Name: TITAN GENERAL CONTRACTORS

Address: 204 WOODLAND DRIVE
BENTON, AR 72019

DEVELOPER:

Name: TITAN GENERAL CONTRACTORS

Address: 204 WOODLAND DRIVE
BENTON, AR 72019

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 of Execution

Name:

Source of Title: 2021-001028

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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.

Date of Execution

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution

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

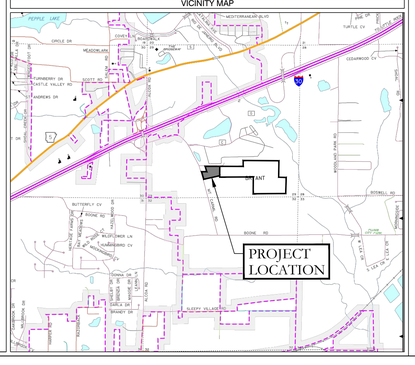
CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20 ____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson,
Bryant Planning Commission

VICINITY MAP



CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

NOTE:

1. TRACT A AND H ARE DRAINAGE AND UTILITY EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N ½ SE ¼ SW ¼ OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 61.50 FEET TO THE **POINT OF BEGINNING**; THENCE S78°15'59"W, A DISTANCE OF 589.52 FEET TO A SET ½" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET ½" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET ½" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 545.55 FEET; THENCE S01°13'42"W, A DISTANCE OF 230.47 FEET TO A SET ½" REBAR; THENCE N88°46'18"W, A DISTANCE OF 21.27 FEET TO A SET ½" REBAR; THENCE S00°57'38"W, A DISTANCE OF 158.12 FEET TO THE POINT OF BEGINNING; CONTAINING 261,746 SQUARE FEET, OR 6.01 ACRES, MORE OR LESS.

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

PROPERTY SPECIFICATIONS:

OWNER: TITAN GENERAL CONTRACTORS
204 WOODLAND DR.
BENTON, AR 72019

DEVELOPER/ SUBDIVIDER: TITAN GENERAL CONTRACTORS
204 WOODLAND DR.
BENTON, AR 72019

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

NAME OF SUBDIVISION: THE VILLAGES AT MAGNOLIA LANE PHASE 1

INSTRUMENT # 2021-001028

ZONING DISTRICT: R-1.5

AVERAGE LOT SIZE: 60 x 130' (6,000 S.F.)
NUMBER OF LOTS: 21

SOURCE OF WATER: BRYANT
SOURCE OF SEWER: BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-25' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

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:
TITIAN GENERAL CONTRACTORS, LLC

FINAL PLAT
THE VILLAGES AT MAGNOLIA LANE, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	01/07/2022	C.A.D. BY: B.JOHNSON		DRAWING NUMBER:
REVISED:		CHECKED BY:		19-0238
		SCALE: 1"=100'		

500	01S	14W	0	29	300	62	1762

X:\LAND PROJECTS\2019\SUBDIVISIONS\2019-19-0238 STARLIGHT VILLAGE\19-0238-FP-12-26-21.DWG