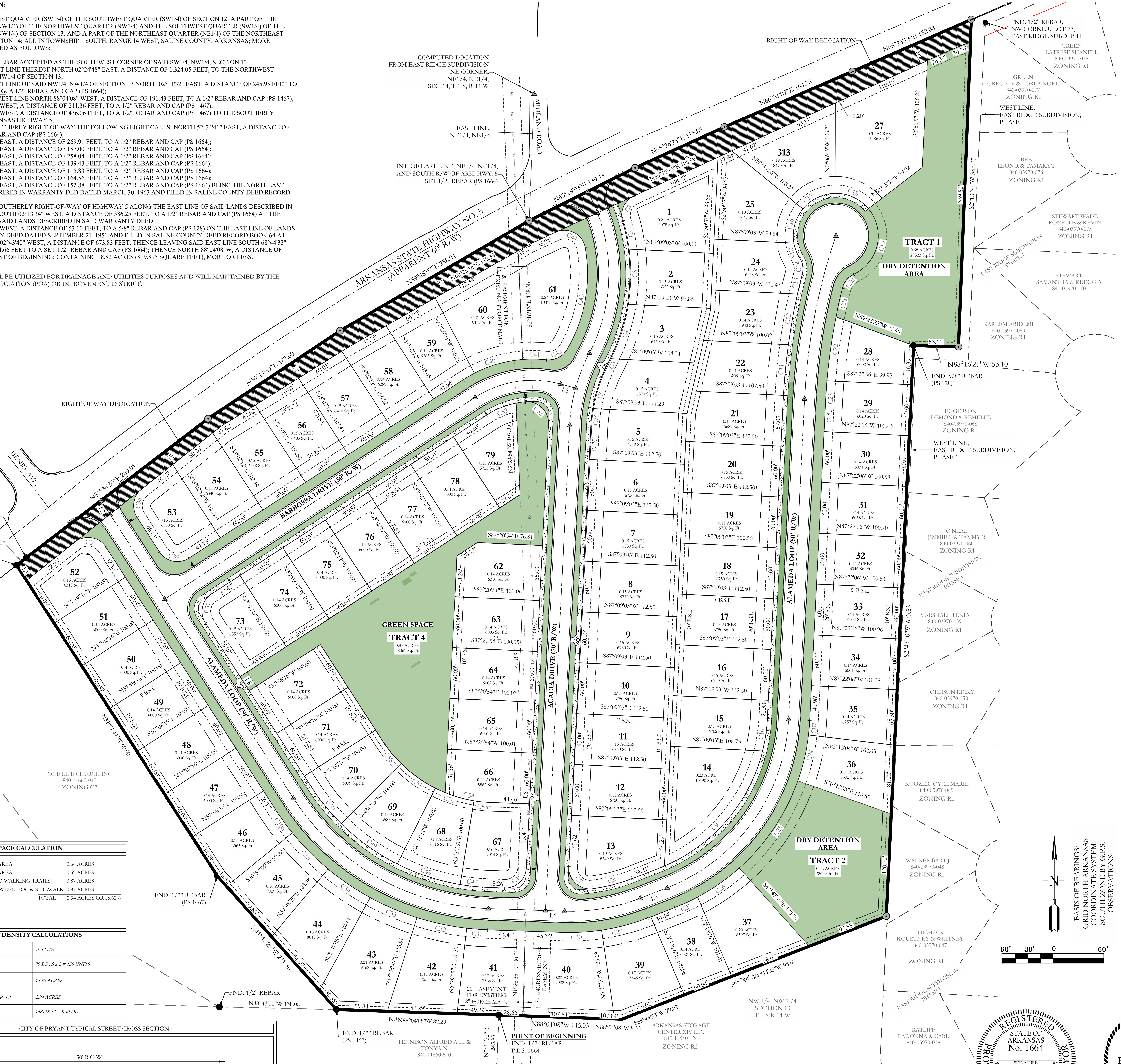
PROPERTY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;
THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE **POINT OF BEGINNING**, A 1/2" REBAR AND CAP (PS 1664);
THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;
THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 68°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1 /2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08"W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING; CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

NOTE:
TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



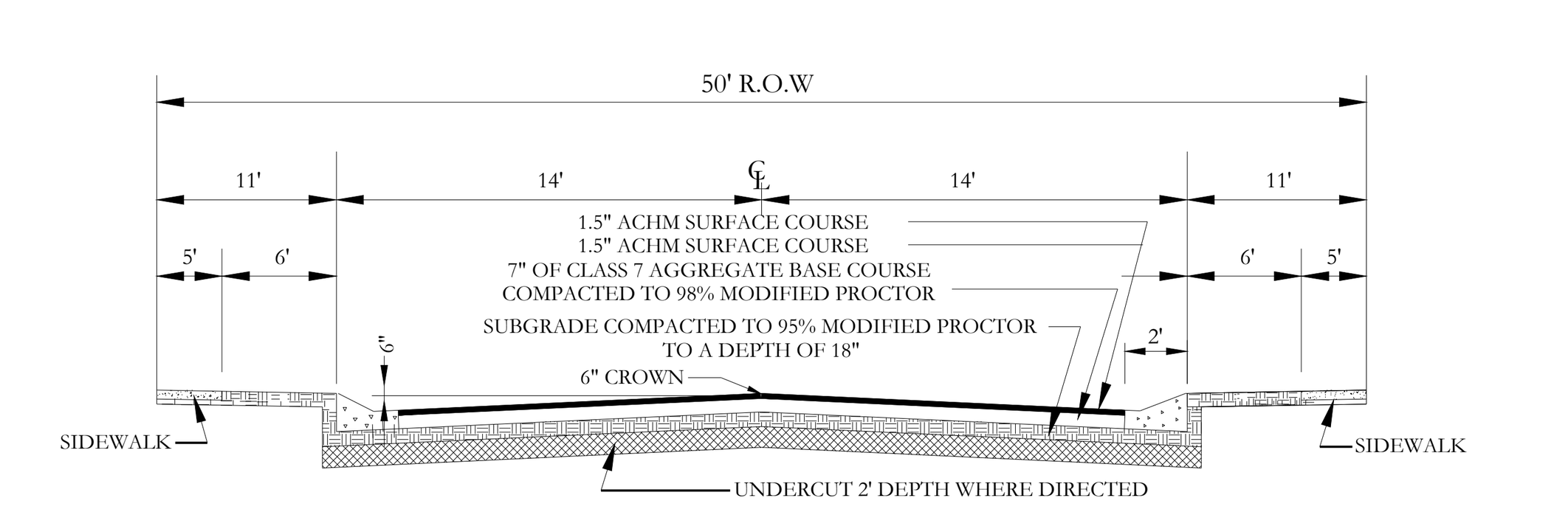
OPEN SPACE CALCULATION

TRACT 1	DRY DETENTION AREA	0.68 ACRES
TRACT 2	DRY DETENTION AREA	0.52 ACRES
TRACT 3	GREEN SPACE AND WALKING TRAILS	0.87 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	0.87 ACRES
	TOTAL	2.94 ACRES OR 15.62%

RESIDENTIAL DENSITY CALCULATIONS

NUMBER OF LOTS	*79 LOTS*
HOUSING UNITS	*79 LOTS x 2 = 158 UNITS*
TOTAL DEVELOPABLE AREA	*18.82 ACRES*
TOTAL COMMON USABLE OPEN SPACE	*2.94 ACRES*
RESIDENTIAL DENSITY	*158/18.82 = 8.40 DU*

CITY OF BRYANT TYPICAL STREET CROSS SECTION



PLANNED UNIT DEVELOPMENT (PUD)
HILL VALLEY ESTATES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.43	25.00	81.20	N24° 36' 19"E	32.54
C2	33.85	226.08	8.58	N11° 42' 12"W	33.82
C3	65.27	226.08	16.54	N0° 51' 24"E	65.04
C4	67.49	226.08	17.10	N17° 40' 45"E	67.24
C5	57.16	180.00	18.19	N18° 34' 55"E	56.92
C6	57.16	180.00	18.19	N18° 34' 55"E	56.92
C7	43.76	25.00	100.28	N47° 17' 27"W	38.38
C8	48.27	200.00	13.83	S75° 39' 22"W	48.15
C9	184.69	200.00	52.91	S40° 27' 01"W	178.19
C10	38.91	200.00	11.15	S8° 25' 21"W	38.85
C11	60.08	725.00	4.75	S5° 27' 24"W	60.06
C12	60.52	725.00	4.78	S10° 13' 19"W	60.50
C13	23.97	725.00	1.89	S13° 33' 37"W	23.97
C14	20.10	25.00	46.06	N8° 31' 17"W	19.56
C15	18.96	50.00	21.72	N20° 41' 22"W	18.84
C16	42.82	50.00	49.07	S14° 42' 25"W	41.53
C17	44.20	50.00	50.64	S64° 33' 54"W	42.77
C18	43.94	50.00	50.35	N64° 56' 06"W	42.54
C19	91.20	50.00	104.51	N12° 29' 47"E	79.07
C20	22.06	25.00	50.56	N39° 28' 04"E	21.35
C21	34.71	675.00	2.95	N12° 42' 44"E	34.71
C22	76.25	675.00	6.47	N8° 00' 11"E	76.21
C23	22.59	675.00	1.92	S3° 48' 28"W	22.59
C24	55.67	250.00	12.76	N13° 09' 41"E	55.56
C25	125.08	250.00	28.67	N33° 52' 26"E	123.78
C26	60.05	250.00	13.76	N55° 05' 19"E	59.91
C27	29.55	250.00	6.77	N65° 21' 23"E	29.53
C29	56.42	250.00	12.93	N75° 12' 29"E	56.30
C30	44.76	250.00	10.26	N86° 48' 09"E	44.70
C31	24.65	310.00	4.56	S85° 47' 27"E	24.65
C32	60.09	310.00	11.11	S77° 57' 33"E	60.00
C33	60.09	310.00	11.11	S66° 51' 08"E	60.00
C34	60.09	310.00	11.11	S55° 44' 43"E	60.00
C35	60.09	310.00	11.11	S44° 38' 18"E	60.00
C37	41.69	25.00	95.54	S80° 37' 51"E	37.02
C38	36.85	25.00	84.46	S9° 22' 09"W	33.61
C39	39.35	25.00	90.17	S77° 56' 58"E	35.41
C40	59.46	150.00	22.71	N74° 01' 17"E	93.34
C41	28.34	150.00	10.83	S89° 12' 35"E	77.62
C42	28.69	25.09	65.51	N63° 18' 33"E	27.15
C43	124.39	176.08	40.48	N10° 10' 36"E	121.82
C44	45.70	25.00	104.73	S62° 25' 44"E	39.60
C46	38.87	25.00	89.08	S47° 23' 24"W	35.07
C47	34.38	260.00	7.58	N84° 16' 49"W	34.36
C48	78.20	260.00	17.23	N71° 52' 31"W	77.91
C49	81.53	260.00	17.97	N54° 16' 32"W	81.20
C50	56.40	260.00	12.43	N39° 04' 38"W	56.29
C51	39.19	25.00	89.83	N12° 03' 02"E	35.30
C52	37.93	100.00	21.73	N67° 49' 44"E	37.70
C53	42.66	25.00	97.78	S46° 02' 21"E	37.67
C55	21.16	160.00	7.58	N84° 16' 49"W	21.14
C56	35.41	160.00	12.68	N74° 09' 09"W	35.33
C57	50.17	160.00	17.97	N54° 16' 32"W	49.97
C58	34.71	160.00	12.43	N39° 04' 38"W	34.64
C62	170.72	201.08	48.65	N3° 21' 20"E	165.64
C63	258.76	225.00	65.89	N35° 47' 45"E	244.74
C64	105.38	125.00	48.30	S81° 06' 49"W	102.28
C65	88.84	205.00	24.83	S15° 15' 50"W	88.15
C66	88.84	205.00	24.83	S15° 15' 50"W	88.15
C68	91.06	225.00	23.19	N80° 20' 13"E	90.44
C69	274.61	285.00	55.21	S60° 27' 56"E	264.11
C70	196.46	700.00	16.08	S10° 53' 21"W	195.81
C72	27.97	201.08	7.97	N24° 57' 09"W	27.95
C76	20.85	180.00	6.64	N6° 10' 01"E	20.84
C87	17.16	250.00	3.93	N4° 48' 56"E	17.16

Line Table			Line Table		
L#	Length	Direction	L#	Length	Direction
L1	21.58	N32° 51' 44.07"W	L5	18.20	N74° 44' 09.80"W
L2	19.37	N32° 51' 44.07"W	L6	60.00	S2° 50' 56.52"W
L3	34.21	S68° 44' 33.22"W	L8	19.70	N32° 51' 44.07"W
L4	22.38	N88° 04' 08.20"W			

By affixing my seal and signature, I Willaim Cobitt R. Shoffner PLS No, 1762, 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 .

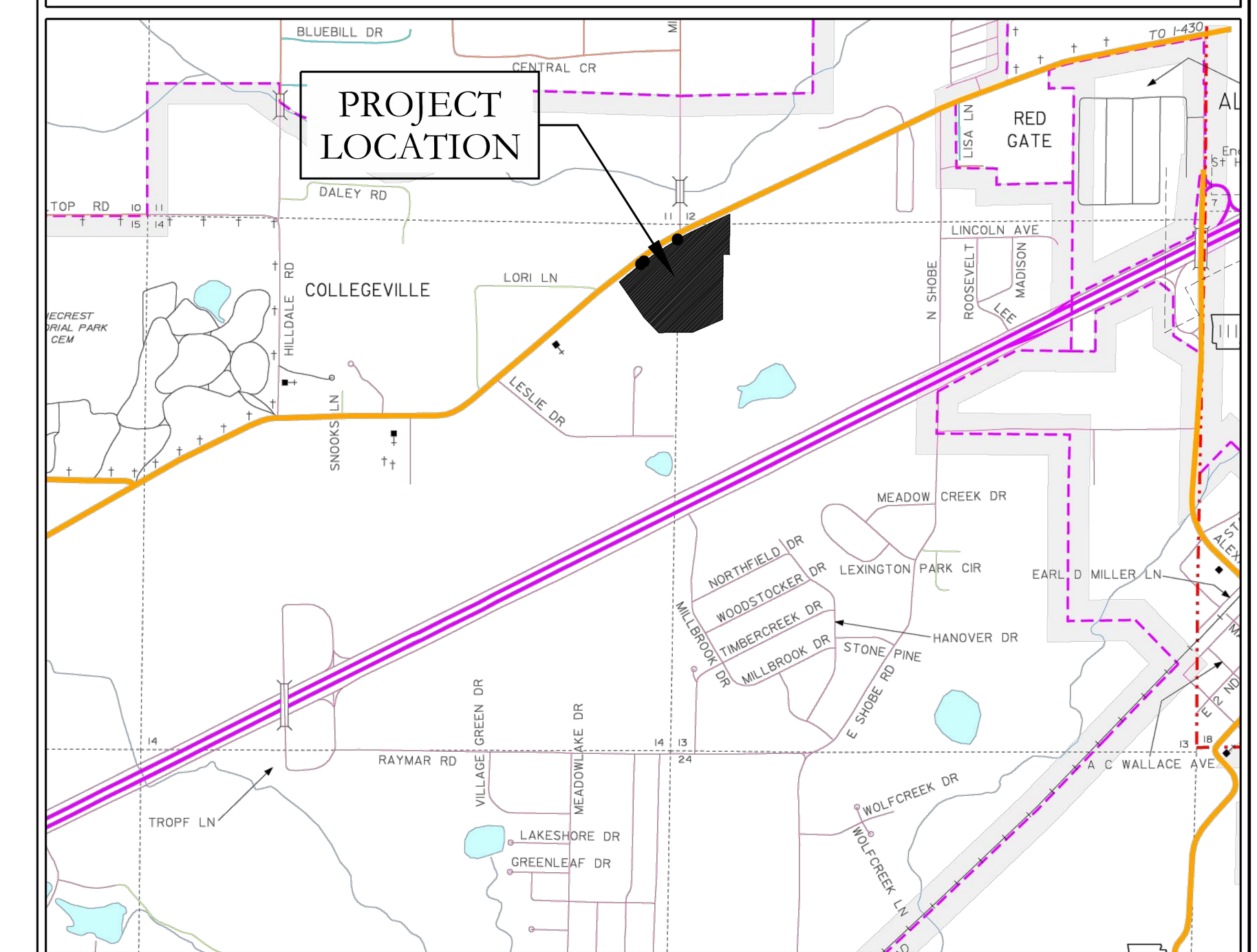
REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS No. 1664 — SIGNATURE — WILLIAM CORBITT R. SHOFFNER

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ NO. 20876 KAZI TAMZIDUL ISLAM

LEGEND

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

VICINITY MAP:



CERTIFICATIONS:

OWNER:
Name: FINLEY & COMPANY
Address: P.O BOX 10
BRYANT, AR 72089

DEVELOPER:
Name: FINLEY & COMPANY
Address: P.O BOX 10
BRYANT, AR 72089

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.

Source of Title: ____________

Date of Execution ____________ Name: ____________

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Corbitt R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on ____________, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located..

Date of Execution ____________

Signed: ____________
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution ____________

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 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 of further provisions of said Rules and Regulations.

Date of Execution ____________

Signed: ____________
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER:	FINLEY & COMPANY P.O BOX 10 BRYANT, AR 72089
DEVELOPER/: SUBDIVIDER	FINLEY & COMPANY P.O BOX 10 BRYANT, AR 72089
ENGINEERS:	HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015

NAME OF SUBDIVISION: HILL VALLEY ESTATES

PROPOSED HOUSE EXTERIOR: BRICK, VINYL, GLASS & WOOD

NUMBER OF LOTS: 77
PROPOSED ZONING: PUD

PROPOSED DENSITY 8.18 HOMES PER ACRE
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-10' OR AS SHOWN
SIDE-5' OR AS SHOWN

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

PLANNED UNIT DEVELOPMENT (PUD)
HILL VALLEY ESTATES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	05/11/2026	C.A.D. BY: B.JOHNSON			DRAWING NUMBER:		
REVISED:		CHECKED BY:			24-0427		
SHEET:		SCALE: 1" = 60'					
500	01S	14W	0	14	110	62	1762