FINAL PLAT
AUTUMN HILLS ESTATES, PHASE 1,
A SUBDIVISION IN THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING PART OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 14 WEST,
SALINE COUNTY, ARKANSAS

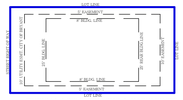


VICINITY MAP
(NTS)

REBAR W/CAP# 1374
NW CORNER
SE 1/4 SW 1/4
SECTION 23
T-1-S, R-14-W

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE NORTH 87°58'06" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 165.65 FEET; THENCE NORTH 02°01'54" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 23.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SOUTH SHOBE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 86°54'50" WEST A DISTANCE OF 382.19 FEET; THENCE WESTERLY, ALONG A CURVE 522.83 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 12470.86 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 87°34'41" WEST AND A CHORD LENGTH OF 522.79 FEET; THENCE NORTH 88°46'45" WEST A DISTANCE OF 39.29 FEET; THENCE NORTH 89°05'36" WEST A DISTANCE OF 68.65 FEET; THENCE WESTERLY, ALONG A CURVE 94.82 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 3847.23 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 89°59'24" WEST AND A CHORD LENGTH OF 94.81 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF RAYMAR SHORE CONNECTOR; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 35°42'56" WEST A DISTANCE OF 32.52 FEET; THENCE NORTH 08°33'26" EAST A DISTANCE OF 206.25 FEET; THENCE NORTH 04°13'18" EAST A DISTANCE OF 313.10 FEET; THENCE NORTH 03°20'10" EAST A DISTANCE OF 88.41 FEET; THENCE SOUTH 70°56'35" EAST LEAVING SAID EAST RIGHT OF WAY LINE A DISTANCE OF 111.42 FEET; THENCE SOUTH 83°24'28" EAST A DISTANCE OF 137.63 FEET; THENCE SOUTH 88°03'24" EAST A DISTANCE OF 169.87 FEET; THENCE NORTH 45°47'00" EAST A DISTANCE OF 71.35 FEET; THENCE SOUTH 59°25'44" EAST A DISTANCE OF 146.54 FEET; THENCE NORTH 01°17'54" EAST A DISTANCE OF 3.14 FEET; THENCE NORTH 17°06'38" EAST A DISTANCE OF 56.15 FEET; THENCE SOUTH 88°07'46" EAST A DISTANCE OF 462.29 FEET; THENCE SOUTH 01°02'18" EAST A DISTANCE OF 164.02 FEET; THENCE SOUTH 00°53'26" WEST A DISTANCE OF 99.32 FEET; THENCE SOUTH 07°59'47" WEST A DISTANCE OF 80.08 FEET; THENCE SOUTH 00°08'18" WEST A DISTANCE OF 115.12 FEET; THENCE SOUTH 00°08'19" WEST A DISTANCE OF 100.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.45 ACRES, MORE OR LESS.



TYPICAL LOT SETBACKS & EASEMENTS
(NTS)



1"X2" STEEL BAR
NE CORNER
SE 1/4 SW 1/4
SECTION 23
T-1-S, R-14-W

LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	N 02°01'54" E	23.95'
L2	N 88°46'45" W	39.29'
L3	N 89°05'36" W	68.65'
L4	N 35°42'56" W	32.52'
L5	N 17°06'38" E	56.15'
L6	S 82°59'55" E	20.51'
L7	S 88°44'16" E	20.66'
L8	S 02°58'56" W	50.02'
L9	N 01°17'54" E	9.10'
L10	N 01°17'54" E	3.14'

CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 87°34'41" W	522.79'	12470.86'	522.83'
C2	N 86°59'24" W	94.81'	3847.23'	94.82'
C3	S 85°52'05" E	40.05'	400.00'	40.07'
C4	S 86°04'22" E	27.15'	291.85'	27.16'
C5	S 85°31'42" E	33.21'	300.00'	33.23'
C6	N 87°14'17" W	97.07'	12470.86'	97.08'
C7	S 43°42'06" E	35.36'	25.00'	39.27'
C8	N 87°38'51" W	80.01'	12470.86'	80.01'
C9	N 88°00'49" W	80.01'	12470.86'	80.01'
C10	N 88°22'52" W	80.00'	12470.86'	80.00'
C11	N 88°40'19" W	46.63'	12470.86'	46.63'
C12	N 62°24'18" E	33.05'	50.00'	33.68'
C13	N 67°12'13" E	20.41'	25.00'	21.03'
C14	N 67°26'47" W	51.28'	50.00'	53.85'
C15	N 01°03'06" W	58.13'	50.00'	62.03'
C16	N 41°52'26" E	12.85'	50.00'	12.89'
C17	N 26°14'13" E	20.16'	25.15'	20.74'
C18	N 41°03'17" W	33.68'	24.97'	36.97'
C19	N 86°08'44" W	45.38'	475.00'	45.40'
C21	N 48°10'36" E	36.49'	25.00'	40.91'
C22	S 83°59'11" E	18.03'	325.00'	18.04'
C23	S 87°08'20" E	17.73'	325.00'	17.73'
C24	S 42°51'35" E	35.87'	25.00'	40.00'
C25	S 47°08'25" W	69.66'	50.00'	77.07'
C26	N 43°42'06" W	70.71'	50.00'	78.54'
C27	S 47°08'25" W	34.83'	25.00'	38.54'
C28	S 21°06'45" E	20.41'	25.00'	21.03'
C29	S 41°33'01" E	6.38'	50.00'	6.38'
C30	S 02°56'48" E	65.39'	50.00'	71.28'
C31	S 68°09'21" W	41.26'	50.00'	42.53'
C32	N 63°59'36" W	39.85'	50.00'	40.98'
C33	N 64°36'24" W	20.41'	25.00'	21.03'
C34	S 46°17'54" W	35.36'	25.00'	39.27'
C35	S 87°18'21" E	18.74'	375.00'	18.74'
C36	S 86°04'44" E	50.16'	525.00'	50.17'
C37	S 82°50'17" E	5.08'	275.00'	5.08'
C38	S 88°02'04" E	25.59'	275.00'	25.60'
C39	S 43°42'06" E	35.36'	25.00'	39.27'
C41	N 86°34'54" W	89.08'	12470.86'	89.08'
C42	N 86°54'05" W	50.02'	12470.86'	50.02'

GENERAL NOTES:

CURRENT ZONING: R-2
TOTAL ACRES =15.45 ACRES (672829 SQ. FT.)
AVERAGE LOT SIZE = 107' X 50' (5350 SQ. FT.)
TOTAL NO. OF LOTS = 43 LOTS
LINEAR FEET OF NEW ROAD = 2772 FEET + -
SOURCE OF WATER = CITY OF BRYANT
SOURCE OF SEWER = CITY OF BRYANT
SOURCE OF ELECTRIC = ENTERGY
SOURCE OF GAS = SUMMIT UTILITIES, INC
SOURCE OF CABLE = COMCAST

SOIL CONDITIONS
SOIL SUITABILITY AT THE TIME OF CONSTRUCTION IS THE RESPONSIBILITY OF THE LOT OWNER. SOIL CONDITIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO HOME CONSTRUCTION

BUILDING LINE SETBACKS

FRONT SETBACKS = 25' FEET (AS SHOWN)
SIDE SETBACKS = 8 FEET (AS SHOWN)
SIDE (EXTERIOR ON CORNERS LOT) = 15 FEET (AS SHOWN)
REAR SETBACKS = 25 FEET (AS SHOWN)

EASEMENTS
FRONT = 10 FEET
SIDE = 5 FEET OR AS SHOWN
REAR = 10 FEET
NO FENCE CROSSING DRAINAGE EASEMENTS
ALL EASEMENTS TO BE DEDICATED TO CITY OF BRYANT FOR UTILITY CONSTRUCTION AND MAINTENANCE

OWNER
TNL DREAM HOME, LLC
7902 WORTH AVE.
BENTON, AR. 72019

PARCEL NUMBER 840-13186-002
DORMAN - FLEMING MARSHA

PARCEL NUMBER
840-13179-000
RUTHERFORD
HH & MARY

PARCEL NUMBER 840-13180-000
REYES VALENTIN RAMIREZ

PARCEL NUMBER 840-13187-003
TNL DREAM HOME, LLC

PARCEL NUMBER 840-13186-001
ALMOND MATTHEW RYAN & BROOKE

BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FIRM
PANEL NO.: 05125C0380E
DATE: JUNE 05, 2020

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

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.

Name: TNL Dream Home, LLC
Address: 7902 Worth Ave. Benton, Ar. 72019

Signed_____

Source of Title: Document Number 2019-018823

Certificate of Engineering Accuracy

I, Eric Richardson, 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 locations, 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.

Signed: _____

Date of Execution:_____
Registered Professional Engineer No. 14266, Arkansas

Certificate of Final Surveying Accuracy

I, James Aaron Rasburry hereby certify that this final plat correctly represents a survey completed by me, or under my supervision on _____: that the boundary lines shown hereon correspond with the description in the deeds cited in the above source of title: and that all monuments which were found or placed on the property are correctly described and located.

Signed: _____

Date of Execution:_____
Registered Land Surveyor No. 1506, Arkansas

Certificate of Final Plat 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.

_____ _____
Bryant Planning Commission Date of Execution

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.

LEGEND
● - FOUND MONUMENT
⊙ - SET #5 REBAR/CAP #1506
⁂ - COMPUTED POINT
⁘ - CONTROLLING CORNER
- FENCE
- DECORATIVE FENCE
- CENTERLINE

50 0 50 100
Scale: 1" = 50'

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

FINAL PLAT
AUTUMN HILLS ESTATES, PHASE 1,
A SUBDIVISION IN THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING PART OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST,
SALINE COUNTY, ARKANSAS

FILE: C:\DRAWINGS\AUTUMN HILLS ESTATES\AUTUMN HILLS ESTATES
PLAT DATE:9-21-26 DRAWN BY: DCR
JOB#: 21-370 CHECKED BY: JAR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1506
JAMES AARON RASBURRY
SIGN HERE