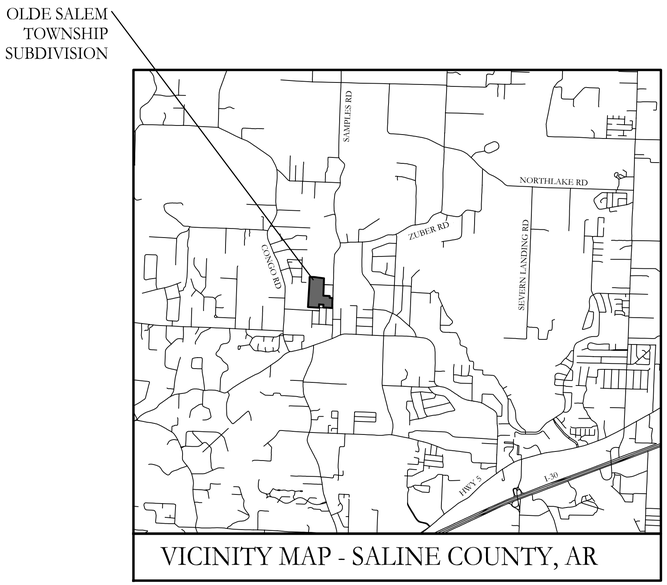
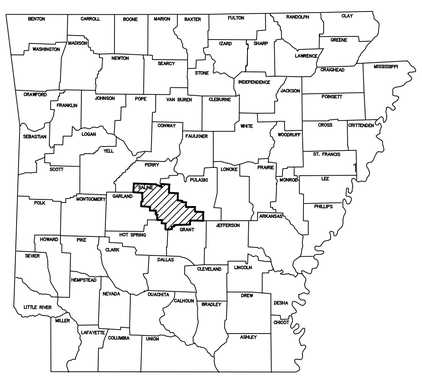
OLDE SALEM TOWNSHIP SUBDIVISION-PHASE 2
FOR FISER DEVELOPMENT, LLC
SALINE COUNTY, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR



ARKANSAS

Prepared by:

GarNat Engineering, LLC

P.O. Box 116 (72018) Ph (501) 408-4650
2909 Military Road Fx (888) 900-3068
Benton, AR 72015 www.garnatengineering.com

RECORD DRAWING

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS ENGINEER

DRAWING INDEX:

1 FINAL PLAT

2 OVERALL WATER PLAN- PHASE 2

3 OVERALL SEWER PLAN (PHASE 1 DRAWINGS)

4 SANITARY SEWER PLAN & PROFILE - MAIN E STA 0+00 - 10+20 (PHASE 1 DRAWING)

5 OVERALL DRAINAGE PLAN- PHASE 2

6 DRAINAGE PROFILES

7 DRAINAGE PROFILES

8 DRAINAGE PROFILES

9 ROADWAY PROFILE ESSEX DRIVE STA 14+00-26+64 (PHASE 1 DRAWING)

10 ROADWAY PROFILES (SEVEN GABLES, HAWTHORNE, & SETTLEMENT HOUSE) (PHASE 1 DRAWING)

DATE	REVISION	BY
1/26/21	REVISION-1	BLW

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1 RD	3.82	100.00	2°11'14"	S4° 17' 16"W	3.82
C2 RD	21.71	100.00	12°26'11"	S11° 14' 45"W	21.66
C3 RD	38.29	100.00	21°56'27"	N12° 58' 01"E	38.06
C4	39.27	25.00	90°00'00"	N48° 11' 39"E	35.36
C5	39.27	25.00	90°00'00"	N41° 48' 21"W	35.36
C6	1.87	75.00	1°25'31"	S3° 54' 25"W	1.87
C7	4.90	125.00	2°14'40"	N4° 18' 59"E	4.90
C8	15.83	75.00	12°05'33"	S11° 04' 27"W	15.80
C9	0.45	75.00	0°20'38"	S17° 17' 32"W	0.45
C10	25.70	125.00	11°46'44"	N10° 55' 02"E	25.65
C11	1.43	125.00	0°39'27"	N17° 08' 08"E	1.43

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	1.49	125.00	0°40'56"	S23° 35' 46"W	1.49
C13	46.38	125.00	21°15'31"	S12° 37' 33"W	46.11
C14	28.72	75.00	21°56'27"	N12° 58' 01"E	28.55
C15	36.51	265.00	7°53'38"	S13° 31' 02"W	36.48
C16	38.75	25.00	88°48'08"	S42° 24' 17"E	34.98
C17	39.79	25.00	91°11'52"	N47° 35' 43"E	35.72
C18	35.03	265.00	7°34'26"	S5° 47' 00"W	35.00

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: N/A

MIN. LOT SIZE: 8,750 S.F.
NUMBER OF LOTS: 35
SOURCE OF WATER: SALEM WATER USERS
SOURCE OF SEWER: BRYANT

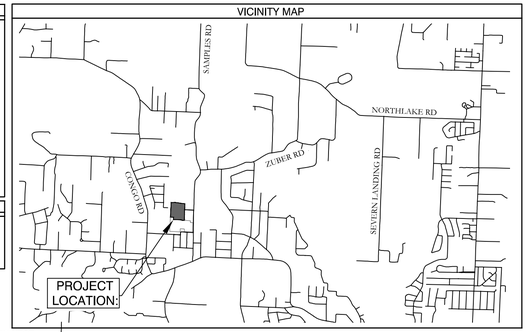
BUILDING SETBACKS:
FRONT - 15' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

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: 24' BOC TO BOC
LOT CORNERS: SET 5/8" REBAR WITH CAP

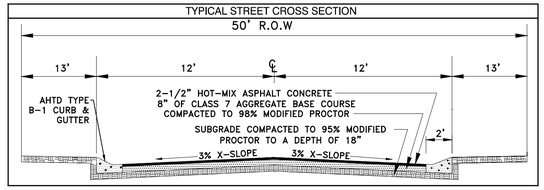
SUBDIVISION IMPROVEMENT DISTRICT

OLDE SALEM TOWNSHIP PROPERTY OWNER'S MULTIPURPOSE IMPROVEMENT DISTRICT #99 OF SALINE COUNTY.

VICINITY MAP



TYPICAL STREET CROSS SECTION
50' R.O.W



PROPERTY DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 14, TOWNSHIP ONE SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" PIPE FOR THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4, THENCE NORTH 02°04'39" EAST ALONG THE WEST LINE OF SAID SE1/4 NE1/4 269.38 FEET TO A FOUND FENCE CORNER; THENCE SOUTH 89°21'09" EAST 246.21 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 82°24'46" EAST 241.75 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 81°45'49" EAST 272.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 02°30'20" WEST 57.51 FEET TO A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF RHODES SUBDIVISION; THENCE SOUTH 01°52'27" WEST ALONG WEST LINE OF SAID SUBDIVISION 245.94 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING SOUTH 02°07'12" WEST ALONG WEST LINE OF SAID SUBDIVISION 293.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 01°58'37" WEST 230.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 101, PHASE 2; THENCE N88°01'23"W, ALONG THE NORTH LINE OF SAID LOT 101, 119.96 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF PROVINCE; THENCE S01°59'53"W, ALONG SAID EAST RIGHT OF WAY, 84.00 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 ON THE NORTH LINE OF OLDE SALEM TOWNSHIP, PHASE 1; THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING CALLS, NORTH 67°42'07" WEST 53.32 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE NORTH 86°48'21" WEST 431.73 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE NORTH 03°11'39" EAST 124.15 FEET TO A COMPUTED POINT; THENCE NORTH 86°48'21" WEST 170.00 FEET TO A FOUND REBAR ON THE WEST LINE OF SAID NE1/4 SE1/4; THENCE LEAVING SAID NORTH LINE OF SUBDIVISION, NORTH 03°11'39" EAST ALONG WEST LINE OF SAID NE1/4 SE1/4 A DISTANCE OF 534.33 FEET TO THE POINT OF BEGINNING; CONTAINING 15.51 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County, Arkansas and incorporated areas, panel # 05125C0225D dated 6/19/2012 , no portion (Zone "X") of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER:
Name: Fiser Development, LLC
Address: P.O. Box 1980, Benton, Arkansas 72018-1980

DEVELOPER:
Name: Fiser Development, LLC
Address: P.O. Box 1980, Benton, Arkansas 72018-1980

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 plat.

Date: _____ Signed: _____
Dee Fiser
Fiser Development, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-063332

CERTIFICATE OF RECORDING:

CERTIFICATE OF PROPERTY OWNERSHIP:
I, James E. Willines , hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County Arkansas, reflect that Fiser Development, LLC is the record title owner of real property more particularly described Herein on plat, dated this __ day of _____, 2022.

Licensed Abstractor No. 221 - B
Or Attorney Bar No. _____

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, George P. Wooden, 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: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a plan made or reviewed by me, and that the engineering requirements of the Saline County Subdivision Rules and Regulations have been complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the Saline County Subdivision Rules and Regulations, and all 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: _____ Signed: _____
Layne Penfield, Chairman
Saline County Planning Board

FOUND REBAR W/ CAP #1141 AT THE SOUTHWEST CORNER OF THE NE1/4 SE1/4 SECTION 14, T-1-S, R-15-W

FOUND REBAR W/ CAP #1141

POINT OF BEGINNING 3/4" PIPE AT THE SOUTHWEST CORNER OF THE SE1/4 NE1/4 SECTION 14, T-1-S, R-15-W

FOUND REBAR W/ CAP #1573

FOUND REBAR W/ CAP #1091

FOUND REBAR W/ CAP #1573

PARKING AREA TRACT "F" OWNED BY POA
0.28 ACRES
12214 Sq. Ft.

FENCE CORNER

SET REBAR

20' INGRESS/EGRESS ROAD EASEMENT

PROPOSED CONCRETE PAVING

20' WIDE PRIVATE POA ROAD

COMMON AREA TRACT "E" OWNED BY POA
0.49 ACRES
21322 Sq. Ft.

COMMON AREA TRACT "A"
1.14 ACRES
49723 Sq. Ft.
(WILL REMAIN UNDER OWNERSHIP OF IMPROVEMENT DISTRICT)

COMMON AREA OWNED BY POA
2.08 ACRES
90448 Sq. Ft.

DUDLEY ROAD RIGHT OF WAY
0.14 ACRES
6023 Sq. Ft.

FOUND PK NAIL AT THE NORTHEAST CORNER OF THE NE1/4 SE1/4 SECTION 14, T-1-S, R-15-W

FOUND #5 REBAR

SURVEY PLAT CODE:
500-01S-15W-0-14-102-62-1573

60' 30' 0 60'

PHASE 1

POND

WALKING TRAIL

20' WIDE POA PROPERTY

FINAL PLAT
OLDE SALEM TOWNSHIP
PHASE 2
PLANNED UNIT DEVELOPMENT
SALINE COUNTY, ARKANSAS

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph. (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

DATE	REVISION	BY

CONTENTS: FINAL PLAT

PROJECT NO: 15004

DATE: FEB. 2022

SHEET NO: 1

J:\Projects\2015 Projects\15004 Dee Fiser - Olde Salem Township\DWGs\PLATS PHASE 2 REPLATS PHASE 1\15004 FISER - PHASE 2-FINAL-PLAT-02-16-22.dwg

NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE INSTALLED PER CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS
2. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN WATER AND SEWER MAINS. IF REQUIRED SEPARATION CANNOT BE ACHIEVED, CONTACT ENGINEER.

DUDLEY ROAD
RIGHT OF WAY
0.14 ACRES
6023 Sq. Ft.

COMMON AREA
TRACT "E"
OWNED BY POA
0.49 ACRES
21322 Sq. Ft.

COMMON
AREA
OWNED BY POA
2.08 ACRES
90448 Sq. Ft.

COMMON AREA
TRACT "A"
1.14 ACRES
(WILL REMAIN UNDER OWNERSHIP OF IMPROVEMENT DISCRICT)

LIFT STATION
CITY OF BRYANT
TRACT "G"
0.06 ACRES
2499 Sq. Ft.

PARKING AREA
TRACT "F"
OWNED BY POA
0.28 ACRES
12214 Sq. Ft.

LIFT STATION SITE

OVERALL SEWER PLAN

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OLDE SALEM TOWNSHIP SUBDIVISION
FOR FISER DEVELOPMENT, LLC
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS: OVERALL SEWER PLAN

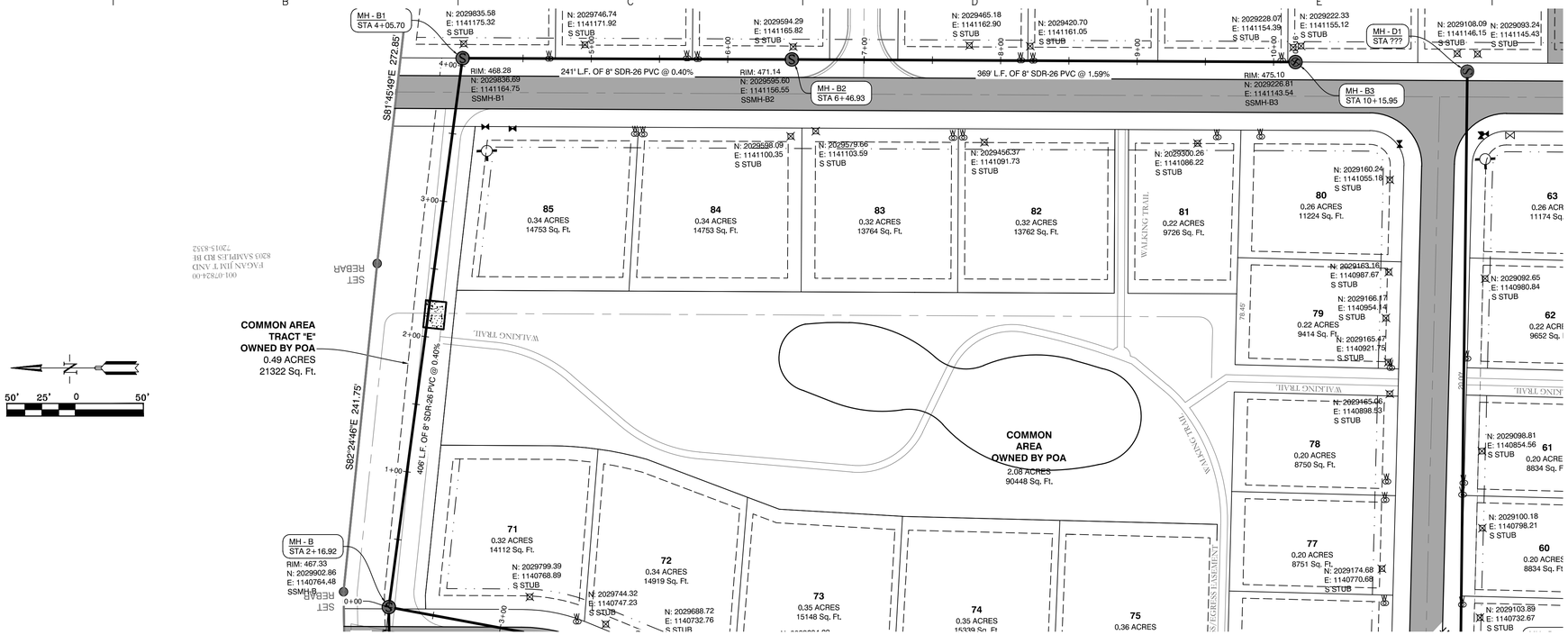
PROJECT NO: 15004

DATE: MAY 2015

SHEET NO: 3

BY | REVISION | DATE

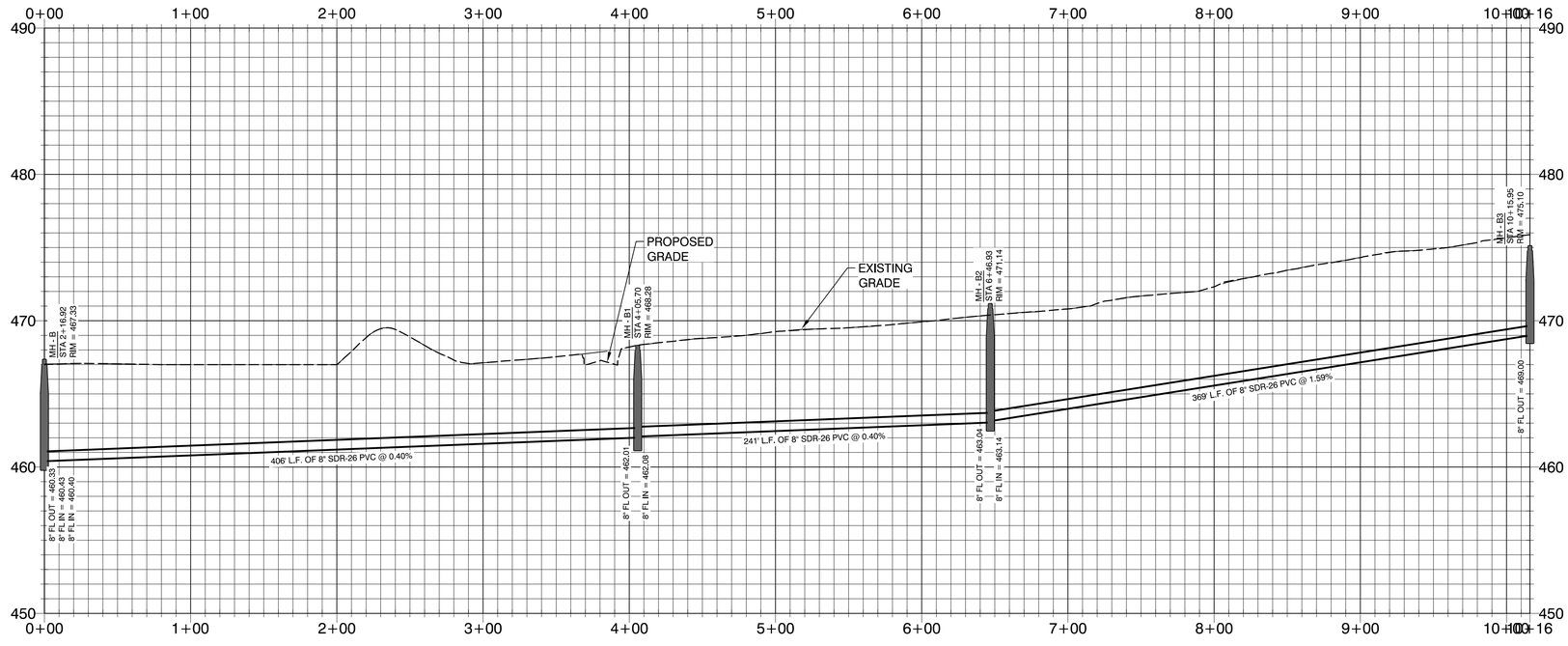
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001.0782400
FAGAN JIM T AND
8203 SAMUELS RD BE
72015-8552

50' 25' 0 50'

MAIN PHASE 2 PROFILE



MAIN B - PHASE 2
SEWER PROFILES

SCALE:
1"=50' : H
1"=5' : V

DATE	
REVISION	
BY	

GNE Designing our client's success

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OLDE SALEM TOWNSHIP SUBDIVISION
FOR FISER DEVELOPMENT, LLC
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
SANITARY SEWER
PLAN & PROFILE
MAIN B - PH 2

PROJECT NO:
15004

DATE:
MARCH 2015

SHEET NO:
4

A:\Projects\2015 Projects\15004 Dee Fiser - Olde Salem Township\DWGs\PHASE 2 AS BUILTS DRAWINGS\15004 FISER- WATER AND SEWER PLANS - PH 2 R2-AS-BUILT-072822.dwg