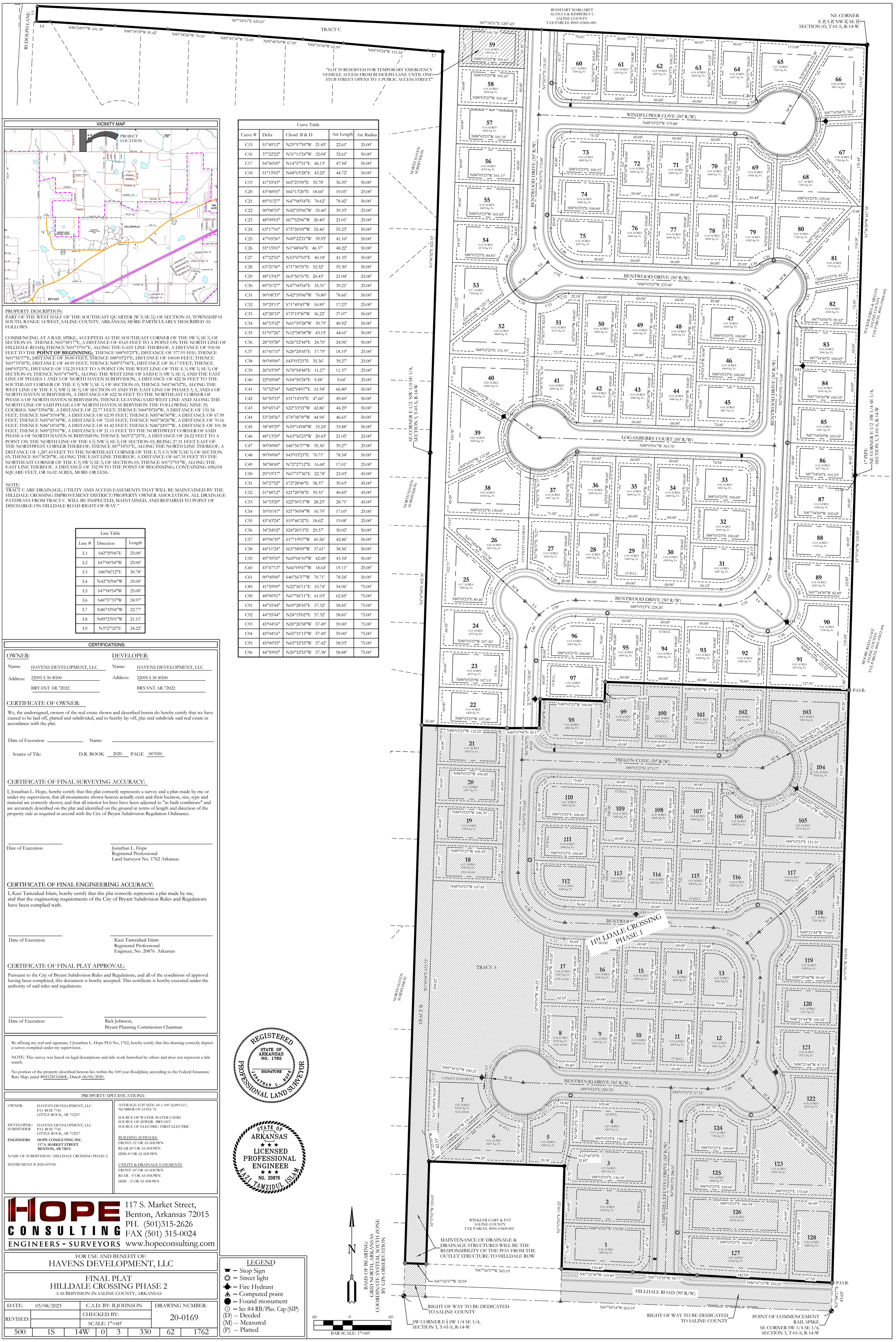


VICINITY MAP

PROPERTY DESCRIPTION:
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W ½ SE ¼) OF SECTION 03, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL SPIKE, ACCEPTED AS THE SOUTHEAST CORNER OF THE SW ¼ SE ¼ OF SECTION 03; THENCE N01°58'17"E, A DISTANCE OF 43.65 FEET TO A POINT ON THE NORTH LINE OF HILLDALE ROAD; THENCE N01°37'01"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 918.94 FEET TO THE **POINT OF BEGINNING;** THENCE S88°03'23"E, DISTANCE OF 377.91 FEE; THENCE N01°56'37"E, DISTANCE OF 30.00 FEET; THENCE S88°03'23"E, DISTANCE OF 100.00 FEET; THENCE N01°33'30"E, DISTANCE OF 44.99 FEET; THENCE N89°57'06"E, DISTANCE OF 50.17 FEET; THENCE S88°03'23"E, DISTANCE OF 132.25 FEET TO A POINT ON THE WEST LINE OF THE E ½ SW ¼ SE ¼ OF SECTION 03; THENCE N01°47'08"E, ALONG THE WEST LINE OF SAID E ½ SW ¼ SE ¼ AND THE EAST LINE OF PHASES 1 AND 3 OF NORTH HAVEN SUBDIVISION, A DISTANCE OF 422.36 FEET TO THE SOUTHEAST CORNER OF THE E ½ NW ¼ SE ¼ OF SECTION 03; THENCE N01°46'52"E, ALONG THE WEST LINE OF THE E ½ NW ¼ SE ¼ OF SECTION 03 AND THE EAST LINE OF PHASES 3, 5, AND 6 OF NORTH HAVEN SUBDIVISION, A DISTANCE OF 622.36 FEET TO THE NORTHEAST CORNER OF PHASE 6 OF NORTH HAVEN SUBDIVISION; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID PHASE 6 OF NORTH HAVEN SUBDIVISION THE FOLLOWING NINE (9) COURSES: N86°33'06"W, A DISTANCE OF 22.77 FEET; THENCE N84°59'24"W, A DISTANCE OF 131.54 FEET; THENCE N84°31'04"W, A DISTANCE OF 62.99 FEET; THENCE N85°46'50"W, A DISTANCE OF 67.99 FEET; THENCE N85°41'34"W, A DISTANCE OF 72.05 FEET; THENCE N85°38'26"W, A DISTANCE OF 70.16 FEET; THENCE N86°18'18"W, A DISTANCE OF 81.42 FEET; THENCE N86°24'07"W, A DISTANCE OF 101.38 FEET; THENCE N89°23'01"W, A DISTANCE OF 21.11 FEET TO THE NORTHWEST CORNER OF SAID PHASE 6 OF NORTH HAVEN SUBDIVISION; THENCE N03°27'25"E, A DISTANCE OF 24.22 FEET TO A POINT ON THE NORTH LINE OF THE S ½ NW ¼ SE ¼ OF SECTION 03, BEING 27.31 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE S87°18'51"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,287.43 FEET TO THE NORTHEAST CORNER OF THE E ½ S ½ NW ¼ SE ¼ OF SECTION 03; THENCE S01°36'20"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 667.35 FEET TO THE NORTHEAST CORNER OF THE E ½ SW ¼ SE ¼ OF SECTION 03; THENCE S01°37'01"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 332.99 TO THE POINT OF BEGINNING; CONTAINING 698,018 SQUARE FEET, OR 16.02 ACRES, MORE OR LESS..

NOTE:
TRACT C ARE DRAINAGE, UTILITY AND ACCESS EASEMENTS THAT WILL BE MAINTAINED BY THE HILLDALE CROSSING IMPROVEMENT DISTRICT/PROPERTY OWNER ASSOCIATION. ALL DRAINAGE PATHWAYS FROM TRACT C WILL BE INSPECTED, MAINTAINED, AND REPAIRED TO POINT OF DISCHARGE ON HILLDALE ROAD RIGHT-OF-WAY."

Line Table		
Line #	Direction	Length
L1	S42°59'06"E	25.00'
L2	S47°00'54"W	25.00'
L3	S46°06'12"E	30.78'
L4	N42°59'06"W	25.00'
L5	S47°00'54"W	25.00'
L6	S46°57'33"W	24.97'
L7	N86°33'06"W	22.77'
L8	N89°23'01"W	21.11'
L9	N3°27'25"E	24.22'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C15	51°49'12"	N23°57'59"W 21.85'	22.61'	25.00'
C16	37°22'22"	N31°11'24"W 32.04'	32.61'	50.00'
C17	54°56'09"	N14°57'51"E 46.13'	47.94'	50.00'
C18	51°15'03"	N68°03'28"E 43.25'	44.72'	50.00'
C19	41°55'43"	S65°21'09"E 35.78'	36.59'	50.00'
C20	43°40'05"	S66°13'20"E 18.60'	19.05'	25.00'
C21	89°51'27"	N47°00'54"E 70.62'	78.42'	50.00'
C22	90°08'33"	N42°59'06"W 35.40'	39.33'	25.00'
C23	48°09'03"	S67°52'06"W 20.40'	21.01'	25.00'
C24	63°17'10"	S75°26'09"W 52.46'	55.23'	50.00'
C25	47°05'50"	N49°22'21"W 39.95'	41.10'	50.00'
C26	55°15'01"	N1°48'04"E 46.37'	48.22'	50.00'
C27	47°22'55"	N53°07'03"E 40.18'	41.35'	50.00'
C28	63°21'50"	S71°30'35"E 52.52'	55.30'	50.00'
C29	48°13'43"	S63°56'31"E 20.43'	21.04'	25.00'
C30	89°51'27"	N47°00'54"E 35.31'	39.21'	25.00'
C31	90°08'33"	N42°59'06"W 70.80'	78.66'	50.00'
C32	39°29'13"	S71°49'43"W 16.89'	17.23'	25.00'
C33	42°28'33"	S73°19'30"W 36.22'	37.07'	50.00'
C34	46°53'32"	N61°59'28"W 39.79'	40.92'	50.00'
C35	51°07'26"	N12°58'58"W 43.15'	44.61'	50.00'
C36	28°35'58"	N26°52'44"E 24.70'	24.96'	50.00'
C37	41°41'15"	N20°24'45"E 17.79'	18.19'	25.00'
C38	90°00'00"	S43°03'23"E 35.36'	39.27'	25.00'
C39	26°03'39"	N78°54'48"E 11.27'	11.37'	25.00'
C40	22°05'08"	N54°50'24"E 9.58'	9.64'	25.00'
C41	76°32'34"	N82°04'07"E 61.94'	66.80'	50.00'
C42	56°50'33"	S31°14'19"E 47.60'	49.60'	50.00'
C43	50°45'14"	S22°33'35"W 42.86'	44.29'	50.00'
C44	53°24'56"	S74°38'39"W 44.94'	46.61'	50.00'
C45	38°49'29"	N59°14'08"W 33.24'	33.88'	50.00'
C46	48°13'59"	N63°56'23"W 20.43'	21.05'	25.00'
C47	90°00'00"	S46°56'37"W 35.36'	39.27'	25.00'
C48	90°00'00"	S43°03'23"E 70.71'	78.54'	50.00'
C49	38°58'49"	N72°27'12"E 16.68'	17.01'	25.00'
C50	29°19'37"	N67°37'36"E 22.78'	23.03'	45.00'
C51	50°27'52"	S72°28'40"E 38.37'	39.63'	45.00'
C52	51°48'12"	S21°20'38"E 39.31'	40.69'	45.00'
C53	36°33'29"	S22°50'13"W 28.23'	28.71'	45.00'
C54	39°01'47"	S21°36'04"W 16.70'	17.03'	25.00'
C55	43°43'24"	S19°46'32"E 18.62'	19.08'	25.00'
C56	34°24'02"	S24°26'13"E 29.57'	30.02'	50.00'
C57	49°06'39"	S17°19'07"W 41.56'	42.86'	50.00'
C58	44°11'24"	S63°58'09"W 37.61'	38.56'	50.00'
C59	49°39'59"	N69°06'10"W 42.00'	43.34'	50.00'
C60	43°47'13"	N66°09'47"W 18.64'	19.11'	25.00'
C61	90°00'00"	S46°56'37"W 70.71'	78.54'	50.00'
C89	41°59'09"	N22°56'11"E 53.74'	54.96'	75.00'
C90	48°00'51"	N67°56'11"E 61.03'	62.85'	75.00'
C91	44°55'44"	N69°28'45"E 57.32'	58.81'	75.00'
C92	44°55'44"	N24°33'02"E 57.32'	58.81'	75.00'
C93	45°04'16"	N20°26'58"W 57.49'	59.00'	75.00'
C94	45°04'16"	N65°31'15"W 57.49'	59.00'	75.00'
C95	45°00'55"	N65°32'55"W 57.42'	58.93'	75.00'
C96	44°59'05"	N20°32'55"W 57.38'	58.88'	75.00'

CERTIFICATIONS:

OWNER:
Name: HAVENS DEVELOPMENT, LLC
Address: 22095 I-30 #500
BRYANT AR 72022

DEVELOPER:
Name: HAVENS DEVELOPMENT, LLC
Address: 22095 I-30 #500
BRYANT AR 72022

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: _____

Source of Tile: D.R. BOOK 2020 PAGE 007050

CERTIFICATE OF FINAL 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, Kazi Tamzidual Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF FINAL 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 Chairman

By affixing my seal and signature, I Jonathan L. Hope 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 #05125C0240E, Dated: 06/05/2020 .

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

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

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
P.O. BOX 7745
LITTLE ROCK, AR 712217

DEVELOPER/: HAVEN'S DEVELOPMENT, LLC
SUBDIVIDER P.O. BOX 7745
LITTLE ROCK, AR 712217

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

NAME OF SUBDIVISION: HILLDALE CROSSING PHASE 2

INSTRUMENT # 2020-007050

AVERAGE LOT SIZE: 60 x 100' (6,000 S.F.)
NUMBER OF LOTS: 76

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

BUILDING SETBACKS:
FRONT-15' OR AS SHOWN
REAR-20' 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:
HAVENS DEVELOPMENT, LLC

FINAL PLAT
HILLDALE CROSSING PHASE 2
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	20-0169
		SCALE: 1"=60'	

500	1S	14W	0	3	330	62	1762

LEGEND
- Stop Sign
- Street light
- Fire Hydrant
- Computed point
- Found monument
- Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted