

PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 2

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/ 2" PIPE BEING THE NORTHWEST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF; THENCE LEAVING SAID WEST LINE , S87°55'08"E A DISTANCE OF 126.73 FEET; THENCE, S80°47'12"E A DISTANCE OF 50.34 FEET; THENCE, S88°19'27"E A DISTANCE OF 120.18 FEET TO A POINT ON THE WEST LINE OF LOMBARD HEIGHTS, PHASE 1; THENCE ALONG THE WEST AND SOUTH LINES OF LOMBARD HEIGHTS, PHASE 1 THE FOLLOWING CALLS: THENCE, S02°32'03"W A DISTANCE OF 80.00 FEET; THENCE, S13°18'33"W A DISTANCE OF 51.05 FEET; THENCE , S01°40'33"W A DISTANCE OF 300.01 FEET; THENCE S88°19'27"E A DISTANCE OF 20.00 FEET; THENCE N01°40'33"W A DISTANCE OF 125.00 FEET; THENCE S88°19'27"E A DISTANCE OF 593.43 FEET; THENCE S89°29'06"E A DISTANCE OF 196.51 FEET; THENCE N00°30'24"E A DISTANCE OF 152.28 FEET; THENCE LEAVING SAID WEST LINE, N89°26'16"W A DISTANCE OF 50.41 FEET; THENCE, S01°40'36"W A DISTANCE OF 98.49 FEET; THENCE N89D33'49"W A DISTANCE OF 120.03 FEET; THENCE N70°39'50"W A DISTANCE OF 55.24 FEET; THENCE, N88°19'27"W A DISTANCE OF 677.37 FEET; THENCE N00°27'34"E A DISTANCE OF 63.16 FEET TO THE POINT OF BEGINNING CONTAINING 425,425 SQUARE FEET, OR 9.77 ACRES, MORE OR LESS.

FINAL PLAT

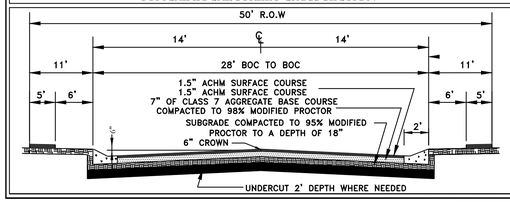
LOMBARD HEIGHTS SUBDIVISION, PHASE 2

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

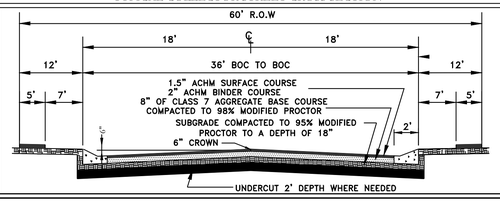
NOTES:

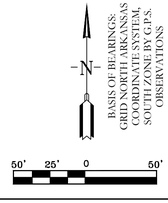
1. ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

TYPICAL LOCAL STREET CROSS SECTION



TYPICAL COLLECTOR STREET CROSS SECTION



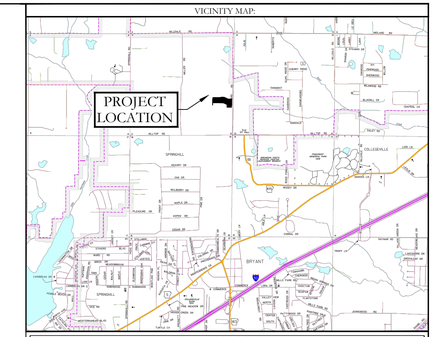


Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C7	89°08'20"	N47°06'23"E 35.09	38.89	25.00
C8	90°51'40"	N42°53'37"W 35.62	39.65	25.00
C9	35°01'04"	S74°10'01"W 15.04	15.28	25.00
C10	38°52'42"	S76°05'50"W 33.28	33.93	50.00
C11	56°17'10"	N56°19'15"W 47.17	49.12	50.00
C12	60°02'58"	N1°56'49"E 50.04	52.40	50.00
C13	4°49'14"	N34°16'55"E 4.21	4.21	50.00
C14	35°00'56"	N19°11'04"E 15.04	15.28	25.00
C15	90°00'03"	N43°19'26"W 35.36	39.27	25.00
C16	47°33'45"	S67°53'40"W 20.16	20.75	25.00
C17	10°15'15"	S49°14'25"W 8.94	8.95	50.00
C18	81°23'39"	N84°56'08"W 65.21	71.03	50.00
C19	61°46'36"	N13°21'01"W 51.34	53.91	50.00
C20	28°05'41"	N31°35'08"E 24.27	24.52	50.00
C21	43°05'46"	N24°05'06"E 18.36	18.80	25.00
C64	90°51'40"	S42°53'37"E 35.62	39.65	25.00
C80	42°12'13"	S67°13'21"E 28.08	28.73	39.00
C81	48°39'27"	S21°47'31"E 32.13	33.12	39.00
C82	45°00'02"	S20°49'25"E 29.85	30.63	39.00
C84	45°00'02"	S65°49'26"E 29.85	30.63	39.00

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

VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: SOUTHERN GENERAL CONTRACTORS
Address: BOX 242146
LITTLE ROCK, AR 72223

DEVELOPER:

Name: SOUTHERN GENERAL CONTRACTORS
Address: BOX 242146
LITTLE ROCK, AR 72223

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: 2021-011666

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, 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 followed.

Date of Execution _____

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876
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

PROPERTY SPECIFICATIONS:

OWNER: SOUTHERN GENERAL CONTRACTORS
P.O. BOX 242146
LITTLE ROCK, AR 72223

DEVELOPER/SUBDIVIDER: SOUTHERN GENERAL CONTRACTORS
P.O. BOX 242146
LITTLE ROCK, AR 72223

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

NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION, PHASE 2

ZONING CLASSIFICATION: R-1-S

SOURCE OF TITLE: 2017-11245

NUMBER OF LOTS: 34
SOURCE OF WATER: SALEM WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' 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: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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 flood plane, according to the Flood Insurance Rate Map, panel # 06/05/2020, Dated: 05125C0240E

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

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

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:
SOUTHERN GENERAL CONTRACTORS

FINAL PLAT
LOMBARD HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07/26/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-1388
	SCALE: 1"=50'	

500	01S	14W	0	9	210	62	1762

K:\LAND PROJECTS 2000\SURVEYS\2020\20-1388 LOMBARD HEIGHTS\20-1388-08-08-2022 PHASE 2 FP-08-22-2023.DWG