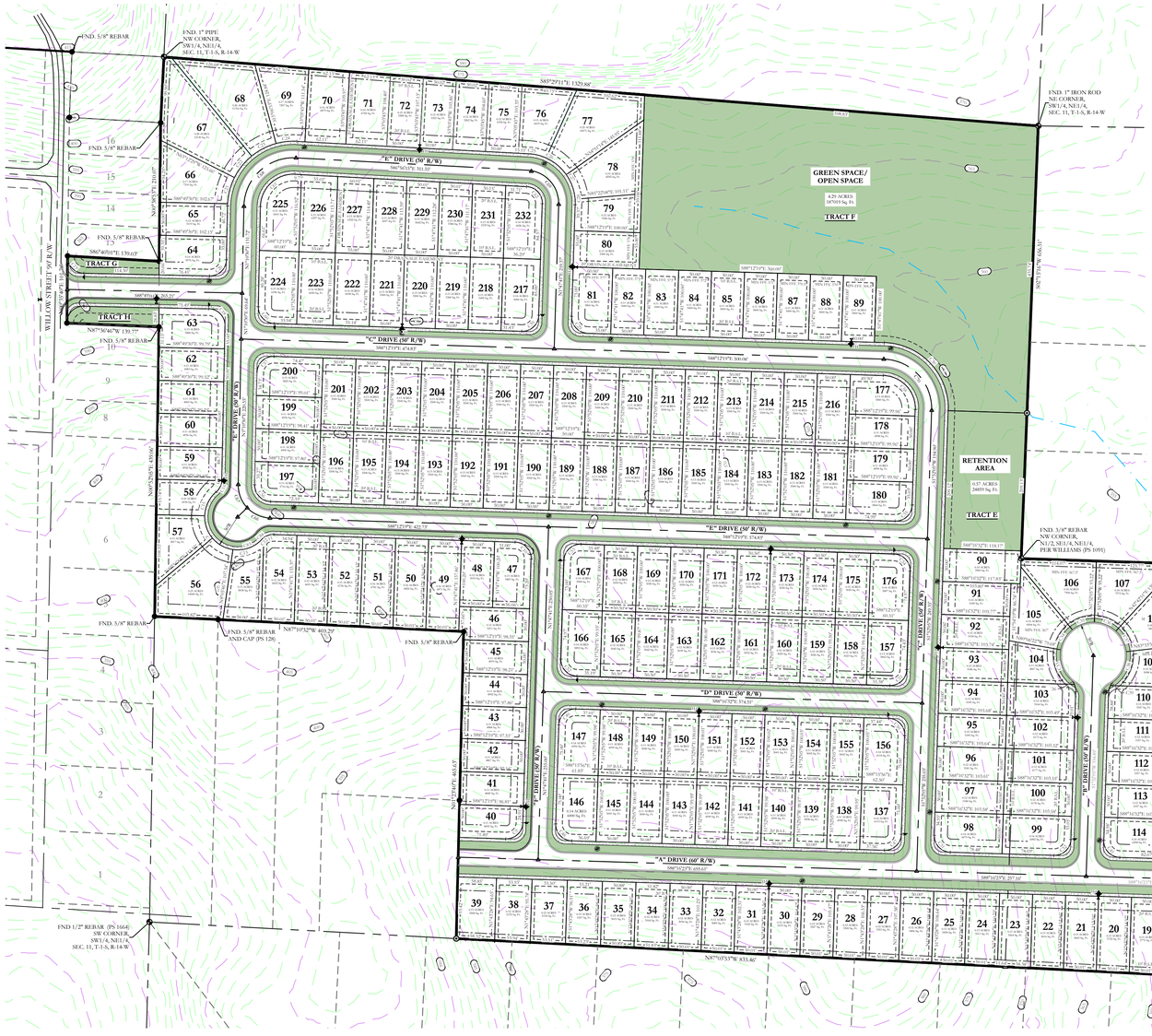
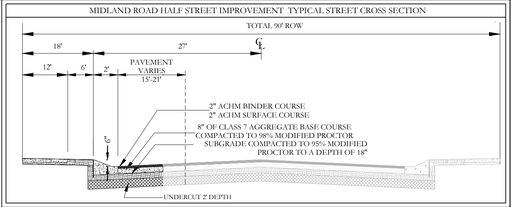
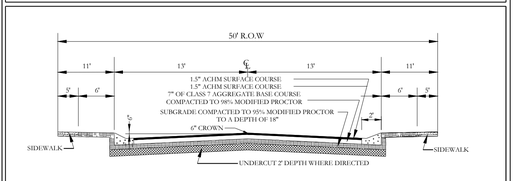


MIDLAND ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



CITY OF BRYANT TYPICAL STREET CROSS SECTION



SURVEY DESCRIPTION:

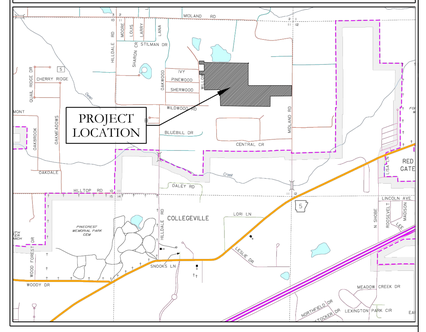
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECOREDED IN SALINE COUNTY BOOK 108, PAGE 272; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE MARKING THE NORTHWEST CORNER OF SAID SW1/4, NE1/4, OF SECTION 11; THENCE ALONG THE NORTH LINE THEREOF S 85°29'11" E A DISTANCE OF 1,329.88 FEET TO A 1" IRON ROD MARKING THE NORTHEAST CORNER OF SAID SW1/4, NE1/4; THENCE ALONG THE EAST LINE THEREOF S 02°15'16" W A DISTANCE OF 656.51 FEET TO A 3/8" REBAR MARKING THE NW CORNER OF THE N1/2, SE1/4, NE1/4, OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE LEAVING SAID EAST LINE S 88°06'05" E A DISTANCE OF 660.28 FEET TO A 1/2" REBAR & CAP (PS #1664); THENCE CONTINUE S 88°06'05" E A DISTANCE OF 658.28 FEET TO THE COMPUTED LOCATION OF THE NE CORNER OF SAID S1/2, SE1/4, NE1/4 OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091; THENCE ALONG THE EAST LINE THEREOF S 01°20'58" W A DISTANCE OF 334.18 FEET TO A IRON SPIKE IN MIDLAND ROAD; THENCE LEAVING SAID EAST LINE N 86°30'24" W A DISTANCE OF 662.49 FEET TO A 1/2" REBAR AND CAP (PS #1664); THENCE S 01°59'29" W A DISTANCE OF 315.73 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE SOUTH LINE OF SAID SE1/4, NE1/4, OF SECTION 11; THENCE ALONG SAID SOUTH LINE N 87°03'53" W A DISTANCE OF 662.97 FEET TO THE COMPUTED LOCATION OF THE SE CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF N 87°03'53" W A DISTANCE OF 833.46 FEET TO A 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE N 01°23'40" E A DISTANCE OF 465.63 FEET TO A 1/2" REBAR; THENCE N 87°10'32" W A DISTANCE OF 469.29 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE WEST LINE OF SAID SW1/4, NE1/4; THENCE ALONG SAID WEST LINE N 00°52'05" E A DISTANCE OF 439.06 FEET TO A 1/2" REBAR MARKING THE SW CORNER OF LOT 11, WILDWOOD TERRACE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 N 87°36'46" W A DISTANCE OF 139.77 FEET TO A 5/8" REBAR MARKING THE SW CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF LOTS 11 AND 12, OF SAID WILDWOOD TERRACE N 00°35'40" E A DISTANCE OF 101.78 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF SAID LOT 12 S 86°40'01" E A DISTANCE OF 139.03 FEET TO A 5/8" REBAR MARKING THE NE CORNER OF SAID LOT 12; THENCE ALONG THE WEST LINE OF SAID SW1/4, NE1/4, OF SECTION 11 N 00°38'53" E A DISTANCE OF 210.07 FEET TO A 1/2" REBAR MARKING THE SE CORNER OF LOT 17 OF SAID WILDWOOD TERRACE SUBDIVISION; THENCE LEAVING THE SOUTH LINE OF SAID LOT 17 N 86°38'57" W A DISTANCE OF 138.71 FEET TO A 1/2" IRON PIPE MARKING THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINES OF LOTS 17 AND 18 OF SAID WILDWOOD TERRACE N 02°18'25" E A DISTANCE OF 99.47 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18 S 86°49'52" E A DISTANCE OF 139.64 FEET TO THE POINT OF BEGINNING; CONTAINING 2,140,251.37 SQUARE FEET, OR 49.133 ACRES, MORE OR LESS.

NOTE:

TRACTS A,B, C, D, E, F, G AND H WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.

VICINITY MAP:



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94
C4	25.40	50.00	29.11	N33° 14' 16"W	25.13
C5	41.74	50.00	47.83	N5° 14' 05"E	40.54
C6	36.52	50.00	41.85	N56° 04' 37"E	35.71
C7	44.53	50.00	51.03	S83° 29' 03"E	43.07
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90
C9	39.24	25.00	89.93	S46° 45' 35"W	35.33
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36
C11	16.16	25.00	37.05	N73° 16' 19"E	15.88
C12	4.79	25.00	10.98	N49° 15' 32"E	4.78
C13	47.41	50.00	54.33	N70° 55' 57"E	45.65
C14	36.74	50.00	42.10	S19° 00' 20"E	35.92
C15	41.15	50.00	47.16	S25° 37' 20"W	40.00
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36
C21	41.43	100.00	23.74	N14° 55' 27"E	41.13
C22	41.97	100.00	24.05	N38° 49' 00"E	41.67
C23	41.97	100.00	24.05	N62° 51' 58"E	41.67
C24	31.72	100.00	18.17	N83° 58' 36"E	31.58
C25	27.85	75.00	21.28	S76° 17' 58"E	27.69

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	39.94	75.00	30.52	S50° 24' 14"E	39.47
C27	39.94	75.00	30.52	S19° 53' 19"E	39.47
C28	39.94	75.00	30.52	S19° 53' 19"E	39.47
C29	39.27	25.00	90.00	S43° 12' 19"E	35.36
C30	157.21	100.00	90.07	S43° 10' 07"E	141.51
C31	39.33	25.00	90.14	S43° 12' 13"E	35.40
C32	39.21	25.00	89.86	N46° 47' 47"E	35.31
C33	49.06	50.00	56.22	N18° 12' 50"W	47.11
C34	35.64	50.00	40.85	N36° 19' 01"E	34.89
C35	35.80	50.00	41.13	N71° 18' 14"E	35.13
C36	9.65	25.00	22.12	N35° 15' 48"W	9.59
C37	35.64	50.00	40.85	S67° 42' 32"E	34.89
C38	49.30	50.00	56.50	S21° 48' 32"W	47.33
C39	9.50	25.00	21.76	S39° 10' 35"W	9.44
C40	39.33	25.00	90.14	S43° 12' 13"E	35.40
C41	39.33	25.00	90.14	S43° 12' 13"E	35.40
C42	78.54	50.00	90.00	N46° 43' 28"E	70.71
C43	40.79	100.00	23.37	N13° 24' 36"E	40.51
C44	90.53	100.00	51.87	N51° 01' 50"E	87.47
C45	39.27	25.00	89.18	N47° 08' 03"E	35.10
C46	38.91	25.00	89.18	N47° 08' 03"E	35.10
C47	39.21	25.00	89.86	N46° 47' 47"E	35.31
C48	39.30	25.00	90.07	S43° 14' 25"E	35.38
C49	39.24	25.00	89.93	S46° 45' 34"W	35.33
C50	39.33	25.00	90.14	N43° 12' 13"W	35.40
C51	39.21	25.00	89.86	N46° 47' 47"E	35.31

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C56	39.00	25.00	89.38	S45° 30' 55"E	35.16
C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C60	39.00	25.00	89.38	S45° 30' 55"E	35.16
C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C70	117.91	75.00	90.07	N43° 10' 07"W	106.13

PLANNED UNIT DEVELOPMENT (PUD)
MIDLAND ROAD ESTATES

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

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

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

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — NO. 20878 — JONATHAN L. HOPE

By affixing my seal and signature, I William 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 .

OPEN SPACE CALCULATION TABLE	
TOTAL RETENTION AREA	1.54 ACRES
TOTAL GREEN SPACE/OPEN AREAS	6.18 ACRES
TOTAL GREEN SPACE/OPEN AREAS AND RETENTION AREA	7.72 ACRES
DRAINAGE COVERAGE PERCENTAGE	1.54/7.72=0.1995=19.95%

RESIDENTIAL DENSITY CALCULATIONS	
HOUSING UNITS	232 UNITS
TOTAL DEVELOPABLE AREA	36.63 ACRES
TOTAL COMMON USABLE OPEN SPACE	6.18 ACRES
RESIDENTIAL DENSITY	232/(36.63+6.18)=5.42 DUA

CERTIFICATIONS:

OWNER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

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: 2021-009870

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.

_____ Signed: _____
Date of Execution
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 Tamzidul 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.

_____ Signed: _____
Date of Execution
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC, 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER: HAVEN'S DEVELOPMENT, LLC, 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015

NAME OF SUBDIVISION: MIDLAND ROAD ESTATES

OPEN SPACE:

TRACT A	RETENTION	0.48 ACRES
TRACT B	RETENTION	0.49 ACRES
TRACT C	GREEN SPACE	1.20 ACRES
TRACT D	GREEN SPACE	0.69 ACRES
TRACT E	RETENTION	0.57 ACRES
TRACT F	GREEN SPACE	4.29 ACRES
TRACT G	GREEN SPACE	0.07 ACRES
TRACT G	GREEN SPACE	0.08 ACRES
RW - ROC		3.09 ACRES
TOTAL		10.96 ACRES OR 11 %

NUMBER OF LOTS: 232
EXISTING ZONING: R-3S
PROPOSED ZONING: PUD

PROPOSED DENSITY: 3.85 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-8' 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:
HAVEN'S DEVELOPMENT, LLC

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

DATE:	07/25/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:		SCALE: 1" = 100'	

500 0

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