811 Know what's below. Call before you dig.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	19.44'	25.00'	44°33'13"	S56° 28' 34"W	18.95'
C2	25.03'	50.00'	28°40'44"	S48° 32' 19"W	24.77'
C3	50.52'	50.00'	57°53'24"	N88° 10' 37"W	48.40'
C4	40.89'	50.00'	46°51'19"	N35° 48' 16"W	39.76'
C5	51.44'	50.00'	58°56'34"	N17° 05' 41"E	49.20'
C6	19.44'	25.00'	44°33'13"	N24° 17' 22"E	18.95'
C7	34.41'	25.00'	78°51'06"	N37° 24' 48"W	31.75'
C8	45.75'	64.00'	40°57'31"	N56° 21' 36"W	44.78'
C9	41.94'	64.00'	37°32'40"	N17° 06' 30"W	41.19'
C10	21.03'	25.00'	48°11'23"	N22° 25' 52"W	20.41'
C11	42.05'	50.00'	48°11'23"	N22° 25' 52"W	40.82'
C12	54.19'	50.00'	62°05'38"	N32° 42' 38"E	51.57'
C13	62.19'	50.00'	71°15'55"	S80° 36' 36"E	58.26'
C14	40.70'	50.00'	46°38'28"	S21° 39' 25"E	39.59'
C15	42.05'	50.00'	48°11'23"	S25° 45' 31"W	40.82'
C16	21.03'	25.00'	48°11'23"	S25° 45' 31"W	20.41'
C17	21.99'	14.00'	90°00'01"	S43° 20' 11"E	19.80'
C18	39.12'	25.00'	89°39'04"	S46° 50' 17"W	35.25'
C19	45.06'	25.00'	103°15'35"	S49° 37' 02"E	39.20'

Curve Table: Road Centerline					
Curve #	Delta	Chord B & D		Arc Length	Arc Radius
SC1	103°15'35"	N49° 37' 02"W	59.59'	68.48'	38.00'
SC2	90°00'00"	S43° 20' 11"E	53.74'	59.69'	38.00'

Line Table		
Line #	Direction	Length
L1	N88° 20' 11"W	33.56

FOUND ½" REBAR W. ALUM. AGC CAP
NW CORNER NW ¼ NW ¼
SECTION 10, T-01-S, R-14-W

FOUND ½" REBAR

FOUND ½" REBAR
NW CORNER NW ¼ SW ¼
SECTION 10, T-01-S, R-14-W
28" POST OAK: S68°EM 25.2'
AGC BRG. TAG ON 23" PINE: S12°E, 20.5'
POWER POLE: N42°W, 53.1'

GLENN HILL ESTATES SUBDIVISION (BOOK 284, PAGE 155)

DRAINAGE AREA 109 ACRES

FOUND ½" REBAR

N78°45'10"E 1324.41'

FOUND ½" REBAR (2.13' SOUTH OF LINE)

FOUND ½" REBAR (0.90' SOUTH OF LINE)

FOUND ½" REBAR

HOOKS ROGER KIM (BOOK 1998, PAGE 36899)

SEE NOTE #2

100.0' POWER LINE EASEMENT

25' U.E. & D.E.

36' U.E. & D.E.

FUTURE DEVELOPMENT

CASON HILL BLVD (50' R/W)

S78°45'10"W 1041.04'

10' U.E. & D.E.

40' U.E. & D.E.

STREET RIGHT-OF-WAY LINE

STREET RIGHT-OF-WAY LINE

10' UTILITY & DRAINAGE EASEMENT

25' BUILDING SETBACK LINE

8' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

10' UTILITY & DRAINAGE EASEMENT

TYPICAL SETBACKS & EASEMENTS

LOMBARD ROAD (DEDICATED UTILITY & DRAINAGE EASEMENT)

S2°07'23"W 1329.24'

S2°07'23"W 273.72'

N2°07'23"E 970.17'

POINT OF BEGINNING
FOUND ½" REBAR
(PLS #1375)

POINT OF COMMENCEMENT
FOUND ½" REBAR
SW CORNER NW ¼ SW ¼
SECTION 10, T-01-S, R-14-W

S88°21'12"E 25.00'

FOUND ½" REBAR

N88°18'41"W 935.16'

TRAMMEL ALLEN WAYNE & CAROL JOY (BOOK 2012, PAGE 115312)

FOUND ½" REBAR
(PLS #1375)

ROMAN HEIGHTS AVE (50' R/W)

S88°20'11"E 1093.42'

S2°16'42"W 580.14'

S88°30'37"E 202.42'

S88°30'37"E 202.03'

S88°30'37"E 201.63'

S88°20'11"E 74.72'

S88°20'09"E 165.60'

N59°48'38"E 59.09'

N2°00'45"E 20.99'

S87°59'15"E 174.31'

N84°59'24"E 700.02'

S2°16'42"W 47.10'

FOUND ½" REBAR
NE CORNER NW ¼ SW ¼
SECTION 10, T-01-S, R-14-W

CHAIN-LINK FENCE COR: N40°E, 1.25'
19" POST OAK: S85°E, 20.90'
8" RED OAK: S64°W, 6.95'

S88°30'37"E 201.44'

S88°30'37"E 201.50'

S88°20'11"W 143.26'

N88°20'11"W 129.50'

S88°20'11"E 129.18'

S88°20'11"E 172.30'

S88°20'11"W 104.10'

S88°19'58"E 165.93'

S87°58'23"W 360.26'

S1°42'52"W 286.25'

S1°39'49"W 242.53'

S2°03'16"E 277.04'

N88°20'11"W 148.22'

N71°47'01"W 53.10'

N87°58'30"W 168.90'

S3°20'18"W 23.73'

N41°49'51"W 27.47'

S83°50'59"W 114.88'

DRAINAGE DISCHARGE

DAWSON POINT PHASE 3 (BOOK 2020, PAGE 00854)

KENNETH D & REBECCA L WALLACE (BOOK 2014, PAGE 42919)

OTWELL CARL E & WILLIAM F (BOOK 1999, PAGE 36819)

Line Table		
Line #	Direction	Length
L1	N88° 20' 11"W	33.56

Curve Table: Road Centerline					
Curve #	Delta	Chord B & D		Arc Length	Arc Radius
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Curve Table					
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C4	40.89'	50.00'	46°51'19"	N35° 48' 16"W	39.76'
C5	51.44'	50.00'	58°56'34"	N17° 05' 41"E	49.20'
C6	19.44'	25.00'	44°33'13"	N24° 17' 22"E	18.95'
C7	34.41'	25.00'	78°51'06"	N37° 24' 48"W	31.75'
C8	45.75'	64.00'	40°57'31"	N56° 21' 36"W	44.78'
C9	41.94'	64.00'	37°32'40"	N17° 06' 30"W	41.19'
C10	21.03'	25.00'	48°11'23"	N22° 25' 52"W	20.41'
C11	42.05'	50.00'	48°11'23"	N22° 25' 52"W	40.82'
C12	54.19'	50.00'	62°05'38"	N32° 42' 38"E	51.57'
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C14	40.70'	50.00'	46°38'28"	S21° 39' 25"E	39.59'
C15	42.05'	50.00'	48°11'23"	S25° 45' 31"W	40.82'
C16	21.03'	25.00'	48°11'23"	S25° 45' 31"W	20.41'
C17	21.99'	14.00'	90°00'01"	S43° 20' 11"E	19.80'
C18	39.12'	25.00'	89°39'04"	S46° 50' 17"W	35.25'
C19	45.06'	25.00'	103°15'35"	S49° 37' 02"E	39.20'

NOTE:

1. TRACT A WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
2. NO FENCE SHALL BE ERECTED IN HATCHED AREA.

PROPERTY DESCRIPTION:

PART OF THE NW ¼ OF THE SW ¼ AND PART OF THE SW ¼ OF THE NW ¼; ALL IN SECTION 10, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND ½" REBAR, ACCEPTED AS THE SW CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND ½" REBAR; THENCE N02°03'56"E, A DISTANCE OF 970.17 FEET TO A FOUND ½" REBAR (PLS #1375), BEING THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE N02°00'45"E, A DISTANCE OF 273.72 FEET TO A POINT; THENCE N84°59'24"E, A DISTANCE OF 700.02 FEET TO A POINT; THENCE S87°59'15"E, A DISTANCE OF 174.31 FEET TO A POINT; THENCE N02°00'45"E, A DISTANCE OF 20.99 FEET TO A POINT; THENCE S88°20'09"E, A DISTANCE OF 165.60 FEET TO A POINT; THENCE N59°48'38"E, A DISTANCE OF 59.09 FEET TO A POINT; THENCE S88°30'37"E, A DISTANCE OF 201.63 FEET TO A POINT ON THE EAST LINE OF THE NW ¼ OF THE SW ¼ OF SECTION 10; THENCE ALONG THE EAST LINE THEREOF S02°16'42"W, A DISTANCE OF 47.10' TO A FOUND ½" REBAR, ACCEPTED AS THE NORTHEAST CORNER THEREOF; THENCE S01°58'23"W, ALONG SAID EAST LINE, A DISTANCE OF 360.26 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S01°42'52"W, A DISTANCE OF 298.25 FEET TO A POINT; THENCE S01°26'18"W, A DISTANCE OF 23.73 FEET TO A POINT; THENCE N83°50'59"W, A DISTANCE OF 114.88 FEET TO A POINT; THENCE N41°49'51"W, A DISTANCE OF 27.47 FEET TO A POINT; THENCE N87°58'30"W, A DISTANCE OF 168.90 FEET TO A POINT; THENCE N71°47'01"W, A DISTANCE OF 53.10 FEET TO A POINT; THENCE N02°03'16"E, A DISTANCE OF 277.04 FEET TO A FOUND ½" REBAR (PLS #1375); THENCE N88°18'41"W, A DISTANCE OF 935.16 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 550.021 SQUARE FEET, OR 12.63 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 12861 — SIGNATURE — JONATHAN L. HOPE — 8/12/21

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — NO. 14048 — WILLIAM W. McFADDEN

CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1931 — ARKANSAS

2021-024929
I certify this instrument was filed on:
09/15/2021 01:11:31 PM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 1
H LEE

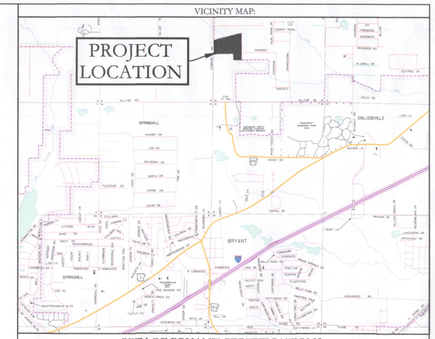
FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 1
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

LEGEND
- Found Aliquot Corner
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
(M) - Measured
(R) - Record
(P) - Platted
- Street Light
- Fire Hydrant
- Stop Sign
- No Parking Sign

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

60' 30' 0 60'

VICINITY MAP:



CITY OF BRYANT CERTIFICATIONS:

OWNER:
Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

DEVELOPER:
Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

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.

8-12-21
Date of Execution

Name:

Source of Title: 2019-024054

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.

8/12/21
Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, William W. McFadden, 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.

8-12-2021
Date of Execution

William W. McFadden
Registered Professional
Engineer, No. 14048
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.

8-17-2021
Date of Execution

Rick Johnson,
Bryant Planning Commission

FLOODPLAIN CERTIFICATION:

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.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0240E, dated 06/05/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:

OWNER:	BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089
DEVELOPER/: SUBDIVIDER	BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089
ENGINEERS:	HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015
NAME OF SUBDIVISION:	ROMAN HEIGHTS SUBDIVISION PHASE 1
ZONING CLASSIFICATION:	R-2
SOURCE OF TITLE:	SALINE COUNTY DOCUMENT BOOK 2019 PAGE 024054

MIN. LOT SIZE: 9,000 S.F.
NUMBER OF LOTS: 33
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 - 25' OR AS SHOWN
REAR - 25' 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: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 South Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC

FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 1
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10/06/2020	C.A.D. BY:	JPP	DRAWING NUMBER:
REVISED:	08/12/2021	CHECKED BY:		17-0077
		SCALE:	1" = 60'	

500	01S	14W	0	10	300	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2017\17-0077 ROMAN HEIGHTS\FINAL PLAT\PHASE 1\17-0077 FINAL PLAT PHASE 1.DWG