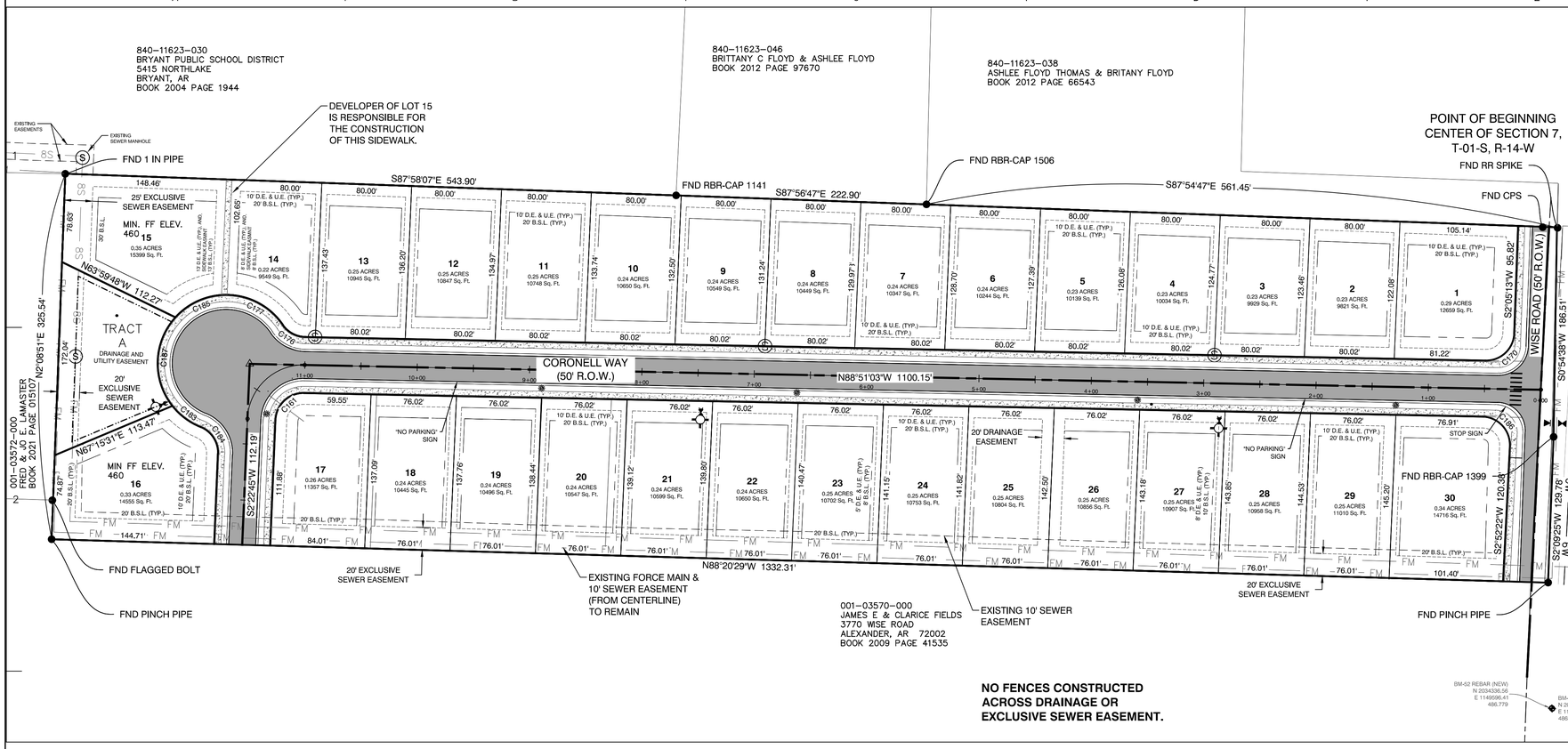
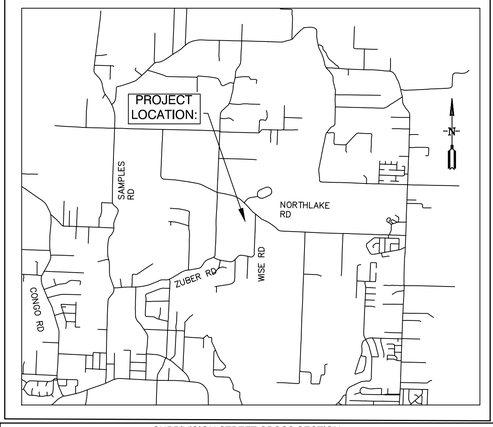
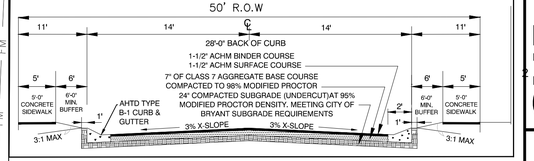


VICINITY MAP



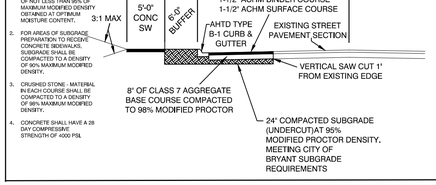
SUBDIVISION STREET CROSS SECTION



HALF-WIDENING CROSS SECTION -WISE ROAD

WISE ROAD NOTES:

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
4. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.



PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1,S

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 30
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' 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 #4 REBAR WITH CAP

TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION. THE ENTIRE LIMITS OF TRACT A ARE A DRAINAGE AND UTILITY EASEMENT.

BASIS OF BEARINGS:

NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

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 unincorporated areas, panel # 05125C0225D dated 3/28/2017 , no portion , dated of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley Drive, Little Rock, AR 72211

DEVELOPER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley, Little Rock, AR 72211

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: _____ Signed: _____
Name: Phillip Pengelly
Address: 39 Walnut Valley Drive, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed 2018-006759

CERTIFICATE OF ENGINEERING ACCURACY:

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

CERTIFICATE OF RECORDING: _____

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on March 28, 2017; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

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

CERTIFICATE OF FINAL PLAT 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 July 10, 2023. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

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

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.

FINAL PLAT
SARATOGA PLACE SUBDIVISION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY

- JAMES RASBURRY 2012-03-06
- HOPE ENGINEERS FOR COOK 1988
- HOPE ENGINEERS FOR COOK 1993-07-06
- BROOKS SURVEYING 2008-04-17
- BOOK 2018 PAGE 006759
- BOOK 2014 PAGE 33990
- BOOK 2012 PAGE 97670
- BOOK 2012 PAGE 66543
- BOOK 2010 PAGE 59382
- BOOK 2010 PAGE 32719
- BOOK 2009 PAGE 41535
- BOOK 2008 PAGE 35197 GENERAL WARRANTY DEED
- BOOK 2004 PAGE 1944 WARRANTY DEED
- GLO ORIGINAL PLAT T1S R14W DATED 1822-08-22
- GLO DUPLICATE PLAT T1S R14W DATED 1859
- BOOK 2012 PAGE 68815 EASEMENT

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C161	38.73	25.00	88°46'12"	S46° 45' 51"W	34.97
C170	38.86	25.00	89°03'44"	S46° 37' 05"W	35.06
C176	19.09	25.00	43°45'28"	N56° 16' 42"W	18.63
C177	58.23	61.00	54°41'25"	N61° 44' 40"W	56.04
C183	31.52	61.00	29°36'25"	S53° 07' 50"E	31.17
C184	30.68	25.00	70°18'48"	S32° 46' 39"E	28.79
C185	51.80	61.00	48°39'21"	S66° 34' 57"W	50.26
C186	40.02	25.00	91°43'24"	S42° 59' 20"E	35.88
C187	85.78	61.01	80°33'51"	S1° 57' 31"W	78.89

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR WITH CAP #1399, THENCE S2°09'25"W A DISTANCE OF 129.78 FEET TO A FOUND PINCH PIPE; THENCE N88°20'29"W A DISTANCE OF 1332.31 FEET TO A FOUND PINCH PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 325.54 FEET TO A FOUND 1" PIPE; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS, S87°58'07"E A DISTANCE OF 543.90 FEET TO A FOUND REBAR WITH CAP #1141; S87°56'47"E A DISTANCE OF 222.90 FEET TO A FOUND REBAR WITH CAP #1506; AND S87°54'47"E A DISTANCE OF 561.45 FEET TO THE **POINT OF BEGINNING**; CONTAINING 9.81 ACRES (427,323.6 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ◉ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

GENERAL NOTES:
1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

CERTIFICATE OF AUTHORIZATION GarNat Engineering, LLC No. 2174 ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER VERNON J. WILLIAMS NO. 9551

60' 30' 0 60'

SURVEY PLAT CODE:
500-01S-14W-0-07-310-62-1573

BY								
REVISION								
DATE								

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 Bryant, Arkansas 72018
Benton, Arkansas 72015 garnatengineering@gmail.com
Ph (501) 408-4650

SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS NO. 1573
SIGNATURE
GEORGE P. WOODEN

CONTENTS:
FINAL PLAT

PROJECT NO:
17084

DATE:
JUNE 16, 2023

SHEET NO:
1