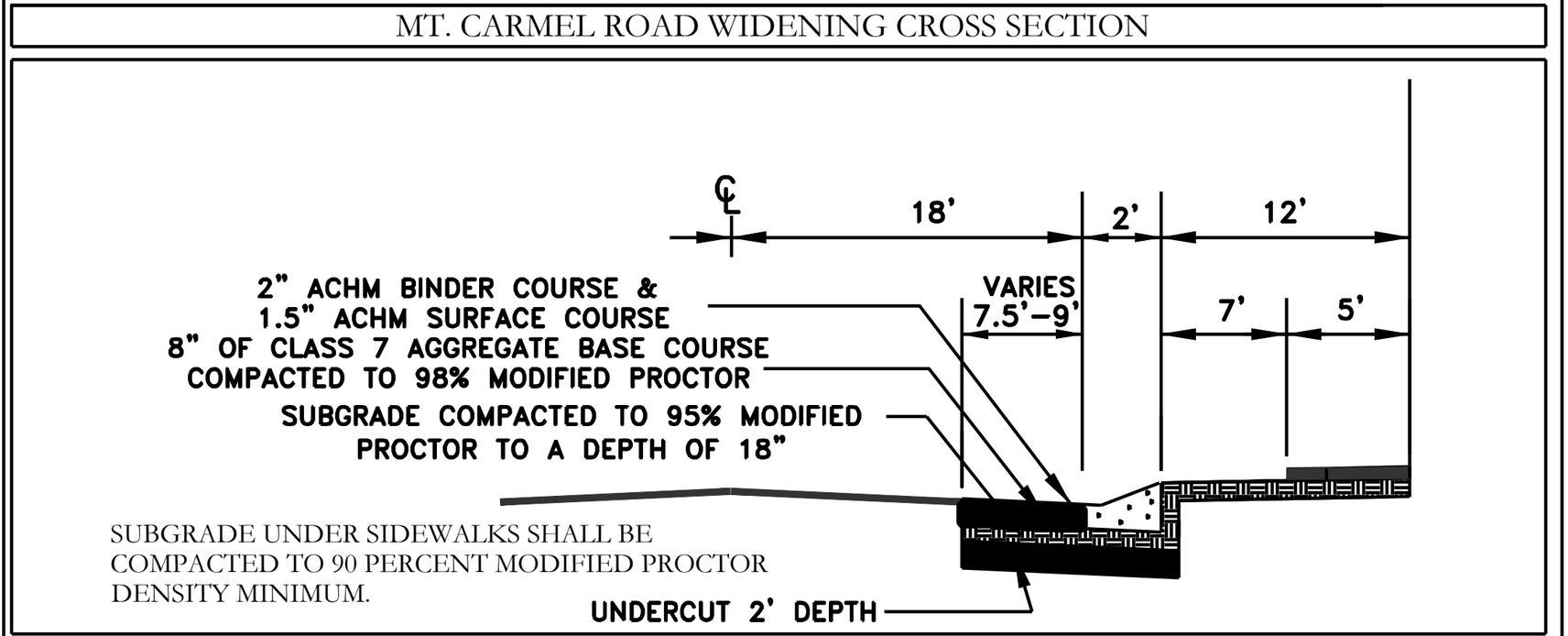
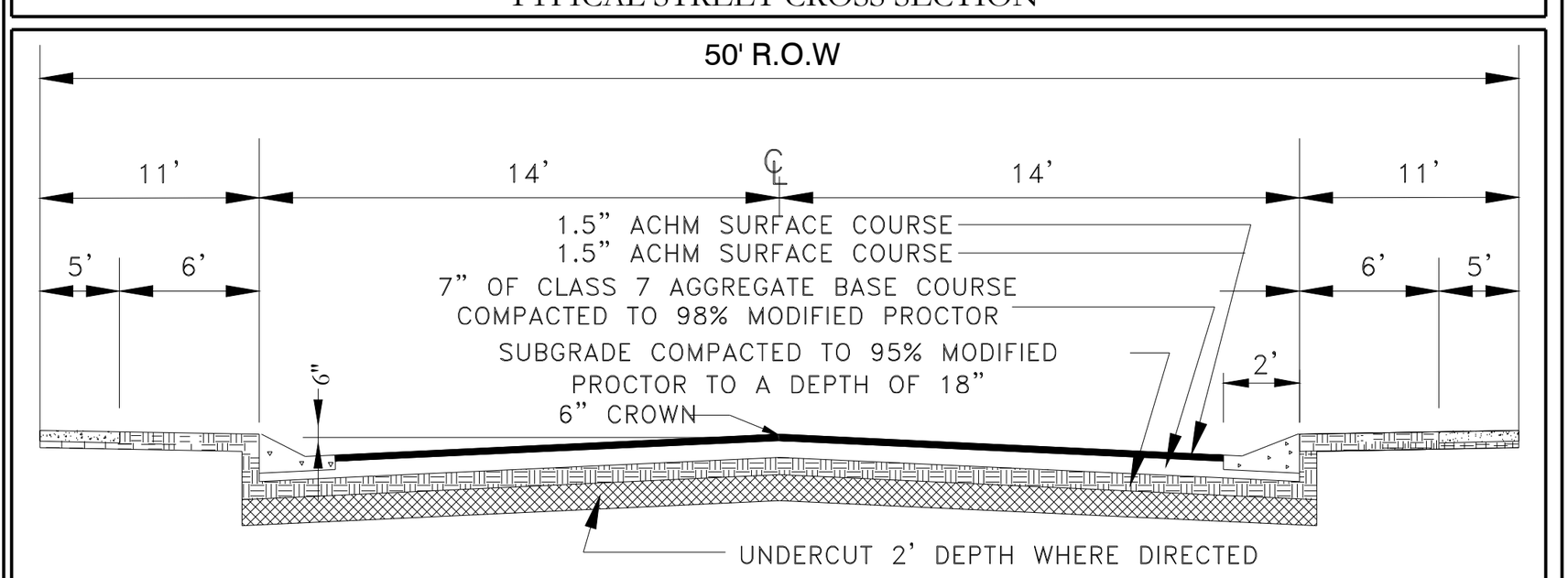






REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

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

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

CERTIFICATIONS:

OWNER:

Name: ____________

Address: ____________

DEVELOPER:

Name: ____________

Address: ____________

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: ____________

Address: ____________

Source of Tile: D.R. BOOK ________ PAGE ________

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Date of Execution ____________

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution ____________

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

CERTIFICATE OF PRELIMINARY 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 ____________

NAME,CHAIRMAN
BRYANT PLANNING COMMISSION

Curve Table

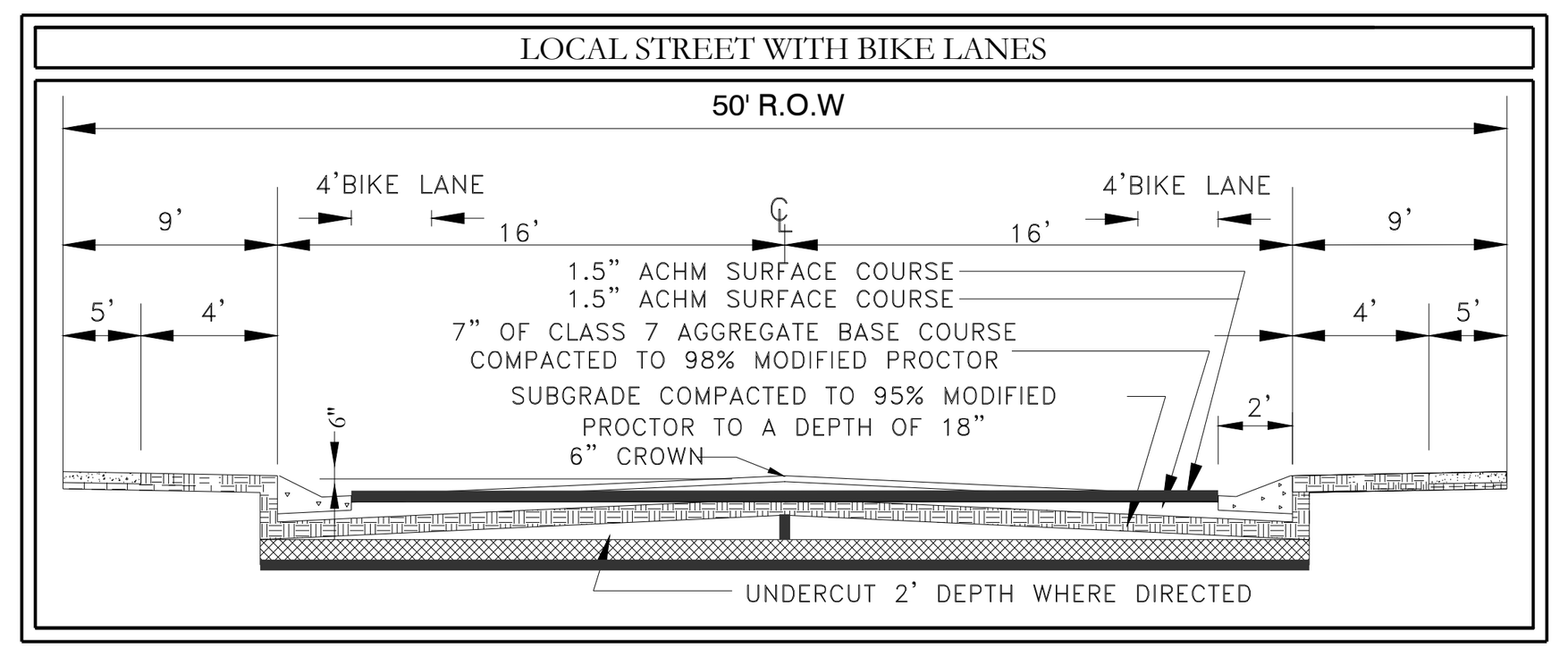
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C11	5.83	525.00	0°38'10"	S89° 05' 23"E	5.83
C12	60.15	525.00	6°33'54"	N87° 18' 35"E	60.12
C13	61.01	525.00	6°39'30"	N80° 41' 53"E	60.98
C14	52.58	525.00	5°44'18"	N74° 29' 59"E	52.56
C15	14.19	475.00	1°42'43"	N72° 29' 11"E	14.19
C16	61.85	475.00	7°27'38"	N77° 04' 22"E	61.81
C17	32.63	475.00	3°56'09"	N82° 46' 15"E	32.62
C18	41.98	25.00	96°13'18"	S47° 09' 01"E	37.22
C19	42.12	25.00	96°32'14"	S49° 13' 45"W	37.31
C20	32.52	475.00	3°55'20"	N80° 32' 28"W	32.51
C21	61.93	475.00	7°28'14"	N74° 50' 41"W	61.89
C22	35.71	475.00	4°18'26"	N68° 57' 21"W	35.70
C23	28.06	275.00	5°50'48"	N69° 43' 32"W	28.05
C24	61.06	275.00	12°43'16"	N79° 00' 34"W	60.93
C25	60.18	275.00	12°32'20"	S88° 21' 39"W	60.06
C26	47.02	275.00	9°47'47"	S77° 11' 35"W	46.96
C27	52.46	275.00	10°55'48"	S66° 49' 48"W	52.38
C28	52.46	275.00	10°55'48"	S55° 54' 00"W	52.38
C29	65.16	275.00	13°34'31"	S43° 38' 50"W	65.00
C30	50.09	225.00	12°45'20"	S43° 14' 15"W	49.99
C31	99.29	225.00	25°17'00"	S62° 15' 25"W	98.48
C32	65.78	225.00	16°45'03"	S83° 16' 27"W	65.55
C33	117.26	75.00	89°34'39"	N43° 33' 37"W	105.67
C34	21.56	525.00	2°21'12"	N0° 03' 06"E	21.56
C35	60.26	525.00	6°34'37"	N4° 24' 48"W	60.23
C36	55.71	525.00	6°04'47"	N10° 44' 30"W	55.68
C37	22.06	25.00	50°33'37"	S11° 29' 55"W	21.35
C38	72.11	59.00	70°01'24"	N4° 40' 37"E	67.70
C39	22.93	59.00	22°15'51"	N41° 28' 00"W	22.78
C40	23.33	25.00	53°28'13"	N25° 51' 49"W	22.49
C41	39.60	25.00	90°45'14"	N46° 14' 55"E	35.59
C42	38.94	25.00	89°14'46"	S43° 45' 05"E	35.12
C43	75.23	59.00	73°03'33"	N89° 07' 42"W	70.24
C44	23.33	25.00	53°28'13"	S27° 36' 25"W	22.49
C45	51.32	59.00	49°50'08"	S29° 25' 27"W	49.72
C46	71.87	59.00	69°47'39"	S30° 23' 26"E	67.51

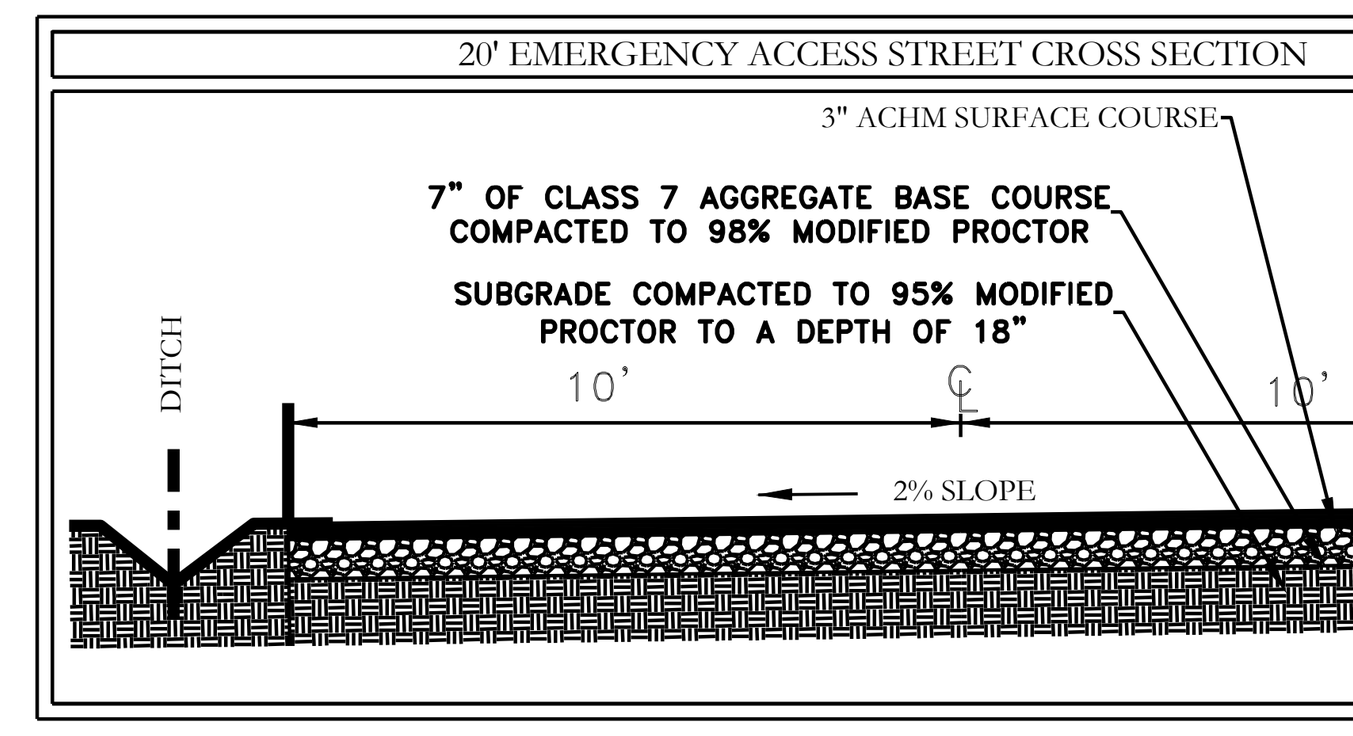
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C47	23.33	25.00	53°28'13"	S40° 31' 01"E	22.49
C48	23.33	25.00	53°28'13"	S40° 31' 01"E	22.49
C49	59.28	475.00	7°09'02"	S10° 12' 23"E	59.24
C50	63.47	475.00	7°39'23"	S2° 48' 11"E	63.43
C51	1.68	475.00	0°12'11"	S1° 07' 37"W	1.68
C52	19.44	25.00	44°33'02"	N23° 30' 13"E	18.95
C53	18.75	61.00	17°36'50"	N36° 58' 19"E	18.68
C54	81.31	61.00	76°22'11"	N10° 01' 11"W	75.42
C55	80.72	61.00	75°49'09"	N86° 06' 51"W	74.96
C56	9.45	61.00	8°52'33"	S51° 32' 18"W	9.44
C57	19.44	25.00	44°33'02"	S69° 22' 32"W	18.95
C58	50.65	275.00	10°33'08"	N86° 22' 24"E	50.57
C59	48.24	275.00	10°02'59"	N76° 04' 21"E	48.17
C60	56.02	275.00	11°40'15"	S61° 02' 29"W	55.92
C61	88.06	275.00	18°20'47"	S46° 01' 58"W	87.68
C62	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C63	130.87	225.00	33°19'30"	N62° 30' 00"E	129.03
C64	60.36	225.00	15°22'11"	N86° 50' 50"E	60.18
C65	61.34	225.00	15°37'09"	S77° 39' 30"E	61.15
C66	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C67	51.67	525.00	5°38'20"	S69° 37' 18"E	51.65
C68	61.61	525.00	6°43'24"	S75° 48' 10"E	61.57
C69	60.40	525.00	6°35'30"	S82° 27' 37"E	60.37
C70	60.03	525.00	6°33'06"	S89° 01' 55"E	60.00
C71	60.46	525.00	6°35'55"	N84° 23' 34"E	60.43
C72	61.74	525.00	6°44'17"	N77° 43' 28"E	61.71
C73	24.97	525.00	2°43'29"	N72° 59' 35"E	24.96
C74	38.02	475.00	4°35'10"	N73° 55' 25"E	38.01
C75	61.23	475.00	7°23'10"	N79° 54' 35"E	61.19
C76	63.22	475.00	7°37'32"	N87° 24' 56"E	63.17
C77	171.02	500.00	19°35'52"	S81° 25' 46"W	170.19
C78	362.74	500.00	41°34'02"	N87° 35' 09"W	354.84
C79	362.74	500.00	41°34'02"	N87° 35' 09"W	354.84
C80	333.09	250.00	76°20'17"	S75° 01' 43"W	308.99
C81	239.07	250.00	54°47'23"	S64° 15' 16"W	230.06

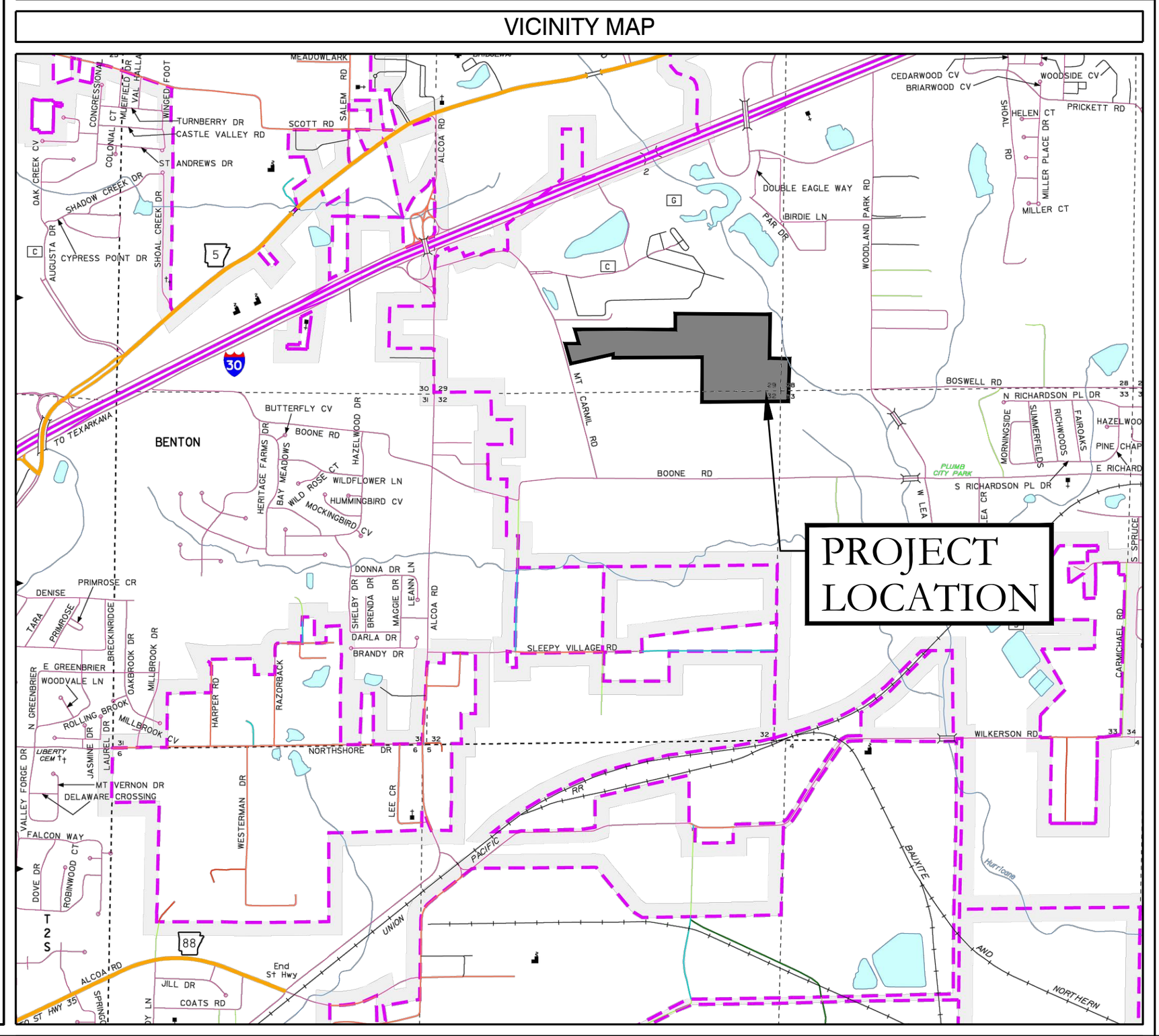
Parcel Line Table

Line #	Length	Direction
L1	60.44	S64° 12' 48.97"W
L2	28.52	S36° 51' 34.95"W
L5	24.09	S78° 15' 58.61"W
L6	28.62	S89° 23' 11.09"E
L7	35.01	N2° 39' 14.31"E
L8	35.01	S2° 58' 07.25"W
L9	37.36	N23° 07' 23.18"W
L10	41.12	N23° 03' 37.48"W





VICINITY MAP



AS-SURVEYED DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S ½ SE ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N ½ SE ¼ SW ¼ OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET ½" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET ½" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET ½" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A ½" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-006447; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°36'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE SW ¼ SE ¼ OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO A SET ½" REBAR AT THE NORTHWEST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,006.26 FEET TO A SET ½" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE ¼ SE ¼ OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET ½" REBAR; THENCE S87°01'53"E, A DISTANCE OF 315.00 FEET TO A SET ½" REBAR ON THE EAST LINE OF THE SE ¼ SE ¼ OF SECTION 29, BEING 735.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" FLAT IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE N88°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,314.12 FEET TO A SET ½" REBAR AT THE SOUTHWEST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.75 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF THE N ½ SW ¼ SE ¼ OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO T HE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

GENERAL NOTES:

SECONDARY ACCESS GATE SHOULD CONTAIN KNOX BOX LOCK WITH KEY TUMBLER.

FENCES ARE PROHIBITED IN THE DRAINAGE EASEMENT AREA.

ALL DRAINAGE (TRACT B & G) AND UTILITY EASEMENTS WILL BE MAINTAINED BY THE IMPROVEMENT DISTRICT.

DEVELOPER TO NOTIFY STREET DEPARTMENT WHEN CUTTING MT. CARMEL FOR INSPECTION AND DETERMINATION OF EXISTING SUBGRADE.

MAINTENANCE OF RETENTION PONDS WILL BE CONDUCTED BY THE IMPROVEMENT DISTRICT.

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2011-064685 (DEED OF RECORD)

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN, SCALED FROM FLOOD INSURANCE RATE MAP, PANEL #05125C0360D, DATED JUNE 19, 2012.

N

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

100 0 100
BAR SCALE: 1"=100'

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

PROPERTY SPECIFICATIONS:

OWNER: TITAN GENERAL CONTRACTORS, 204 WOODLAND DR., BENTON, AR 72019	AVERAGE LOT SIZE: 60 x 100' (6,000 S.F.) NUMBER OF LOTS: 101
DEVELOPER/: SUBDIVIDER TITAN GENERAL CONTRACTORS, 204 WOODLAND DR., BENTON, AR 72019	SOURCE OF WATER: BRYANT SOURCE OF SEWER: BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
ENGINEERS: HOPE CONSULTING INC., 117 S. MARKET STREET, BENTON, AR 72015	BUILDING SETBACKS: FRONT-20' OR AS SHOWN REAR-20' OR AS SHOWN SIDE-8' OR AS SHOWN
NAME OF SUBDIVISION: STARLIGHT VILLAGE INSTRUMENT # ZONING DISTRICT: R-1.S	UTILITY & DRAINAGE EASEMENTS: FRONT-10' OR AS SHOWN REAR - 5' OR AS SHOWN SIDE - 5' OR AS SHOWN

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:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

PRELIMINARY PLAT
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3

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

DATE:	01/11/2021	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	03/06/2024	CHECKED BY:	19-0238
		SCALE: 1"=100'	

500	01S	14W	0	29	200/360	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\19-0238-PRELIMARY PLAT-PHASE 2-03-06-2024.DWG