PROPERTY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;
THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE **POINT OF BEGINNING**, A 1/2" REBAR AND CAP (PS 1664);
THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;
THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 68°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1 /2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08"W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING; CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

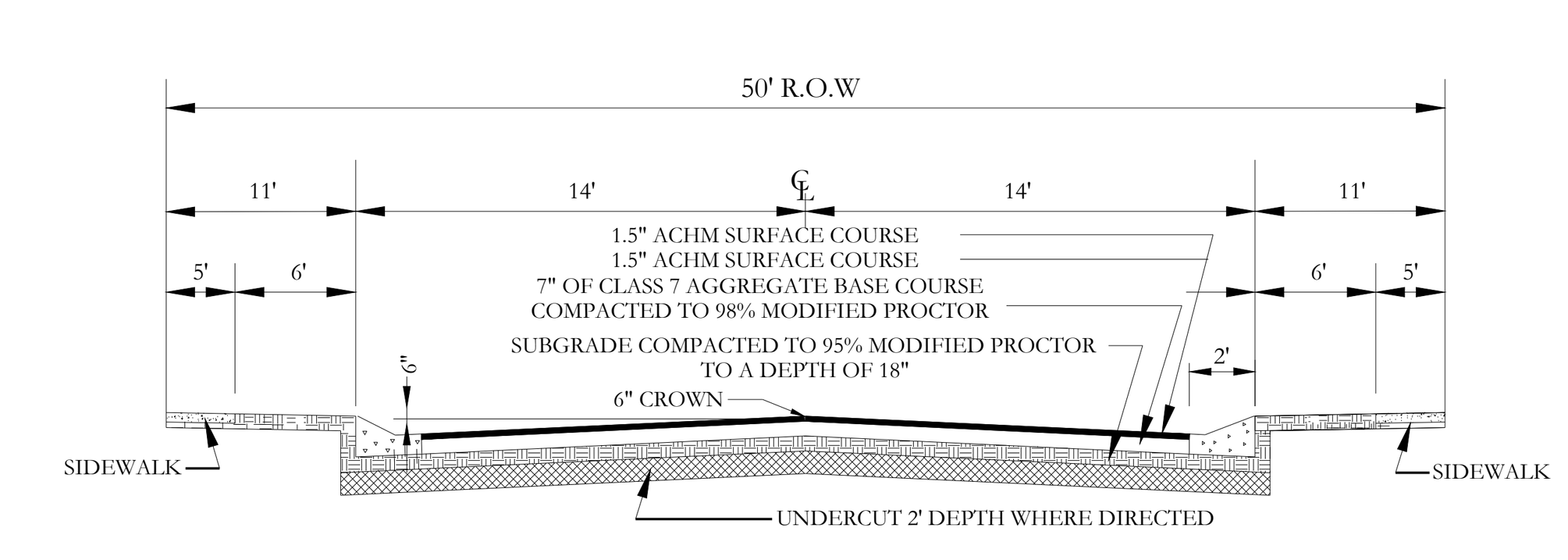
NOTE:
TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



OPEN SPACE CALCULATION		
TRACT 1	DRY DETENTION AREA	0.79 ACRES
TRACT 2	DRY DETENTION AREA	0.55 ACRES
TRACT 3	GREEN SPACE	0.74 ACRES
TRACT 4	COMMUNITY AREA	1.20 ACRES
	SIDEWALK	0.72 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	0.87 ACRES
	TOTAL	4.87 ACRES OR 25.88%

RESIDENTIAL DENSITY CALCULATIONS	
NUMBER OF LOTS	75 LOTS
HOUSING UNITS	75 LOTS x 2 = 150 UNITS
TOTAL DEVELOPABLE AREA	18.82 ACRES
TOTAL COMMON USABLE OPEN SPACE	3.81 ACRES
RESIDENTIAL DENSITY	150/25.88 = 5.80 DU

CITY OF BRYANT TYPICAL STREET CROSS SECTION



PLANNED UNIT DEVELOPMENT (PUD)
LEGACY WOODS ESTATES

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.53	25.00	81.43	N24° 29' 11"E	32.62
C2	34.30	175.00	11.23	N10° 37' 00"W	34.24
C3	23.98	175.00	7.85	N1° 04' 36"W	23.96
C4	30.79	250.00	7.06	N6° 22' 39"E	30.77
C5	56.73	250.00	13.00	N16° 24' 23"E	56.60
C6	134.89	250.00	30.92	N38° 21' 52"E	133.26
C7	56.22	250.00	12.89	N60° 15' 53"E	56.10
C8	8.88	250.00	2.04	N67° 43' 30"E	8.88
C9	15.96	250.00	3.66	N70° 34' 18"E	15.96
C10	56.73	250.00	13.00	N78° 54' 03"E	56.60
C11	28.49	250.00	6.53	N88° 39' 58"E	28.48
C12	23.82	310.00	4.40	S85° 52' 04"E	23.81
C13	60.09	310.00	11.11	S78° 06' 47"E	60.00
C14	60.09	310.00	11.11	S67° 00' 22"E	60.00
C15	60.09	310.00	11.11	S55° 53' 57"E	60.00
C16	60.09	310.00	11.11	S44° 47' 32"E	60.00
C17	34.50	310.00	6.38	S36° 03' 02"E	34.48
C18	41.69	25.00	95.54	S80° 37' 51"E	37.02
C19	36.85	25.00	84.46	S9° 22' 09"W	33.61
C20	39.35	25.00	90.17	S77° 56' 58"E	35.41
C21	85.63	450.00	10.90	N62° 24' 54"E	378.86
C22	57.73	450.00	7.35	N71° 32' 31"E	373.57
C23	57.34	450.00	7.30	N78° 52' 03"E	57.30
C24	57.80	450.00	7.36	N86° 11' 51"E	57.76
C25	21.64	450.00	2.75	S88° 44' 45"E	21.63
C26	39.18	25.00	89.78	N47° 44' 25"E	35.29
C27	22.50	125.00	10.32	N2° 18' 31"W	22.47
C28	46.83	25.00	107.33	N61° 07' 52"W	40.28
C29	39.36	25.00	90.22	N42° 15' 35"W	35.42
C30	51.48	285.00	10.35	S87° 27' 27"W	51.41
C31	10.18	200.00	2.92	N4° 18' 25"E	10.18
C32	61.57	200.00	17.64	N14° 35' 04"E	61.33
C33	158.26	200.00	45.34	N46° 04' 24"E	154.16
C34	48.27	200.00	13.83	N75° 39' 22"E	48.15
C35	43.76	25.00	100.28	S47° 17' 27"E	38.38
C36	26.04	175.00	8.52	S1° 24' 47"E	26.01
C37	56.60	175.00	18.53	S14° 56' 29"E	56.36
C38	26.43	175.00	8.65	S28° 32' 05"E	26.41
C39	39.29	25.00	90.05	S12° 09' 53"W	35.37
C40	42.58	400.00	6.10	S60° 14' 28"W	42.56
C41	62.28	400.00	8.92	S67° 45' 04"W	62.22
C42	62.35	400.00	8.93	S76° 40' 37"W	62.28
C43	62.53	400.00	8.96	S85° 37' 14"W	62.47
C44	17.68	400.00	2.53	N88° 38' 05"W	17.68
C45	13.26	300.00	2.53	S88° 38' 05"E	13.26
C46	46.07	300.00	8.80	N85° 41' 57"E	46.03
C47	46.80	300.00	8.94	N76° 49' 49"E	46.75
C48	47.49	300.00	9.07	N67° 49' 33"E	47.44
C49	33.13	300.00	6.33	N60° 07' 37"E	33.11
C50	39.35	25.00	90.17	S77° 56' 58"E	35.41
C51	26.69	125.00	12.23	S26° 44' 42"E	26.64
C52	38.87	25.00	89.08	S47° 23' 24"W	35.07
C53	22.16	260.00	4.88	N85° 37' 37"W	22.16
C54	85.52	260.00	18.85	N73° 45' 44"W	85.14
C54	51.22	125.00	23.48	S8° 53' 22"E	50.86
C55	78.73	260.00	17.35	N55° 39' 52"W	78.43
C56	64.11	260.00	14.13	N39° 55' 33"W	63.95
C57	39.19	25.00	89.83	S12° 03' 02"W	35.30
C58	39.45	160.00	14.13	N39° 55' 33"W	39.35
C59	48.45	160.00	17.35	N55° 39' 52"W	48.26
C60	35.98	160.00	12.88	N74° 15' 20"W	35.91
C61	20.58	160.00	7.37	N84° 23' 01"W	20.57
C62	274.61	285.00	55.21	N60° 27' 56"W	264.11
C64	264.58	425.00	35.67	S74° 47' 51"W	260.32
C65	66.36	150.00	25.35	S9° 49' 32"E	65.82
C66	56.56	145.00	22.35	N76° 53' 39"W	56.20
C67	258.76	225.00	65.89	S35° 47' 45"W	244.74

Line Table			Line Table		
L#	Length	Direction	L#	Length	Direction
L1	28.34	S22° 29' 59.53"E	L6	48.35	N56° 57' 47.62"E
L2	15.00	S56° 57' 47.62"W	L7	21.58	N32° 51' 44.07"W
L3	22.38	N88° 04' 08.20"W	L8	26.44	S2° 13' 34.38"W
L4	15.00	S2° 50' 56.52"W	L9	19.37	N32° 51' 44.07"W
L5	15.00	N2° 50' 57.02"E			

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

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

By affixing my seal and signature, I Wiillaim Cobitt R. Shoffner PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

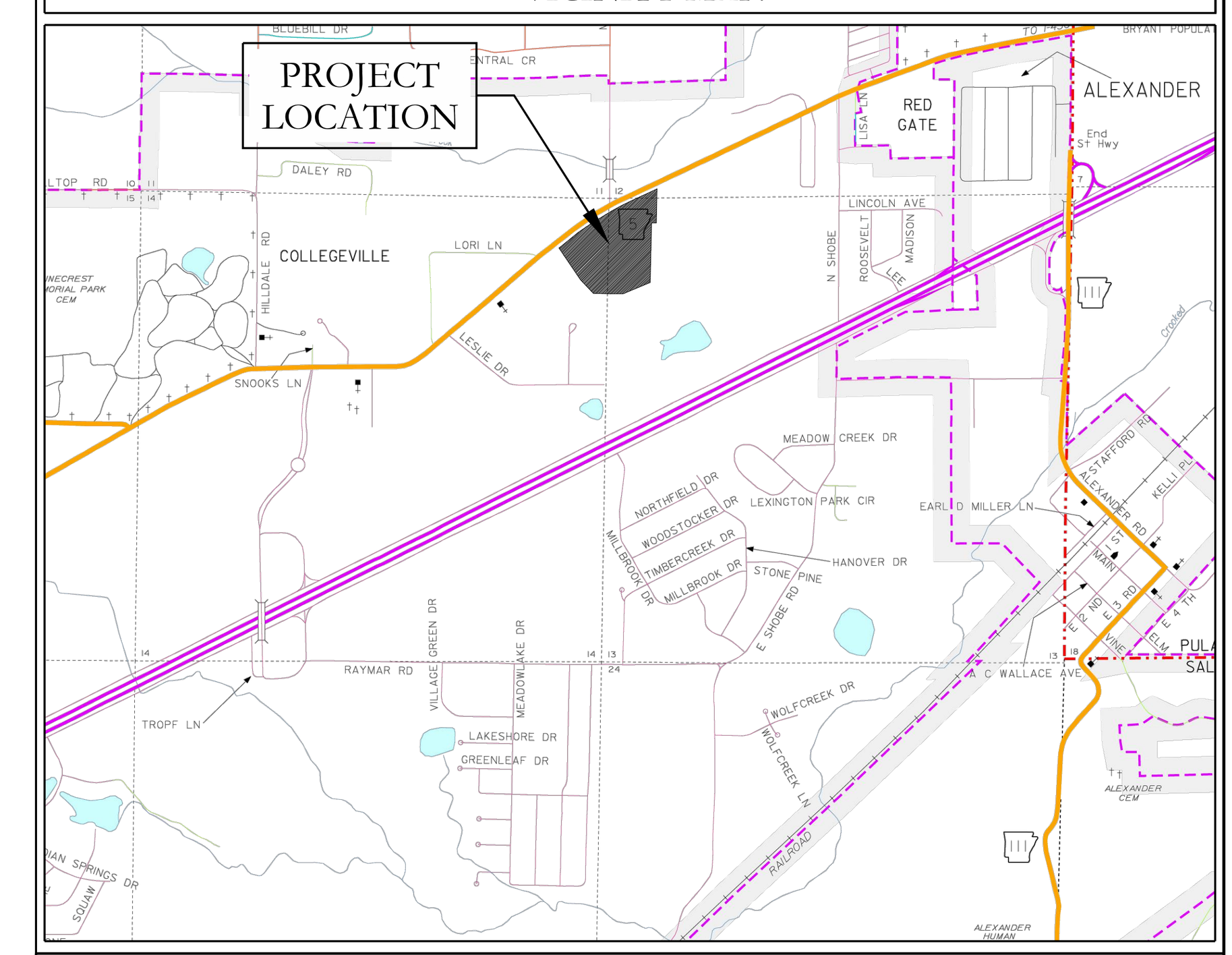
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

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 .

LEGEND

- (P) – No Parking Sign
- – Stop Sign
- – Street light
- FH – Fire Hydrant
- △ – Computed point
- ● – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

VICINITY MAP:



CERTIFICATIONS:

OWNER:
Name: FINLEY & COMPANY
Address: P.O BOX 10
BRYANT, AR 72089

DEVELOPER:
Name: FINLEY & COMPANY
Address: P.O BOX 10
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.

Source of Title: ______________

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..

____
Date of Execution

Signed: ______________
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 Tamzidual 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.

____
Date of Execution

Signed: ______________
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: FINLEY & COMPANY
P.O BOX 10
BRYANT, AR 72089

DEVELOPER/: SUBDIVIDER FINLEY & COMPANY
P.O BOX 10
BRYANT, AR 72089

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

NAME OF SUBDIVISION: HILL VALLEY ESTATES

PROPOSED HOUSE EXTERIOR: BRICK, VINYL, GLASS & WOOD

NUMBER OF LOTS: 75
PROPOSED ZONING: PUD

PROPOSED DENSITY 5.80 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:
FINLEY & COMPANY

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

DATE:	05/22/2024	C.A.D. BY:	B.JOHNSON			DRAWING NUMBER:	
REVISED:		CHECKED BY:				24-0427	
SHEET:		SCALE:	1" = 60'				
500	01S	14W	0	14	110	62	1762