NOTES:

1. ACCORDING TO TABLE 5 PUBLIC LIGHTING (PAGE 46) POST OR COLUMN LIGHT TYPES ARE ALLOWED.
2. LOT 11, 12, 13 & 14 WILL HAVE FRONT ACCESS FROM COURT STREET
3. ALL PRIVATE ALLEYWAYS WILL BE UTILIZED AS UTILITY & DRAINAGE EASEMENTS.
4. PRIVATE ALLEYS ARE COMMON AREAS THAT WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.

TND OVERLAY - TRANS-SEC SETBACKS			
BUILDING DISPOSITION	T3	T4	T5
FRONT SETBACKS	18 FT. MIN.	6 FT. MIN. 18 FT. MAX.	0 FT. MIN. 6 FT. MAX.
SIDE SETBACKS	6 FT. MIN.	0 FT. TOTAL MIN.	0 FT. MIN. 24 FT. MAX.
REAR SETBACKS	6 FT. MIN.	3 FT. MIN.	3 FT. MIN.

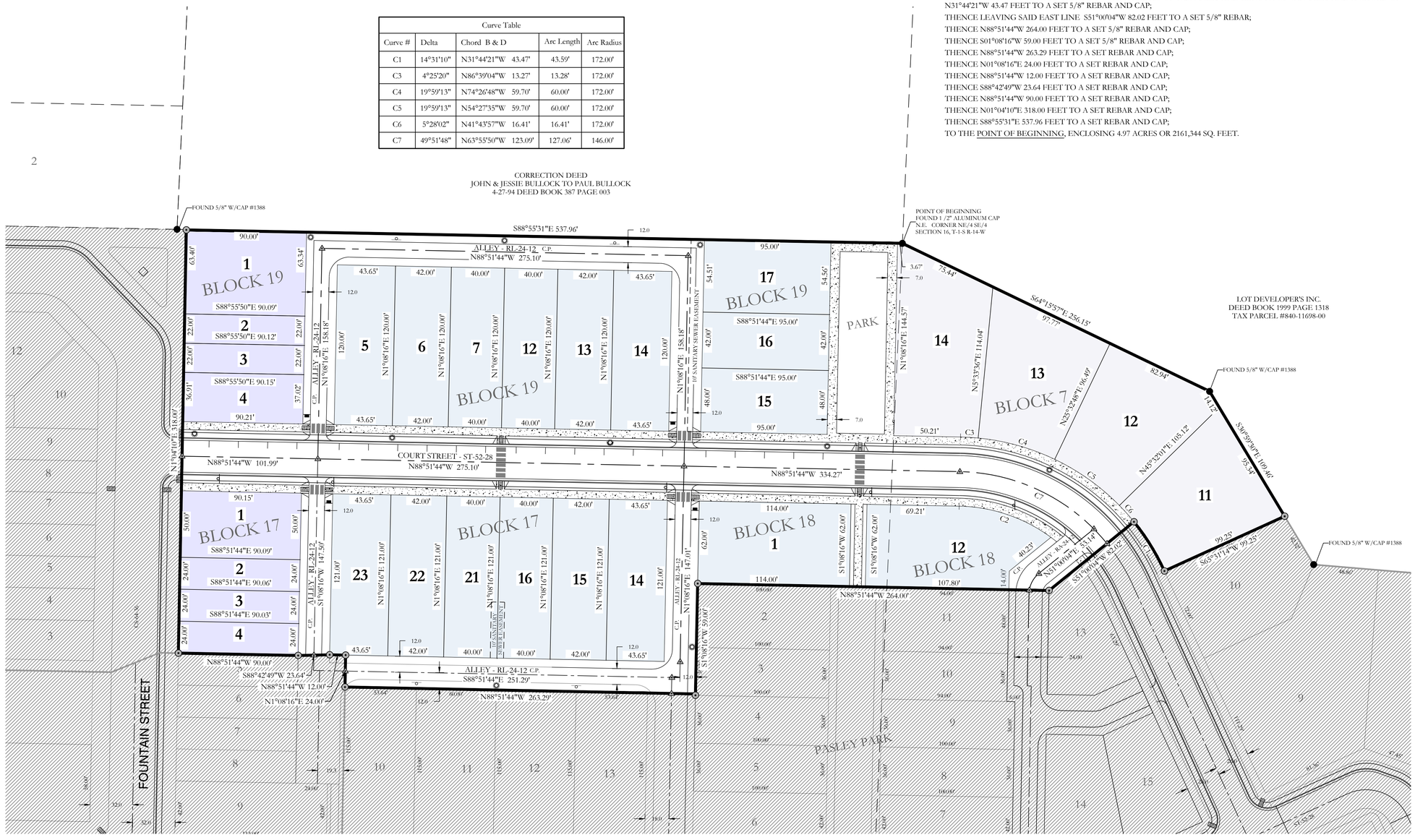
SETBACKS MEASURED FROM BACK OF CURB

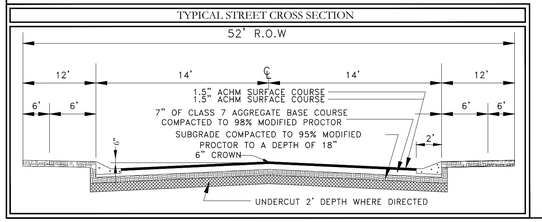
Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	14°31'10"	N31°44'21"W 43.47'	43.59'	172.00'
C3	4°25'20"	N86°39'04"W 13.27'	13.28'	172.00'
C4	19°59'13"	N74°26'48"W 59.70'	60.00'	172.00'
C5	19°59'13"	N54°27'35"W 59.70'	60.00'	172.00'
C6	5°28'02"	N41°43'57"W 16.41'	16.41'	172.00'
C7	49°51'48"	N63°55'50"W 123.09'	127.06'	146.00'

PROPERTY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), OF SECTION 16; ALL BEING IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 16, A FOUND 2 1/2" ALUMINUM CAP;
THENCE S64°15'57"E 256.15 FEET TO A FOUND 5/8" REBAR AND CAP;
THENCE S30°59'30"E 109.46 FEET TO A SET 5/8" REBAR AND CAP ON
THE NORTH LINE OF MIDTOWN BRYANT SUBDIVISION, PHASE 1;
THENCE S65°31'14"W 99.25 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COURT STREET;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 172.00 FEET AND LENGTH OF 43.59 FEET AND A CHORD OF N31°44'21"W 43.47 FEET TO A SET 5/8" REBAR AND CAP;
THENCE LEAVING SAID EAST LINE S51°00'04"W 82.02 FEET TO A SET 5/8" REBAR;
THENCE N88°51'44"W 264.00 FEET TO A SET 5/8" REBAR AND CAP;
THENCE S01°08'16"W 59.00 FEET TO A SET 5/8" REBAR AND CAP;
THENCE N88°51'44"W 263.29 FEET TO A SET REBAR AND CAP;
THENCE N01°08'16"E 24.00 FEET TO A SET REBAR AND CAP;
THENCE N88°51'44"W 12.00 FEET TO A SET REBAR AND CAP;
THENCE S88°42'49"W 23.64 FEET TO A SET REBAR AND CAP;
THENCE N88°51'44"W 90.00 FEET TO A SET REBAR AND CAP;
THENCE N01°04'10"E 318.00 FEET TO A SET REBAR AND CAP;
THENCE S88°55'31"E 537.96 FEET TO A SET REBAR AND CAP;
TO THE POINT OF BEGINNING, ENCLOSING 4.97 ACRES OR 2161,344 SQ. FEET.





FINAL PLAT OF

MIDTOWN BRYANT, PHASE 3

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

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

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

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.

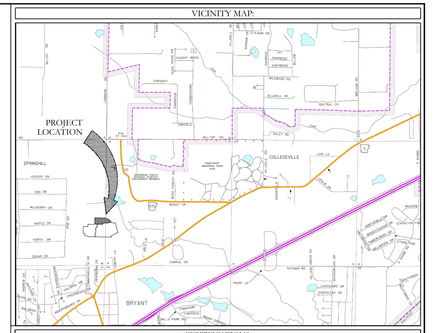
According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D, dated 06/19/2012, NO portion of the property described hereon does lie within the 100 year flood hazard boundary.

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

40' 20' 0 40'

LEGEND
- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap(SIP)
- (M) - Measured
- (R) - Record
- (P) - Platted
- ✳ - Street Light
- ✧ - Fire Hydrant
- ⊣ - No Parking Sign
- ▮ - Stop Sign
- C.P. - Common Place

VICINITY MAP:



CERTIFICATIONS:

OWNER:
Name: GRAHAM SMITH CONSTRUCTION
Address: 12 PINE MANOR
LITTLE ROCK, AR 72207

DEVELOPER:
Name: GRAHAM SMITH CONSTRUCTION
Address: 12 PINE MANOR
LITTLE ROCK, AR 72207

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 Tle: BOOK _____ PAGE _____

CERTIFICATE OF FINAL 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 Benton Subdivision Regulation Ordinance.

Date of Execution

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, 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 complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF FINAL 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

Chairman
Benton Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: GRAHAM SMITH CONSTRUCTION
12 PINE MANOR
LITTLE ROCK, AR 72207

DEVELOPER/ SUBDIVIDER: GRAHAM SMITH CONSTRUCTION
12 PINE MANOR
LITTLE ROCK, AR 72207

ENGINEERS: HOPE CONSULTING INC.
117 S MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: MIDTOWN BRYANT PHASE 3

ZONING CLASSIFICATION: TND OVERLAY DISTRICT

SOURCE OF TITLE: BOOK 2020 PAGE 8135

NUMBER OF LOTS: 29
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

EASEMENTS: (UTILITY & DRAINAGE)

1. ALL ALLEYWAYS & COMMERCIAL PARKING LOTS ARE CONSIDERED UTILITY & DRAINAGE EASEMENTS.
2. ANY UTILITY OR DRAINAGE STRUCTURES OUTSIDE OF EXISTING R/W; ALLEYWAY OR PARKING LOT WILL BE WITHIN A 10' EASEMENT.

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:
GRAHAM SMITH CONSTRUCTION

FINAL PLAT
MIDTOWN BRYANT, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY. ARKANSAS.

DATE:	09-20-2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	07-0032
		SCALE: 1"=40'	

500	1S	14W	0	15/16	210/340	62	1762