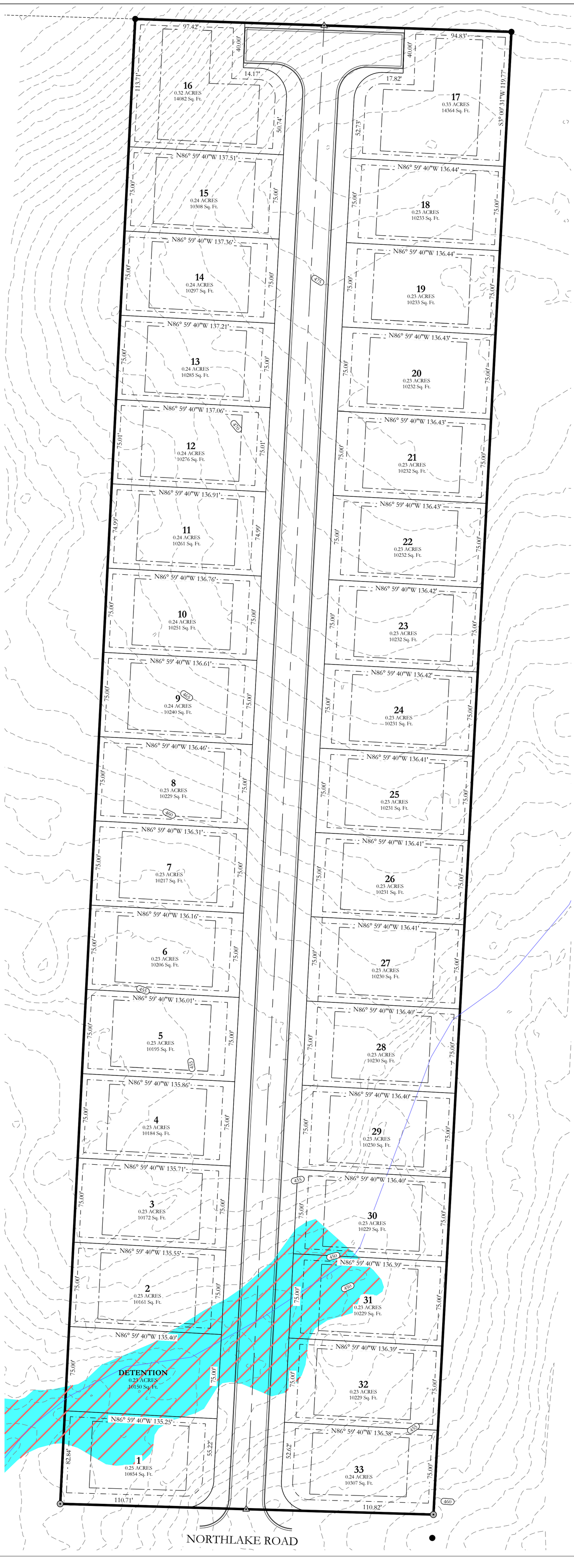


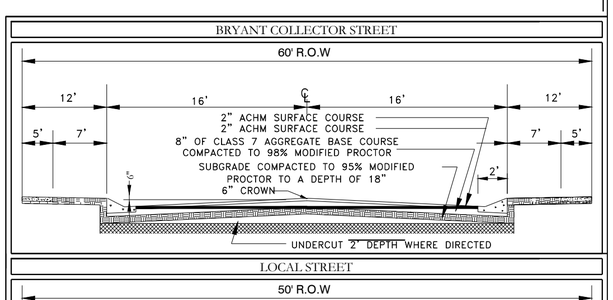
N

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

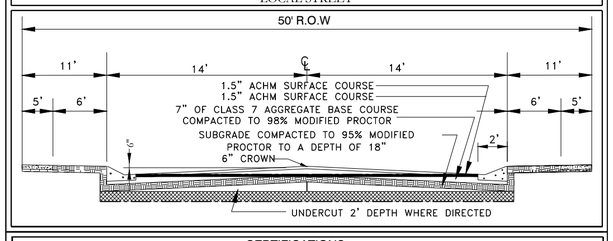
40 0 40

BAR SCALE: 1"=40'

BRYANT COLLECTOR STREET



LOCAL STREET



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:

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

RICK JOHNSON
BRYANT PLANNING COMMISSION

PROPERTY SPECIFICATIONS:

OWNER: KENNEDY DEVELOPMENT
2910 NORTHLAKE ROAD
BRYANT, AR 72022

DEVELOPER/: KENNEDY DEVELOPMENT
SUBDIVIDER 2910 NORTHLAKE ROAD
BRYANT, AR 72022

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

NAME OF SUBDIVISION: THE RESERVE AT NORTHLAJKE

ZONING CLASSIFICATION: R-2

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK PAGE

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: 60' OR AS SHOWN
STREET WIDTH: 32' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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

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

FOR USE AND BENEFIT OF:
KENNEDY DEVELOPMENT

PRELIMINARY PLAT
THE RESERVE AT NORTHLAKE

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

DATE: 01/12/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	
	SCALE: 1"=40'	