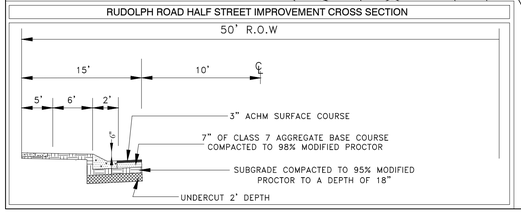
811 Know what's below. Call before you dig.

RUDOLPH ROAD HALF STREET IMPROVEMENT CROSS SECTION



PRELIMINARY PLAT OF
JACOB'S CORNER
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

LEGAL DESCRIPTION:

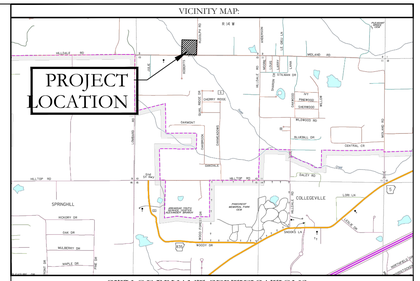
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 03, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS.

CONTAINING 437,787.7 SQUARE FEET, OR 10.05 ACRES, MORE ORE LESS.

SUBJECT TO BUILDING LINES, EASEMENTS, MINERAL RESERVATIONS AND/OR CONVEYANCES, AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence
- Light Pole
- Fire Hydrant

VICINITY MAP:



CITY OF BRYANT CERTIFICATIONS:

OWNER:
Name: GIRON BUILDERS INC.
Address: 3420 HILLDALE ROAD
ALEXANDER, AR 72002

DEVELOPER:
Name: GIRON BUILDERS INC.
Address: 3420 HILLDALE ROAD
ALEXANDER, AR 72002

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 of Execution _____ Name: _____

Source of Tile: D.R. BOOK 2020 PAGE 006574

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____, 20___; 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, William W. McFadden, hereby certify that this plat correctly represents a survey and 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:

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: _____
Name, Chairman
Bryant Planning Commission

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 14048 WILLIAM W. McFADDEN

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

FLOODPLAIN CERTIFICATION:

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 # 05125C0240E, dated 06/05/2020, A portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:

OWNER: GIRON BUILDERS INC.
3420 HILLDALE ROAD
ALEXANDER, AR 72002

DEVELOPER/: GIRON BUILDERS INC.
SUBDIVIDER 3420 HILLDALE ROAD
ALEXANDER, AR 72002

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

NAME OF SUBDIVISION: JACOB'S CORNER

ZONING CLASSIFICATION: PROPOSED R-2

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2020 PAGE 006574

MIN. LOT SIZE: 8,400 S.F.
NUMBER OF LOTS: 11
SOURCE OF WATER: SALEM WATER USERS
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

LOT CORNERS: SET 1/2" REBAR WITH CAP

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:
GIRON BUILDERS INC.

PRELIMINARY PLAT
JACOB'S CORNER
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE:	12/17/2020	C.A.D. BY:	JPP	DRAWING NUMBER:
REVISED:		CHECKED BY:		20-0722
		SCALE: 1"= 40'		

500	01S	14W	0	03	320	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-0722 GIRON SUBDIVISION\20-0722 GIRON SUBDIVISION_11-19-2020.DWG