



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: August 30, 2023 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Sage Health - 1800 N Reynolds - Water Meter

Sage Health - Requesting Approval for Installation of 2 Inch Water Meter

2. Eyecare Center of Saline County - Fencing

Alan Schrader - Requesting Approval for New Fencing around Pavillion

- [0774-PLN-01.pdf](#)

3. AR Care - Hornet Health Center - Bryant High School

Cupple Signs - Requesting Sign Permit Approval

- [0773-APP-02.pdf](#)

4. Stoneybrook Subdivison - Lot 34 and 27 - Setback Variance

Roy West - Requesting Recommendation for Approval on Setback Variances

- [0777-PLT-01.pdf](#)

5. Arkansas Christian Academy - New Middle School Building - 21815 I-30

Charlie Best - Requesting Recommendation for Site Plan Approval

- [0769-PLN-02.pdf](#)

6. Midtown - Block 15 Lot 18 - Sidewalk Modification

Graham Smith Construction - Requesting Approval for a Modification on Sidewalk location

- [0775-PLN-01.jpg](#)

7. Midtown - Block 8 - Modification to Plan

Graham Smith Construction - Requesting Recommendation for Modification to Midtown Overlay to Remove the Alleyway within Block 8

8. Midland Estates Subdivison - PUD

Hope Consulting - Requesting Recommendation for Approval of Zoning Plan

- [0762-PLN-02.pdf](#)
- [0762-RSP-01.pdf](#)

9. Lombard Height Ph. 2 - Final Plat

Hope Consulting - Requesting Recommendation for Approval of Final Plat

- [0754-PLT-03.pdf](#)
- [0754-ASB-03.pdf](#)
- [0754-BND-01.pdf](#)

Staff Approved

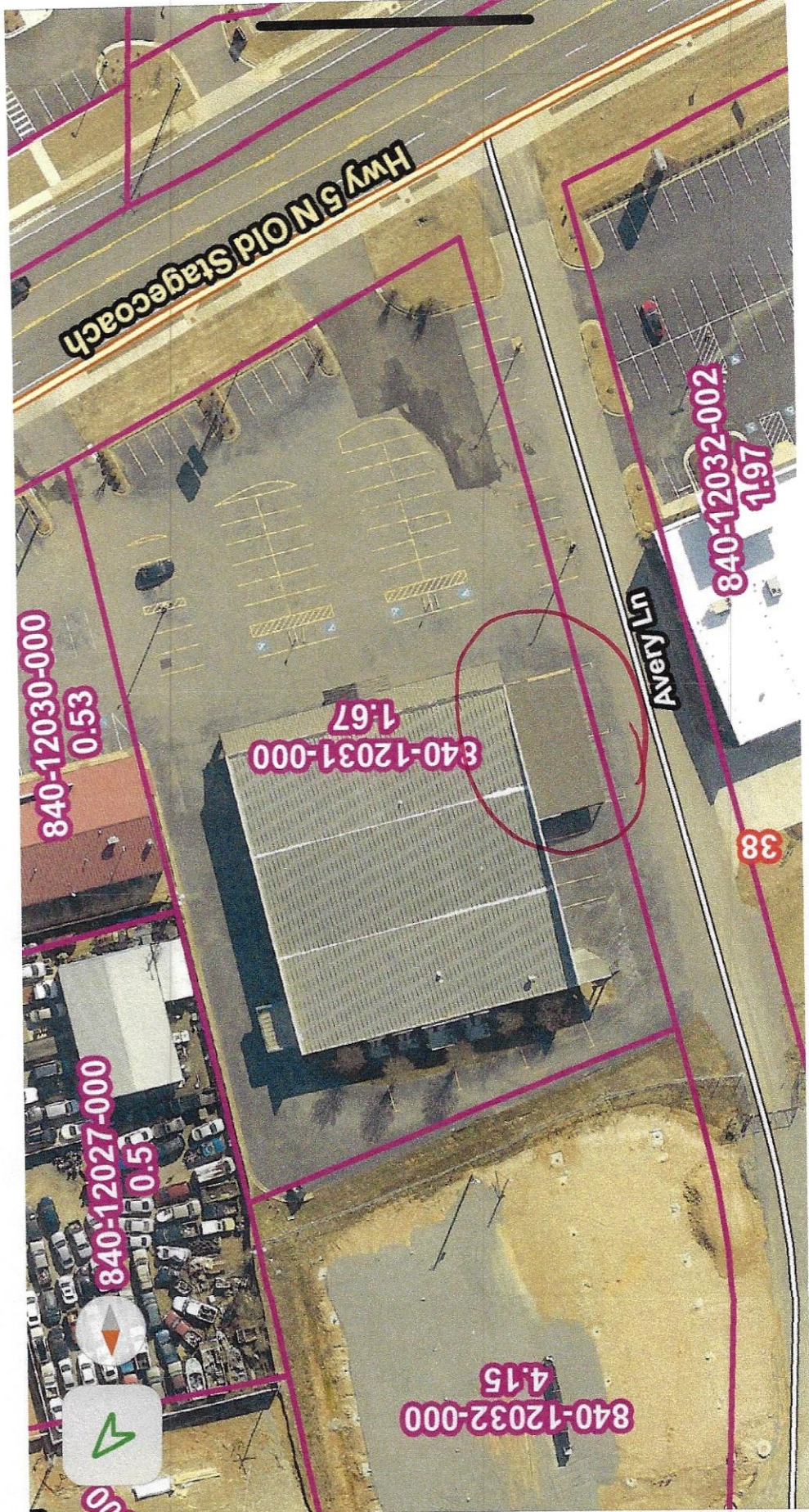
10. Yum Yum Hibachi Express - 3213 Main Street - Sign Permit

KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0772-APP-02.pdf](#)

Permit Report

Adjournments



Hwy 5 N Old Stagecoach

Avery Ln

38

840-12030-000
0.53

840-12031-000
1.67

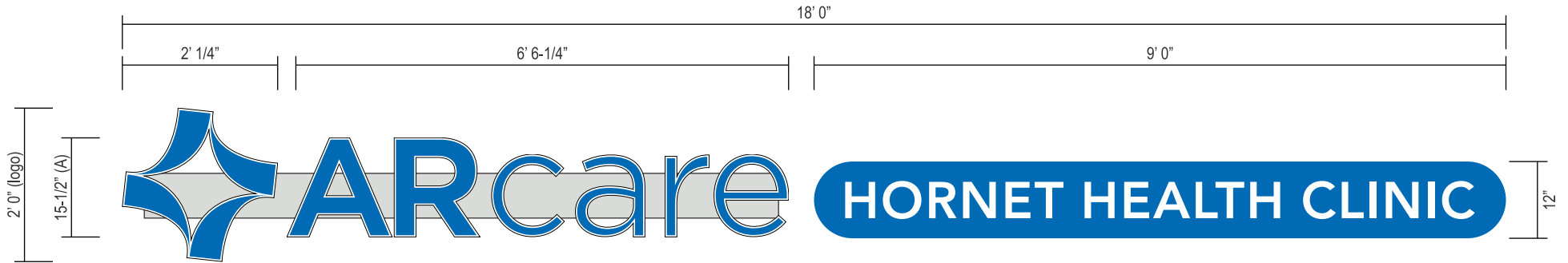
840-12032-002
1.97

840-12027-000
0.53

840-12032-000
4.15







Total Sign Area = 26.38-sqft

- Standard channel letters
- Aluminum returns and back
- White acrylic faces with trimcap - first surface translucent vinyl
- Trim and returns to match vinyl faces
- LED internally illuminated
- Raceway mounted, painted to match wall

Qty 1 set

RACEWAY		
SW 7714 Oak Barrel	Oracal 8800 052 Azure Blue	Standard White



Before



After (Day)



After (Night)



208 JONES ROAD
PARAGOULD, AR 72450
PHONE: 870-236-8566
FAX: 870-236-8722



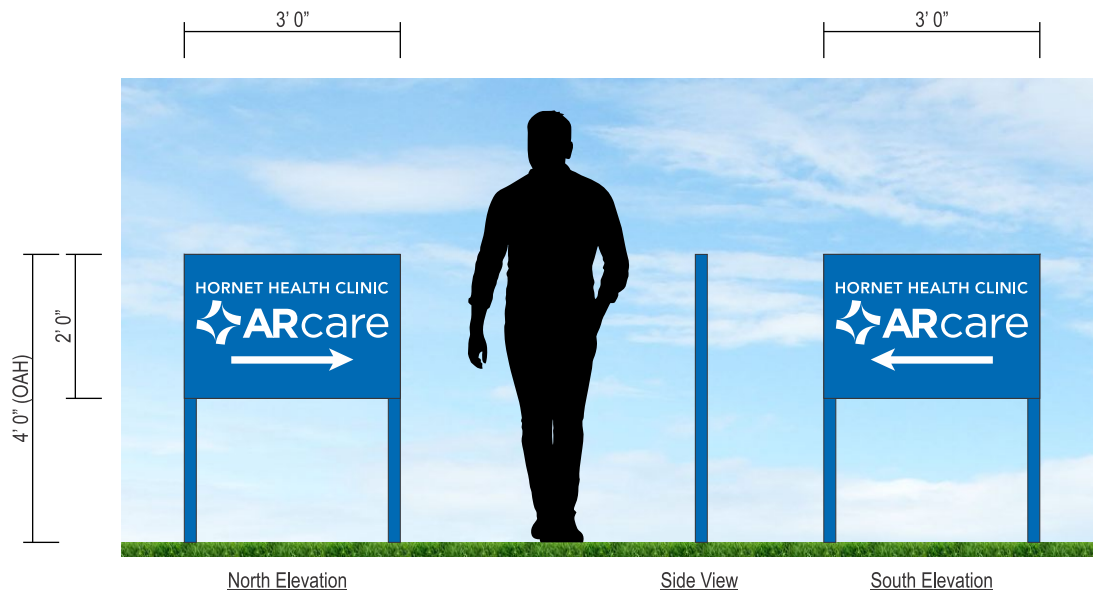
ARTWORK MAY NOT BE REPRODUCED
© 2022 CUPPLES SIGN COMPANY

DISCLAIMER

DUE TO MANUFACTURING PROCESSES AND MATERIAL SIZES FINISHED PRODUCTS MAY VARY. PRIMARY ELECTRICAL RUNS & CONNECTIONS TO BE FURNISHED BY OTHERS.

PLEASE READ CAREFULLY: BEFORE YOU APPROVE THIS PROOF, PLEASE READ YOUR COPY CAREFULLY AND COMPLETELY. CHECK FOR SPELLING ERRORS, COPY OMISSIONS, AND COLOR/DESIGN DETAILS. WE WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS WHICH ARE NOT MARKED ON THIS PROOF. ANY CHANGES DESIRED DUE TO MISTAKES DISCOVERED AFTER PROOFING AND/OR PRODUCTION OF PRODUCT WILL BE AT THE EXPENSE OF THE CUSTOMER.

CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH	OPTION/REVISION Opt 2
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 06/30/23	
DRAWING ARCare_BryantSchoolsClinic_CL	SCALE 1/2" = 1' 0"	
APPROVAL	APPROVED BY	APPROVAL DATE



2" aluminum square tube frame with legs and ACM faces

Painted with smooth finish

First surface cut vinyl graphics

Sign double faced | Non-illuminated

Qty 1

Total Sign Area = 6-sqft

Images may not be to scale



Before



After

Painted to Match



Oracal 8800 052
Azure Blue



Standard White

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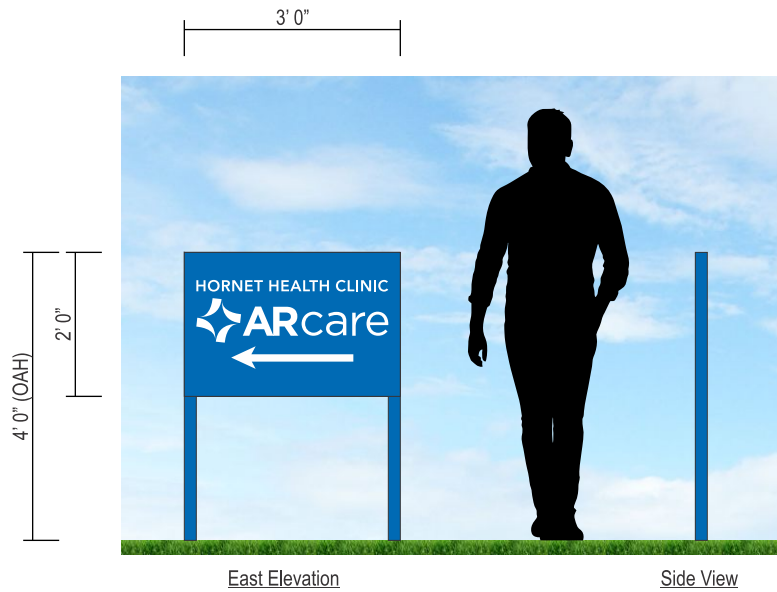


208 JONES ROAD
 PARAGOULD, AR 72450
 PHONE: 870-236-8566
 FAX: 870-236-8722



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CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH/RJS	OPTION/REVISION Opt 1
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 08/22/23	
DRAWING ARCare_BryantSchoolsClinic_DirA	SCALE 3/8" = 1' 0"	
APPROVAL APPROVED BY _____		APPROVAL DATE _____



2" aluminum square tube frame with legs and ACM faces
 Painted with smooth finish
 First surface cut vinyl graphics
 Sign single faced | Non-illuminated

Qty 1

Total Sign Area = 6-sqft

Images may not be to scale



Before



After

Painted to Match



Oracal 8800 052
 Azure Blue



Standard White

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CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH/RJS	OPTION/REVISION Opt 1
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 08/22/23	
DRAWING ARCare_BryantSchoolsClinic_DirB	SCALE 3/8" = 1' 0"	
APPROVAL APPROVED BY _____		APPROVAL DATE _____

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Replace existing sign
 Flat cut aluminum
 Cut vinyl graphics
 Qty 1

Total Sign Area = 4-sqft

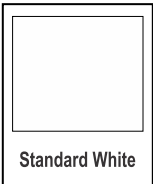
Images may not be to scale



Before



After



DISCLAIMER

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 PLEASE READ CAREFULLY: BEFORE YOU APPROVE THIS PROOF, PLEASE READ YOUR COPY CAREFULLY AND COMPLETELY. CHECK FOR SPELLING ERRORS, COPY OMISSIONS, AND COLOR/DESIGN DETAILS. WE WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS WHICH ARE NOT MARKED ON THIS PROOF. ANY CHANGES DESIRED DUE TO MISTAKES DISCOVERED AFTER PROOFING AND/OR PRODUCTION OF PRODUCT WILL BE AT THE EXPENSE OF THE CUSTOMER.

CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH/RJS	OPTION/REVISION Opt 1
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 08/22/23	
DRAWING ARCare_BryantSchoolsClinic_DirD	SCALE 1/8" = 1"	
APPROVAL		APPROVAL DATE
APPROVED BY _____		APPROVAL DATE _____



ARTWORK MAY NOT BE REPRODUCED
 © 2022 CUPPLES SIGN COMPANY



208 JONES ROAD
 PARAGOULD, AR 72450
 PHONE: 870-236-8566
 FAX: 870-236-8722



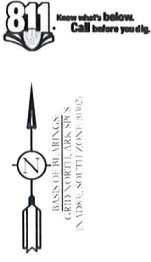
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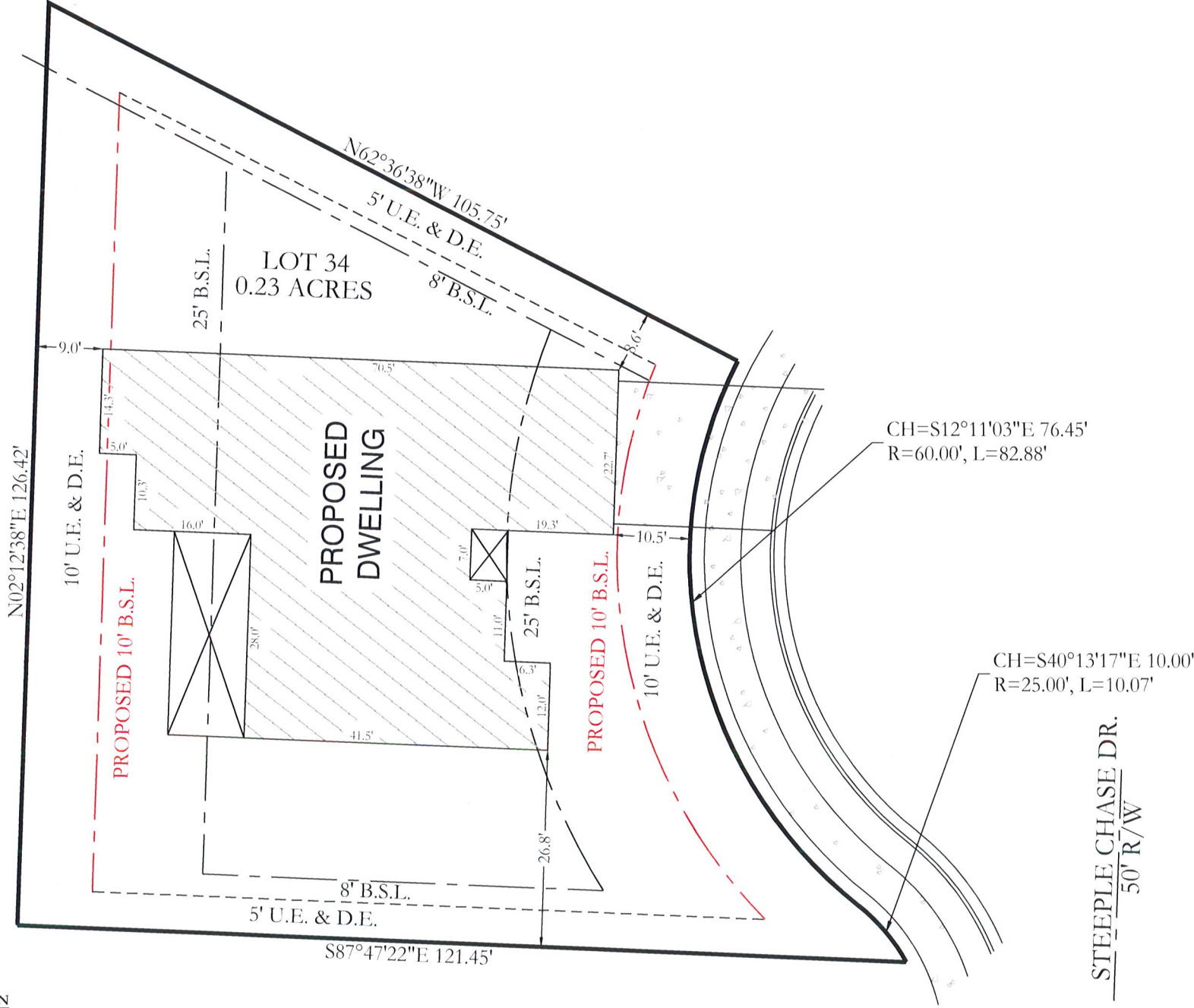
CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH	OPTION/REVISION Opt 1
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 07/20/23	
DRAWING ARCare_BryantSchoolsClinic_Directionals	SCALE 1-1/2" = 1' 0"	
APPROVAL <hr/>	APPROVED BY <hr/>	APPROVAL DATE <hr/>



RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT

LOT 34, STONEYBROOK SUBDIVISION PH 6, A SUBDIVISION IN BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.



PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E, dated: 06/05/2020

For the Exclusive Use and Benefit of:
Roy West

Address Lot 34 Steeple Chase
Bryant, AR

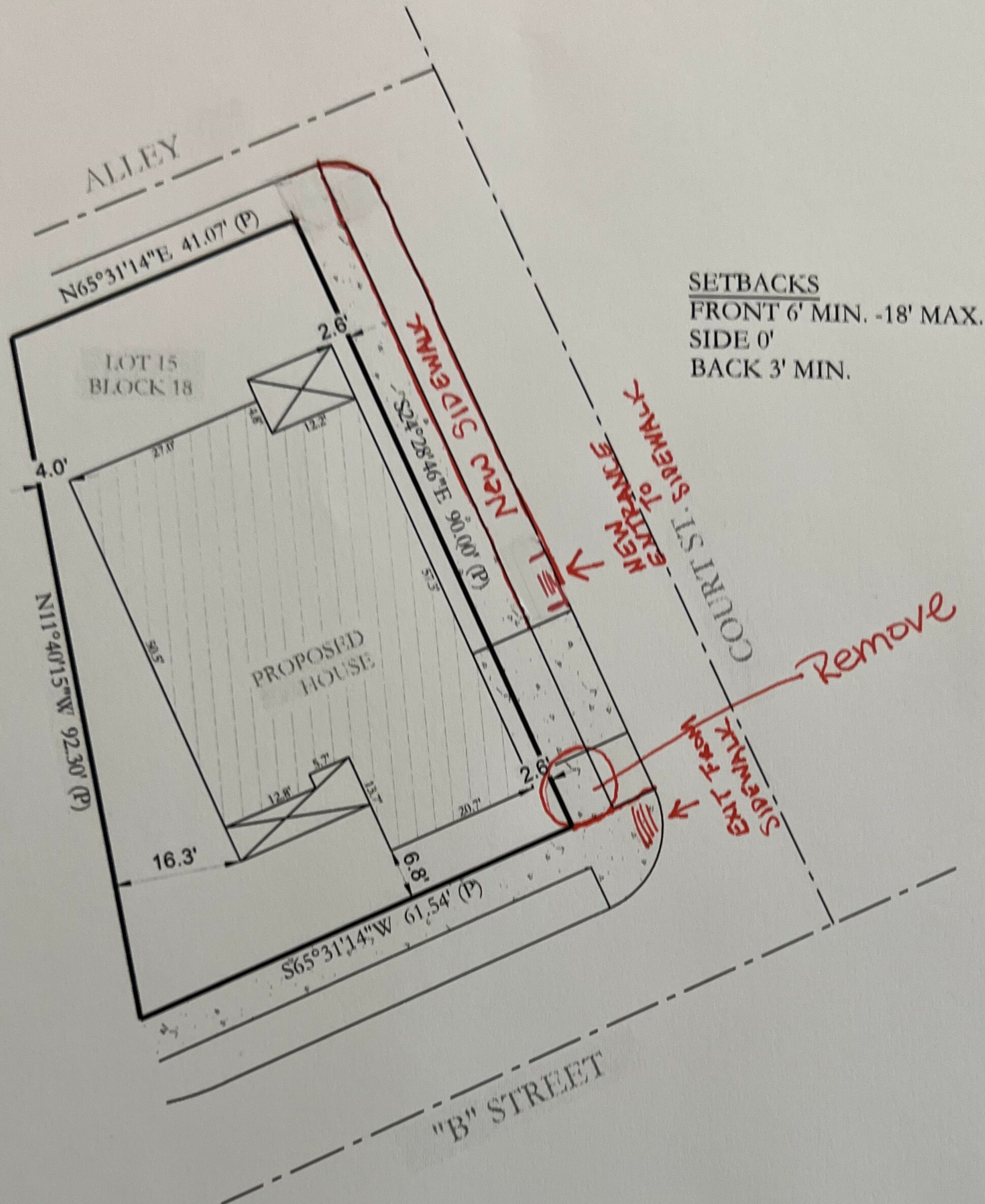
Date 8/14/2023



LEGEND

- ▲ - Computed Point
- - Found monument
- - Set 1/2" Rebar #1664
- - Measured by Surveyor
- (R/D/P) - Record measurements
- B.S.L. - Building Setback Line Restriction
- U.E./D.E. - Utility / Drainage Easement

Drawn By MD
Checked By WCS

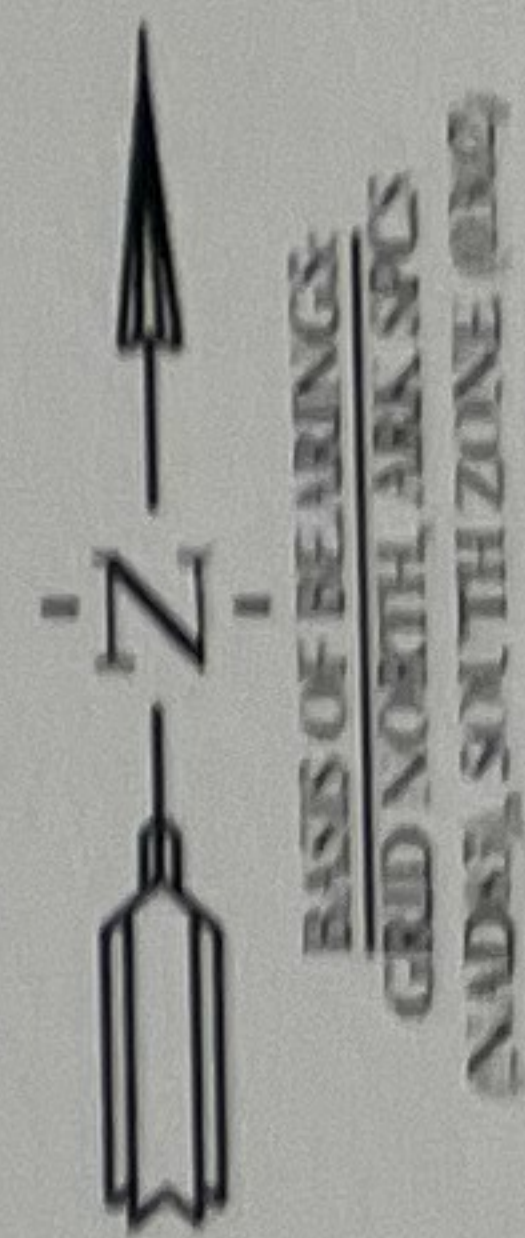


SETBACKS
 FRONT 6' MIN. - 18' MAX.
 SIDE 0'
 BACK 3' MIN.

PROPERTY DESCRIPTION:

LOT 15, BLOCK 18, MIDTOWN BRYANT, IN
 THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision
 plat. This drawing does not represent an actual survey.



PLOT PLAN

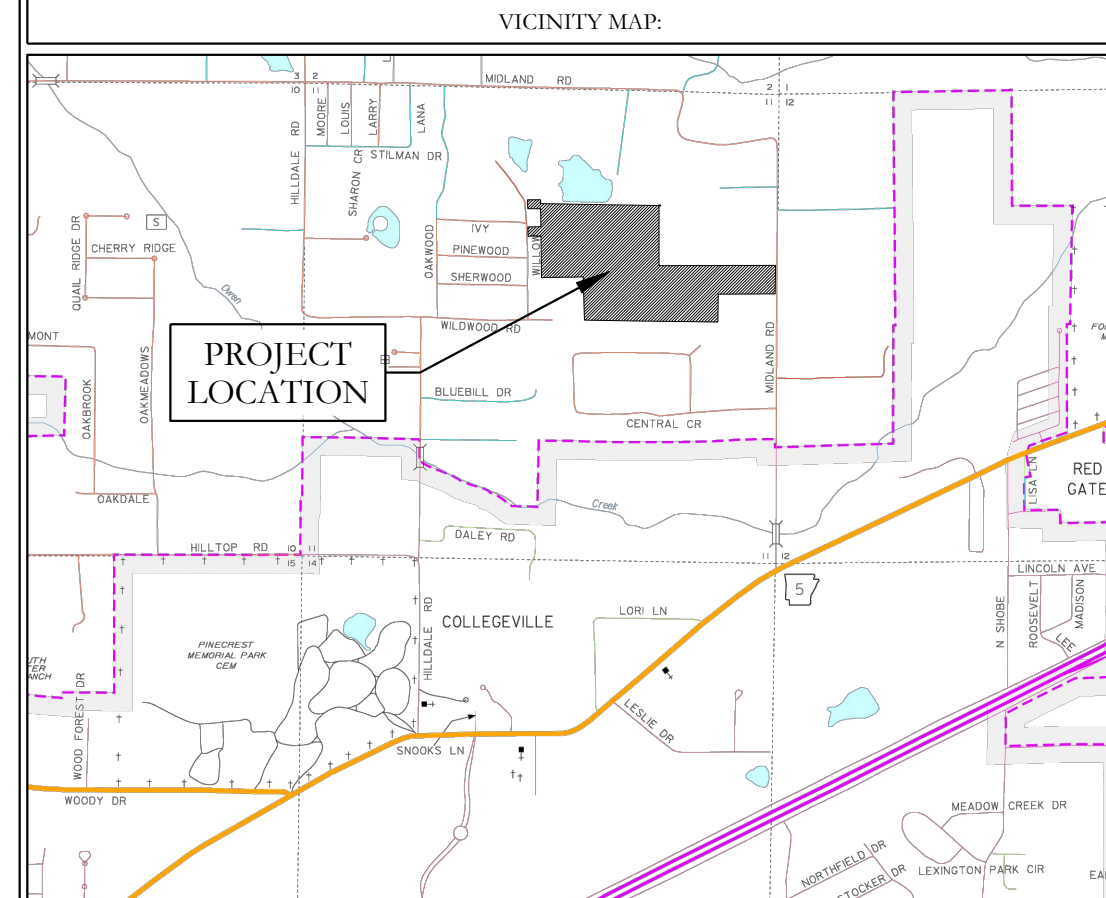
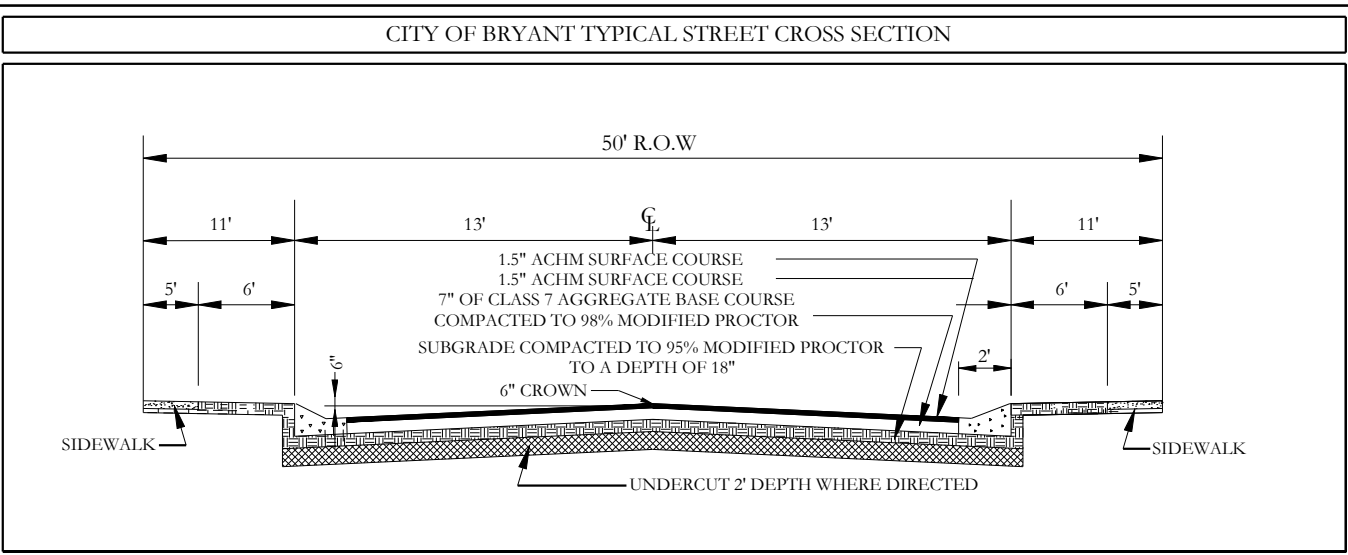
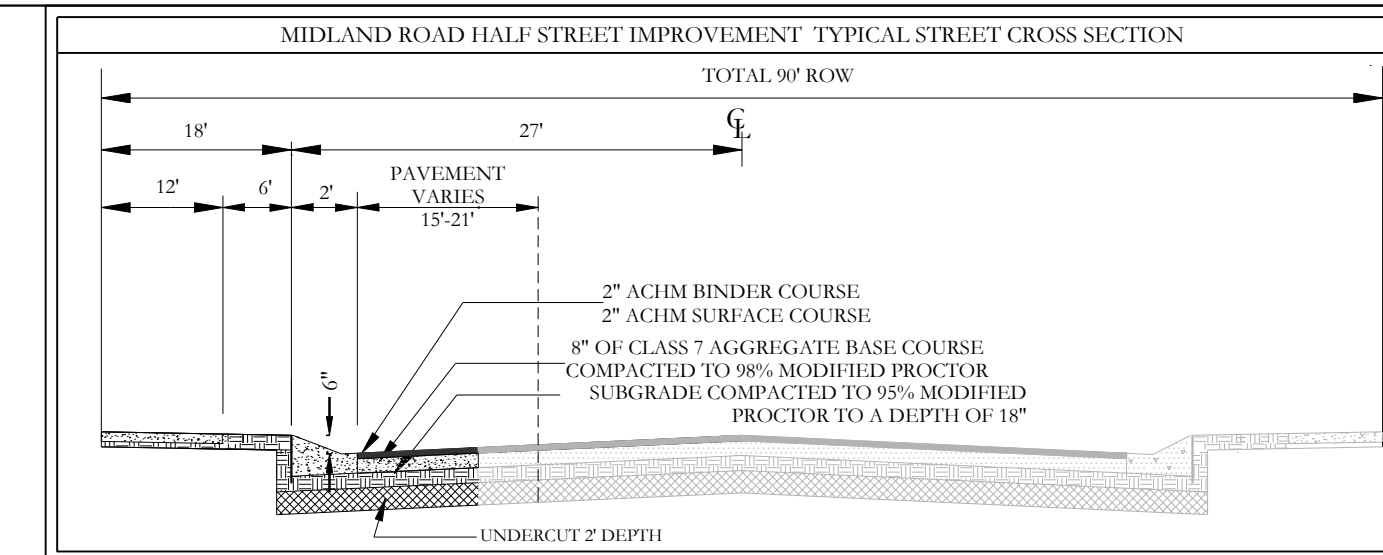
No portion of the property described hereon lies within the 100 year flood plain,
 according to the Flood Insurance Rate Map,
 panel # 05125C0240E, dated: 06/05/2020

For the Exclusive Use and Benefit of:
Graham Smith Construction
 Address B STREET
Bryant, AR Date 02/23/23

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M) - Measured
- (P) - Platted
- (R) - Record

Drawn By MD
 Checked By _____



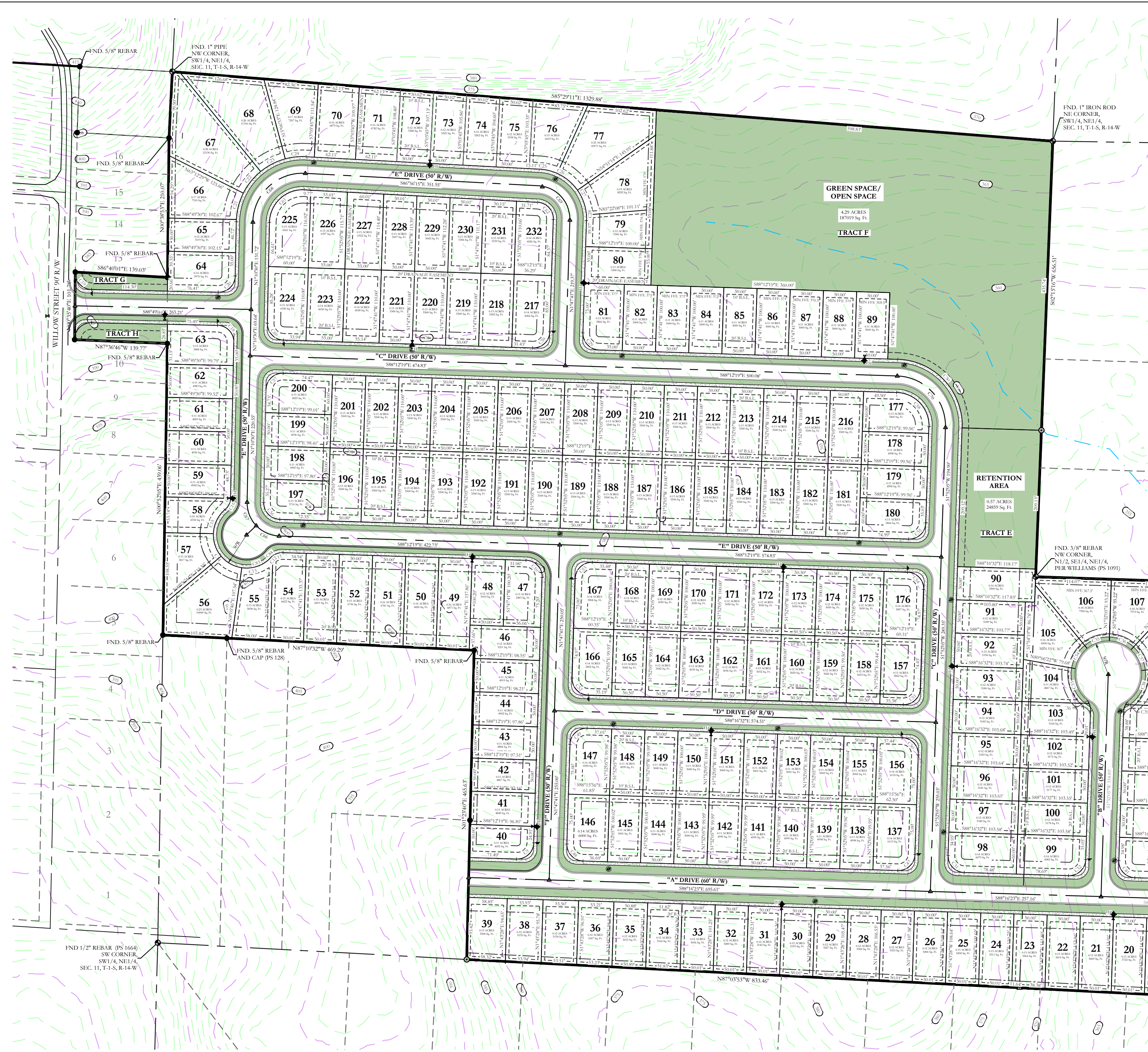
SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECORDED IN SALINE COUNTY BOOK 108, PAGE 272; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE MARKING THE NORTHWEST CORNER OF SAID SW1/4, NE1/4, OF SECTION 11, THENCE ALONG THE NORTH LINE THEREOF S 85°29'11" E A DISTANCE OF 1,329.88 FEET TO A 1" IRON ROD MARKING THE NORTHEAST CORNER OF SAID SW1/4, NE1/4; THENCE ALONG THE EAST LINE THEREOF S 02°15'16" W A DISTANCE OF 656.51 FEET TO A 3/8" REBAR MARKING THE NW CORNER OF THE N1/2, SE1/4, NE1/4, OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE LEAVING SAID EAST LINE S 88°06'05" E A DISTANCE OF 660.28 FEET TO A 1/2" REBAR & CAP (PS #1664); THENCE CONTINUE S 88°06'05" E A DISTANCE OF 658.28 FEET TO THE COMPUTED LOCATION OF THE NE CORNER OF SAID S1/2, SE1/4, NE1/4 OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE ALONG THE EAST LINE THEREOF S 01°20'58" W A DISTANCE OF 334.18 FEET TO AN IRON SPIKE IN MIDLAND ROAD; THENCE LEAVING SAID EAST LINE N 86°30'24" W A DISTANCE OF 662.49 FEET TO A 1/2" REBAR AND CAP (PS #1664); THENCE S 01°59'29" W A DISTANCE OF 315.73 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE SOUTH LINE OF SAID SW1/4, NE1/4, OF SECTION 11; THENCE ALONG SAID SOUTH LINE N 87°03'53" W A DISTANCE OF 662.97 FEET TO THE COMPUTED LOCATION OF THE SE CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF N 87°03'53" W A DISTANCE OF 833.46 FEET TO A 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE N 01°23'40" E A DISTANCE OF 465.63 FEET TO A 1/2" REBAR; THENCE ALONG THE NORTH LINE OF SAID LOT 12 S 86°40'01" E A DISTANCE OF 139.03 FEET TO A 5/8" REBAR MARKING THE NE CORNER OF SAID LOT 12; THENCE ALONG THE WEST LINE OF SAID SW1/4, NE1/4, OF SECTION 11 N 09°38'53" E A DISTANCE OF 210.07 FEET TO A 1/2" REBAR MARKING THE SE CORNER OF LOT 17 OF SAID WILDWOOD TERRACE SUBDIVISION; THENCE LEAVING THE SOUTH LINE OF SAID LOT 17 N 86°38'57" W A DISTANCE OF 138.71 FEET TO A 1/2" IRON PIPE MARKING THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINES OF LOTS 17 AND 18 OF SAID WILDWOOD TERRACE N 02°18'25" E A DISTANCE OF 99.47 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18 S 86°49'52" E A DISTANCE OF 139.64 FEET TO THE POINT OF BEGINNING; CONTAINING 2,140,251.37 SQUARE FEET, OR 49.133 ACRES, MORE OR LESS.

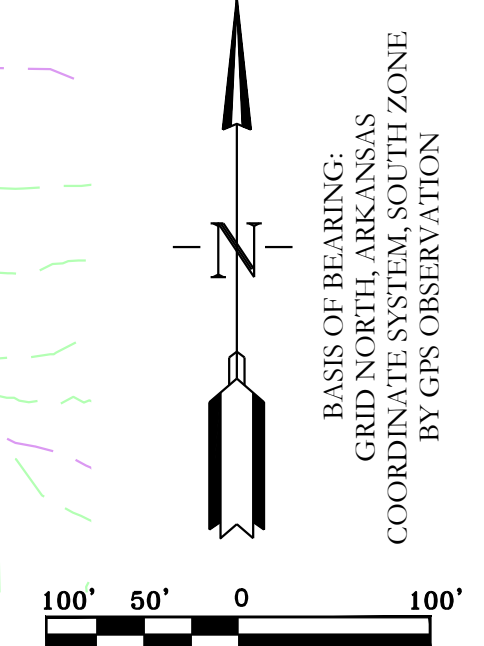
NOTE:

TRACTS A, B, C, D, E, F, G AND H WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



OPEN SPACE CALCULATION TABLE

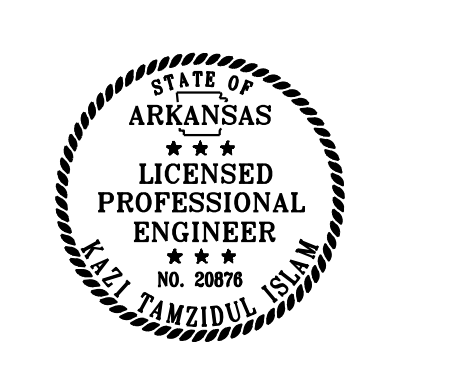
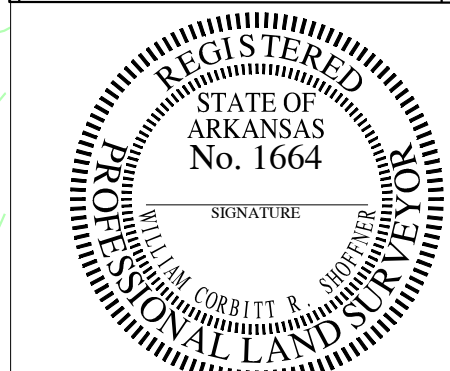
TOTAL RETENTION AREA	1.54 ACRES
TOTAL GREEN SPACE/OPEN AREAS	6.18 ACRES
TOTAL GREEN SPACE/OPEN AREAS AND RETENTION AREA	7.72 ACRES
DRAINAGE COVERAGE PERCENTAGE	1.54/7.72=0.1995=19.95%



Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C26	39.94	75.00	30.32	S50° 24' 14"E	39.47	C52	39.30	25.00	90.07	S43° 14' 20"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	39.94	75.00	30.32	S19° 53' 49"E	39.47	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 05"W	20.94	C28	39.94	75.00	30.32	S19° 53' 19"E	39.47	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	25.40	50.00	29.11	N33° 14' 16"W	25.13	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	41.74	50.00	47.83	N5° 14' 05"E	40.54	C30	157.21	1000.00	90.07	S43° 10' 07"E	141.51	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C6	36.32	50.00	41.85	N30° 04' 37"E	35.71	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	44.53	50.00	51.03	S83° 29' 03"E	43.07	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C58	38.60	30.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C33	49.06	50.00	56.22	N18° 12' 50"W	47.11	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 43' 35"W	35.33	C34	35.64	50.00	40.85	N30° 19' 01"E	34.89	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C35	35.89	50.00	41.13	N71° 18' 14"E	35.13	C61	80.19	50.00	91.80	S47° 07' 07"W	71.87
C11	16.16	25.00	37.05	N73° 34' 01"E	15.88	C36	9.65	25.00	22.12	N35° 15' 48"W	9.59	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	4.79	25.00	10.98	N49° 15' 32"E	4.78	C37	35.64	50.00	40.85	S67° 42' 32"E	34.89	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	47.41	50.00	54.33	N70° 53' 57"E	45.65	C38	35.64	50.00	40.85	S26° 51' 46"E	34.89	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	36.74	50.00	42.10	S19° 00' 20"E	35.92	C39	49.30	50.00	56.50	S21° 48' 32"W	47.33	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	41.15	50.00	47.16	S25° 37' 20"W	40.00	C40	9.50	25.00	21.76	S39° 10' 35"W	9.44	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C68	120.28	75.00	91.80	S47° 07' 07"W	107.80
C18	39.27	25.00	90.00	S43° 14' 50"E	35.36	C43	40.79	1000.00	23.37	N13° 24' 36"E	40.51	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C19	39.27	25.00	89.42	S44° 06' 55"E	35.18	C44	90.53	1000.00	51.87	N51° 01' 50"E	87.47	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C45	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	41.43	100.00	23.74	N14° 53' 27"E	41.13	C46	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	41.97	100.00	24.05	N38° 49' 00"E	41.67	C47	39.20	25.00	90.07	S43° 14' 25"E	35.38						
C23	41.97	100.00	24.05	N62° 51' 58"E	41.67	C48	39.24	25.00	89.93	S46° 45' 34"W	35.33						
C24	31.72	100.00	18.17	N83° 58' 30"E	31.58	C49	39.33	25.00	90.14	N43° 12' 13"W	35.40						
C25	27.85	75.00	21.28	S76° 17' 58"E	27.69	C50	39.21	25.00	89.86	N46° 47' 47"E	35.31						

**PLANNED UNIT DEVELOPMENT (PUD)
MIDLAND ROAD ESTATES**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

- LEGEND**
- (P) - No Parking Sign
 - (S) - Stop Sign
 - (T) - Street Light
 - (F) - Fire Hydrant
 - (C) - Computed point
 - (M) - Found monument
 - (D) - Decided
 - (M) - Measured
 - (P) - Platted



By affixing my seal and signature, I, William 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 #0125C0365, Dated: 06/05/2020.

CERTIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022

DEVELOPER: HAVEN'S DEVELOPMENT, LLC
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5, BRYANT, AR 72022

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.

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.

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Corbett R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 07/25/2023; 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.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date of Execution: _____
Signed: Jonathan L. Hope, Registered Professional Land Surveyor No. 1762 Arkansas

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	232 UNITS
TOTAL DEVELOPABLE AREA	36.63 ACRES
TOTAL COMMON USABLE OPEN SPACE	6.18 ACRES
RESIDENTIAL DENSITY	232/(36.63+6.18)=5.42 DUA

PROPERTY SPECIFICATIONS:

OWNER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	NUMBER OF LOTS: 232 EXISTING ZONING: R-15 PROPOSED ZONING: PUD
DEVELOPER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	PROPOSED DENSITY: 5.42 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
ENGINEERS:	HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 10' OR AS SHOWN SIDE: 8' OR AS SHOWN
NAME OF SUBDIVISION:	MIDLAND ROAD ESTATES	UTILITY & DRAINAGE EASEMENTS: FRONT: 5' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
OPEN SPACE:	TRACT E - RETENTION: 0.68 ACRES TRACT C - RETENTION: 0.49 ACRES TRACT C - GREEN SPACE: 1.20 ACRES TRACT C - GREEN SPACE: 0.60 ACRES TRACT C - RETENTION: 0.57 ACRES TRACT C - GREEN SPACE: 4.29 ACRES TRACT F - GREEN SPACE: 0.07 ACRES TRACT G - GREEN SPACE: 0.08 ACRES RW - BOC: 3.00 ACRES	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 26' BOC TO BOC LOT CORNERS SET 1/2" REBAR WITH CAP
TOTAL:	10.96 ACRES OR 11%	

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:
HAVEN'S DEVELOPMENT, LLC

**PLANNED UNIT DEVELOPMENT (PUD)
MIDLAND ROAD ESTATES**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	07/25/2023	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:			
SHEET:		SCALE:	1" = 100'		23-0024
500		0			

Comment Responses for Midland Road Estates Subdivision

Public Works

Engineering

Planning

Comment no.1- The developer is looking at turning the subdivision into a PUD in order to meet some of the requirements that were approved by the planning commission. (Master Street Plan collector road has to have ROW given and have a connection point for future Roadway)

Response- Master Street Plan collector road has been given as "A Drive (60' R/W)" which has a connection point for future Roadway shown on the Preliminary Plat.

Comment no.2- Need to be more specific in the drainage area and open areas. Drainage cannot be counted towards open space. No more than half of the open space can be covered by water on a permanent basis.

Response- Drainage area and open areas have been specified on the Preliminary Plat.

- Total detention area is 1.54 acres
- Total green space/open space is 6.18 acres
- Total green space/open space area and retention area is 7.72 acres
- Drainage coverage percentage $1.54/7.72=0.1995=19.95\%$
- Standard requirement has been provided: Less than one third of usable open spaces will be covered by water.

Comment no.3- Make sure to go through the PUD Zoning Plan Submittal checklist, some things still need to be provided.

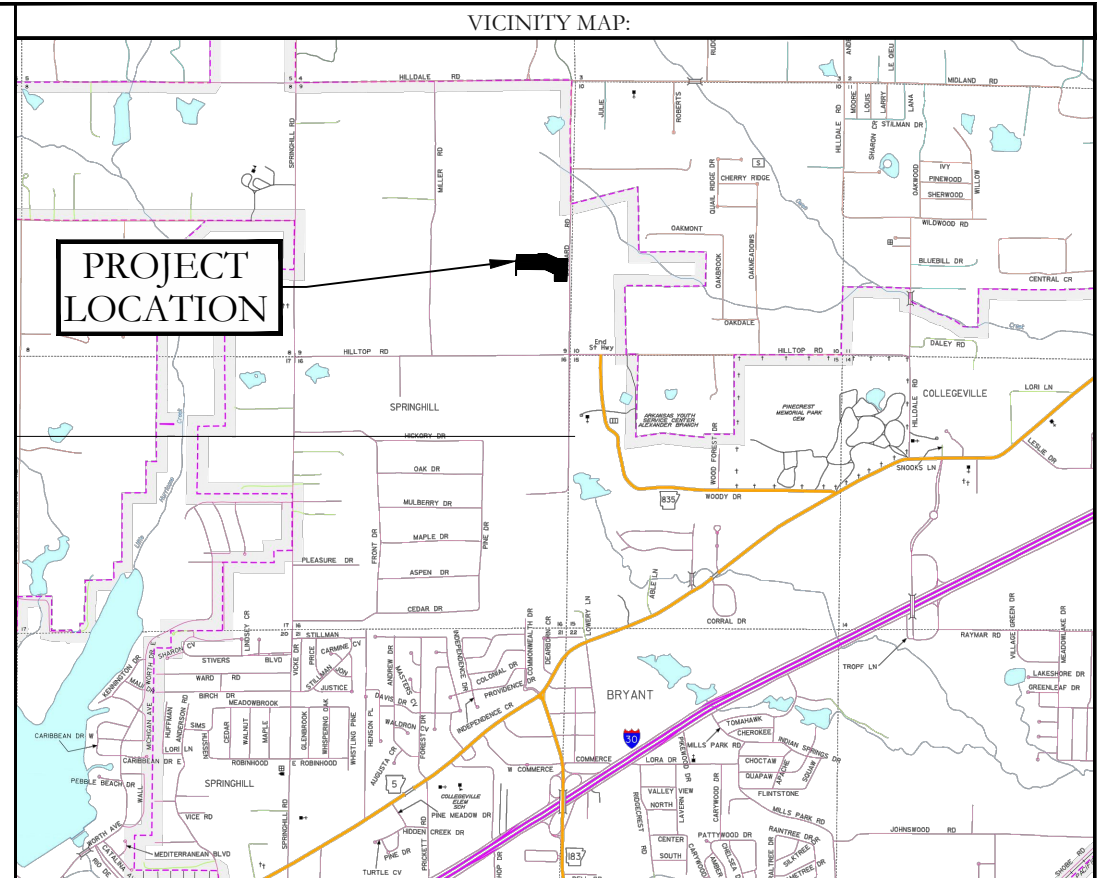
Response- PUD Zoning Plan Submittal checklist has been reviewed.

- Residential Density calculations have been provided on the Preliminary Plat.

Fire

Comment no.1- Need hydrant locations on the plans.

Response- Hydrant locations have been provided on the Preliminary Plat.



CERTIFICATIONS:

OWNER: Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223	DEVELOPER: Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223
---	---

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had our plat 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 Title: 2021-011666

CERTIFICATE OF 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 plan and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution _____ Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:
I, Kazi Tamzudul 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 followed.

Date of Execution _____ Kazi Tamzudul Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

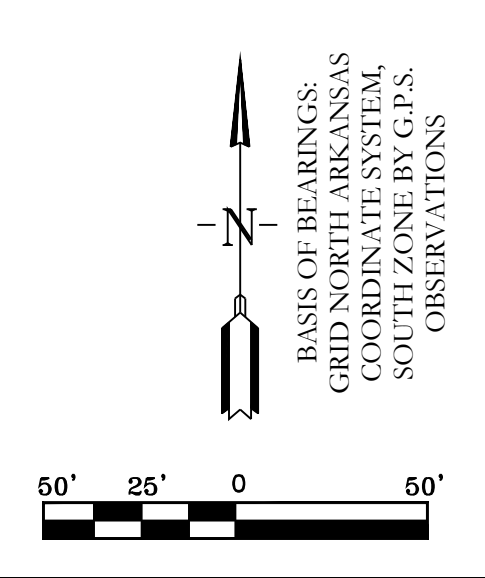
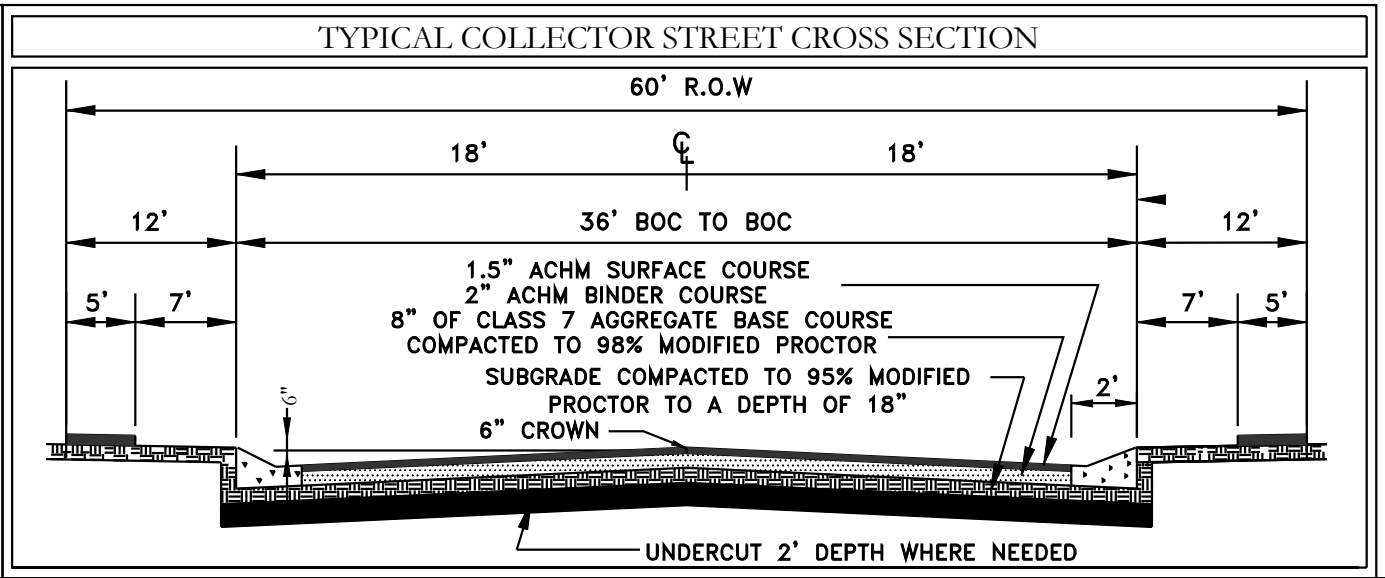
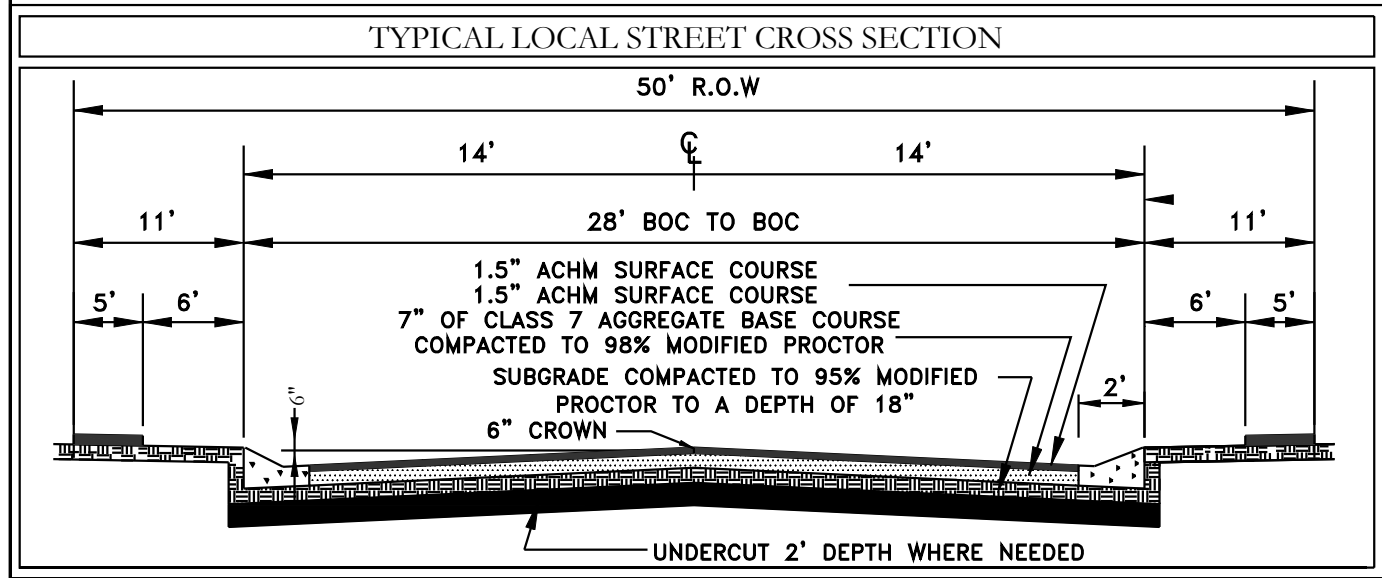
Date of Execution _____ Rick Johnson,
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	MIN. LOT SIZE: NUMBER OF LOTS: 34
DEVELOPER/ SUBDIVIDER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	SOURCE OF WATER: SALEM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION, PHASE 2	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.): FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ZONING CLASSIFICATION: R-1-S	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 20' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: 2017-11245	

PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 2
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE BEING THE NORTHWEST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF; THENCE LEAVING SAID WEST LINE, S87°55'08"E A DISTANCE OF 126.73 FEET; THENCE, S80°47'12"E A DISTANCE OF 50.34 FEET; THENCE, S88°19'27"E A DISTANCE OF 120.18 FEET TO A POINT ON THE WEST LINE OF LOMBARD HEIGHTS, PHASE 1; THENCE ALONG THE WEST AND SOUTH LINES OF LOMBARD HEIGHTS, PHASE 1 THE FOLLOWING CALLS: THENCE, S02°32'03"W A DISTANCE OF 80.00 FEET; THENCE, S13°18'33"W A DISTANCE OF 51.05 FEET; THENCE, S01°40'33"W A DISTANCE OF 300.01 FEET; THENCE, S88°19'27"E A DISTANCE OF 20.00 FEET; THENCE, N01°40'33"W A DISTANCE OF 125.00 FEET; THENCE, S88°19'27"E A DISTANCE OF 593.43 FEET; THENCE, S63°32'06"E A DISTANCE OF 196.51 FEET; THENCE, N00°30'24"E A DISTANCE OF 152.28 FEET; THENCE LEAVING SAID WEST LINE, N89°26'16"W A DISTANCE OF 50.41 FEET; THENCE, S01°40'36"W A DISTANCE OF 98.49 FEET; THENCE, N89°23'49"W A DISTANCE OF 120.03 FEET; THENCE, N70°39'50"W A DISTANCE OF 55.24 FEET; THENCE, N88°19'27"W A DISTANCE OF 677.37 FEET; THENCE, N00°27'34"E A DISTANCE OF 63.16 FEET TO THE POINT OF BEGINNING CONTAINING 425,425 SQUARE FEET, OR 9.77 ACRES, MORE OR LESS.



FINAL PLAT
LOMBARD HEIGHTS SUBDIVISION, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

- NOTES:**
- ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C7	89°08'20"	N47°06'23"E 35.09	38.89	25.00
C8	90°51'40"	N42°53'37"W 35.62	39.65	25.00
C9	35°01'04"	S74°10'01"W 15.04	15.28	25.00
C10	38°52'42"	S76°05'50"W 33.28	33.93	50.00
C11	56°17'10"	N56°19'15"W 47.17	49.12	50.00
C12	60°02'58"	N1°50'49"E 50.04	52.40	50.00
C13	4°49'14"	N34°16'55"E 4.21	4.21	50.00
C14	35°05'56"	N19°11'04"E 15.04	15.28	25.00
C15	90°00'03"	N43°19'26"W 35.36	39.27	25.00
C16	47°33'45"	S67°53'40"W 20.16	20.75	25.00
C17	10°15'15"	S49°14'25"W 8.94	8.95	50.00
C18	81°23'39"	N84°56'08"W 65.21	71.05	50.00
C19	61°54'36"	N13°21'01"W 51.34	53.91	50.00
C20	28°05'41"	N31°55'08"E 24.27	24.52	50.00
C21	43°05'46"	N24°05'06"E 18.36	18.80	25.00
G4	90°51'40"	S42°53'37"E 35.62	39.65	25.00
C80	42°12'13"	S67°15'21"E 28.08	28.73	39.00
C81	48°39'27"	S21°47'31"E 32.13	33.12	39.00
C82	45°00'02"	S20°49'25"E 29.85	30.63	39.00
C84	45°00'02"	S65°49'26"E 29.85	30.63	39.00



- 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
 - ||||| -- ADA Crosswalk

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.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # _____, dated: 06/05/2020.

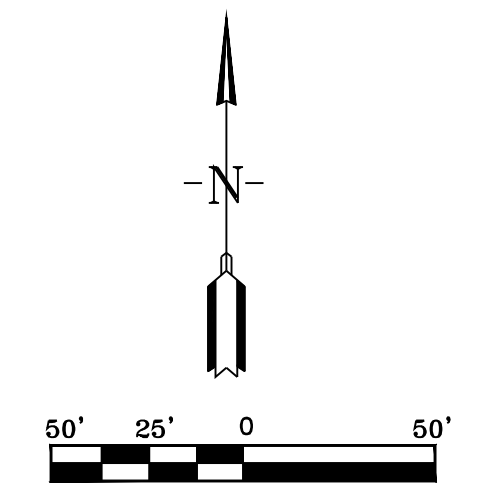
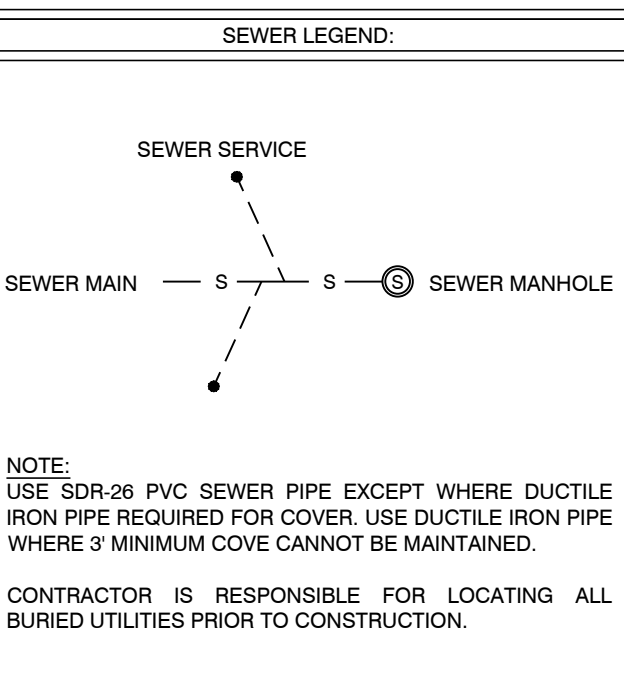
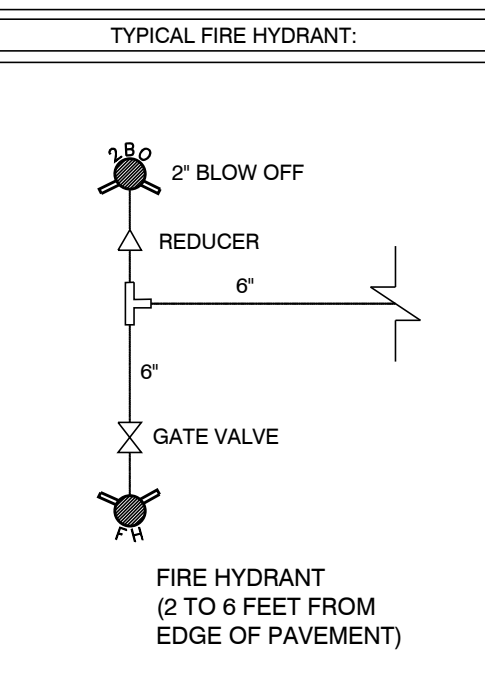
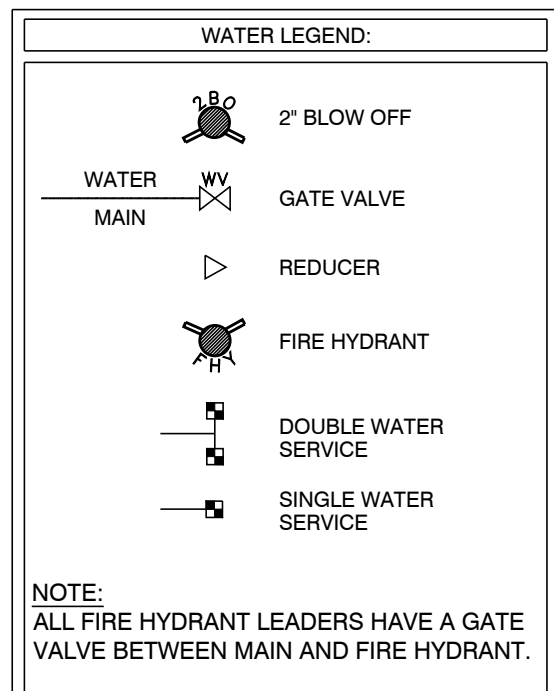
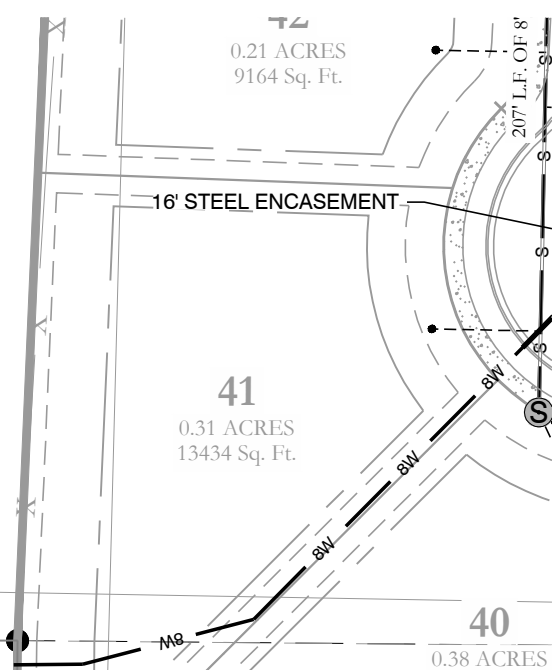
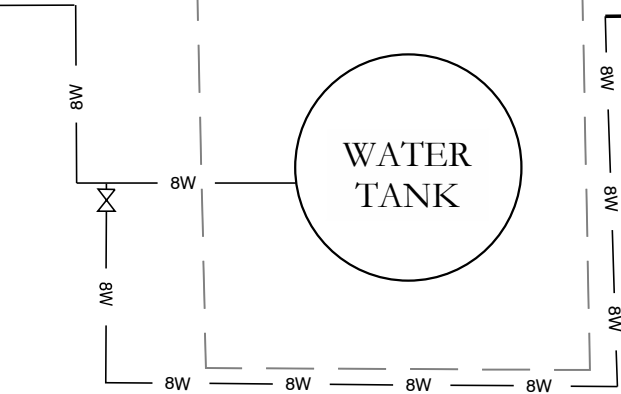
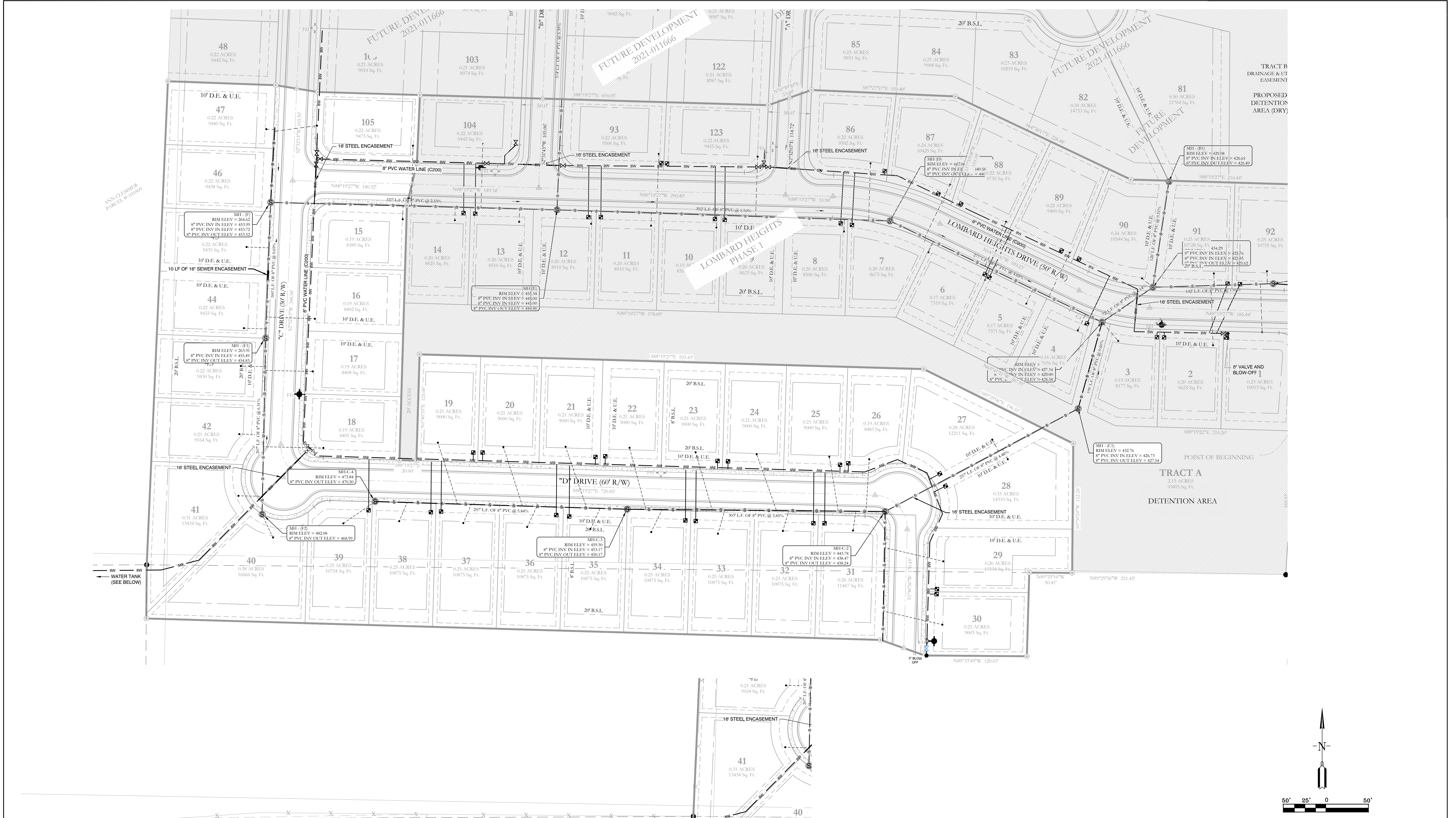
Date: 05125C0240E.

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:
SOUTHERN GENERAL CONTRACTORS

FINAL PLAT
LOMBARD HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07/26/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 20-1388
REVISED: 08/21/2023	CHECKED BY:	SCALE: 1"=50'
500	01S	14W
0	9	210
62	1762	



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:
LOMBARD HEIGHTS

WATER & SEWER AS-BUILTS
LOMBARD HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07/27/2023 C.A.D. BY: B. JOHNSON DRAWING NUMBER:
REVISIONS: SHEET: 20-1388
500 01S 14W 16 201 62 128

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-200398-6

KNOWN ALL BY THESE PRESENTS: That we Southern General Contractors, as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of DE, as Surety, are held and firmly bound unto City Of Bryant, as Obligee, in the total sum of Fifty Thousand Dollars U.S. Dollars (50,000) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 8-14-2023 for Streets Lombard HeightS Phase 2 & 3 ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on 8-14-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 12 day of July, 2023.

Southern General Contractors
(Principal)

By: [Signature]

United States Fire Insurance Company

By: [Signature]
Neil Simpson, Attorney-in-Fact

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 23 day of JULY 20 21

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay

Michael C. Fay, Senior Vice President

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-200396-8

KNOWN ALL BY THESE PRESENTS: That we Southern General Contractors, LLC, as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of DE, as Surety, are held and firmly bound unto City Of Bryant Water/sewer, as Obligee, in the total sum of fifty thousand dollars U.S. Dollars (50,000) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 08-14-2023 for Lombard Height Phase 2&3 Sanitary Water and Sewer Infrastructure Bond (Lombard Road Bryant, AR) ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 2 year(s) commencing on 08-14-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 12 day of July, 2023.

Southern General Contractors
(Principal)

By: [Signature]

United States Fire Insurance Company

By: [Signature]
Neil Simpson, Attorney-in-Fact

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio
Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 11 day of JULY 20 23

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay

Michael C. Fay, Senior Vice President

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-200397-7

KNOWN ALL BY THESE PRESENTS: That we Southern General Contractors, LLC, as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of DE, as Surety, are held and firmly bound unto City Of Bryant Stormwater, as Obligee, in the total sum of one hundred six thousand seven hundred twenty dollars U.S. Dollars (106,720) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 08-14-2023 for Lombard Height Phase 2&3 stormwater infrastructure system (Lombard Road Brvant, AR) ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on 08-14-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 12 day of July, 2023.

Southern General Contractors
(Principal)

By: [Signature]

United States Fire Insurance Company

By: [Signature]
Neil Simpson, Attorney-in-Fact

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

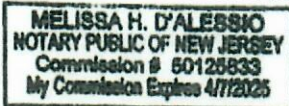
UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 11 day of JULY 2023

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay

Michael C. Fay, Senior Vice President



Invoice from West Rock Products

[Download PDF](#)

West Rock Products

2480 Holly Ridge Cove
Benton, AR 72019
UNITED STATES

Invoice #1580
Issued : Jul 18, 2023
Due : Jul 18, 2023

Amount due: **\$463.08**

\$463.08

▲ DUE

Select payment method:

paypal



PayPal

You understand that your data will be subject to the [PayPal Privacy Statement](#).

westrockproducts@gmail.com

Bill to

Chris King
Jody Petty Homes
chris@jodypettyhomes.com
Phone: +1 501-831-1448

Don't recognize this invoice?

[Report this invoice](#)

If you don't recognize this invoice, report it. PayPal would never use an invoice or a money request to ask you for your account credentials.

Items

9x42 DG 2 Sided Sign 1 x \$86.10 Saline County (6.875%) Lombard Hts.	\$86.10
9x36 DG 2 Sided Sign 1 x \$73.80 Saline County (6.875%) Midway Ave	\$73.80
30x30 DG 1 Sided Sign 1 x \$95.00 Saline County (6.875%) Stop Sign	\$95.00
12 in post topper 1 x \$21.96 Saline County (6.875%)	\$21.96
8 ft U Channel Post 1 x \$56.43 Saline County (6.875%) Post & Hardware	\$56.43
Install 1 x \$100.00 Saline County (6.875%) Install all	\$100.00

Subtotal	\$433.29
Tax (Saline County 6.875%)	\$29.79
Total	\$463.08

Feedback



City of Bryant, Arkansas
 Community Development
 210 SW 3rd Street Bryant, AR 72022
 501-943-0943

APPROVED

8/18/23 *CL*
 2 Signs

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.
 The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 9/26/23

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Sign Co. or Sign Owner

Name KT & T Signs
 Address 3213 Main St. Ste #7
 City, State, Zip Bryant, AR
 Phone ~~501-258-4893~~ 501-672-0997
 Email Address ktsignartwork@yahoo.com
Kevin 501-672-0997

Property Owner

Name Yum Yum Hibachi Express
 Address 3213 Main St. Ste #7
 City, State, Zip Bryant, AR
 Phone 501-258-4893
 Email Address yumyumhibachi@gmail.com

GENERAL INFORMATION

Name of Business Yum Yum Hibachi Express
 Address/Location of sign 3213 Main St Ste #7
 Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required to be submitted. Renderings of the sign(s) showing the correct dimensions is also required to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I, *Kevin*, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	lighted box	30" x 96"	24 sq. Ft 20 sq. ft			<i>[Signature]</i>
B	Window Sign	18" x 43"	5.38 sq. ft			<i>[Signature]</i>
C						
E						
F						
G						

"Yum Yum Hibachi Express" →

Suite Width Measured at 13 Ft

13' x 2 = 26 SF of signage
Allowed for wall signs

Total in Application 25.38 SF

Sign A



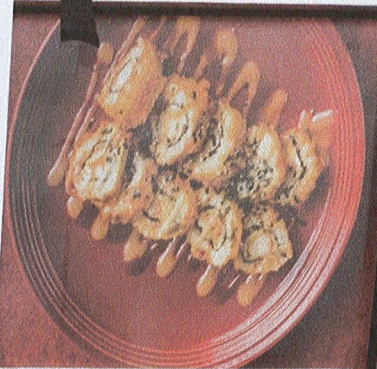
Sign B

Yum 😊 *Yum*

HIBACHI EXPRESS

18" ↑ ↓

← 43" →



on the window