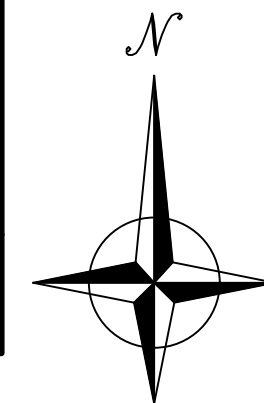
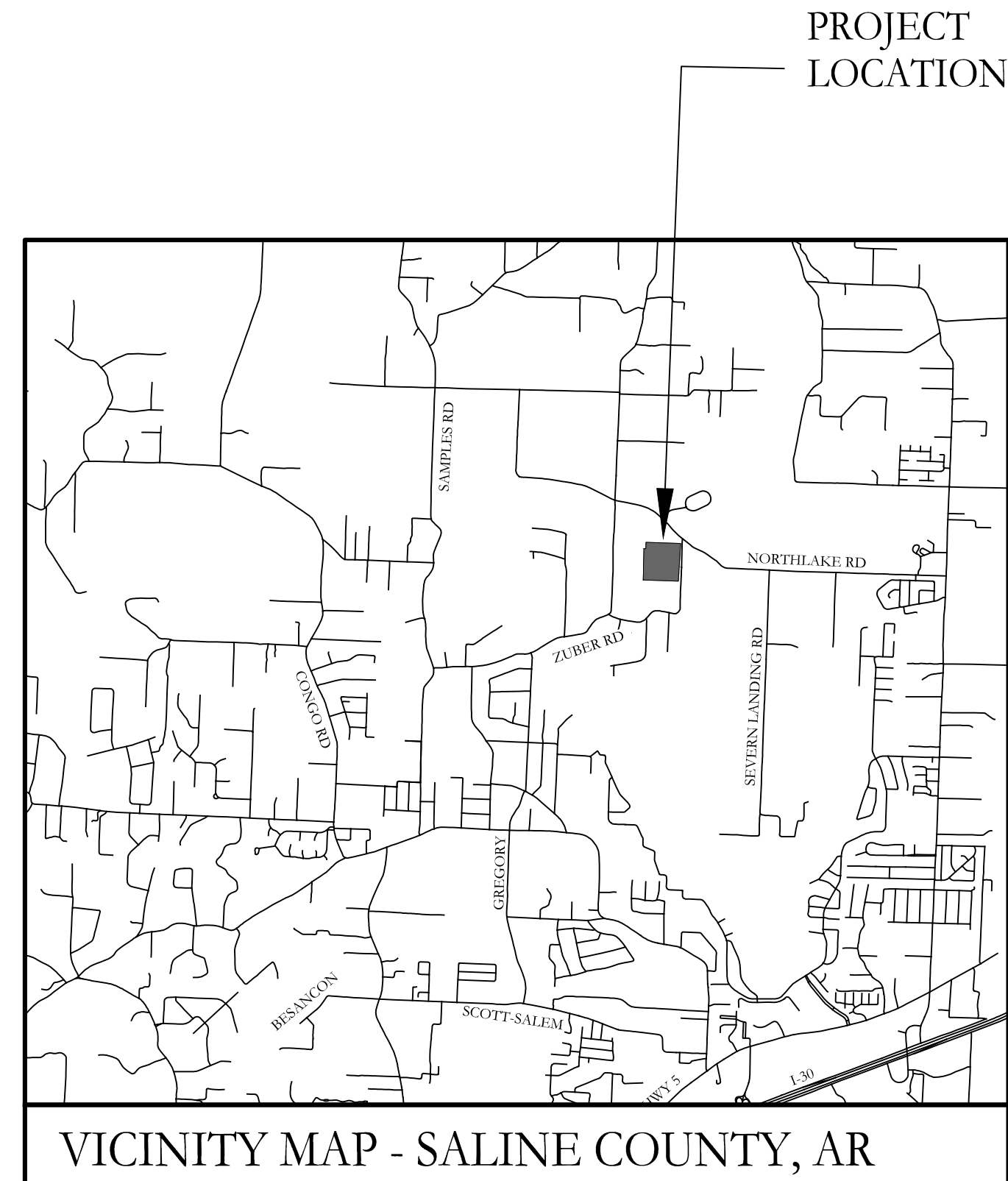


# BENJAMIN GROVE SUBDIVISION PHASE 4 FOR THOMAS D.B. COLLINS, LTD. CITY OF BRYANT, SALINE COUNTY, ARKANSAS



Prepared by:

**GarNat Engineering, LLC**

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Benton, AR 72018  
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Bryant, AR 72022  
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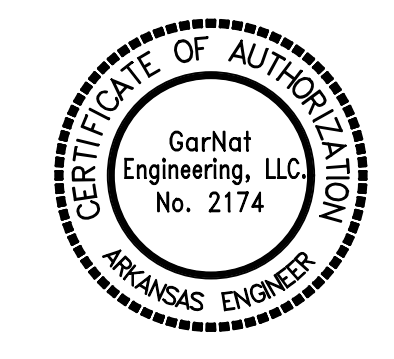
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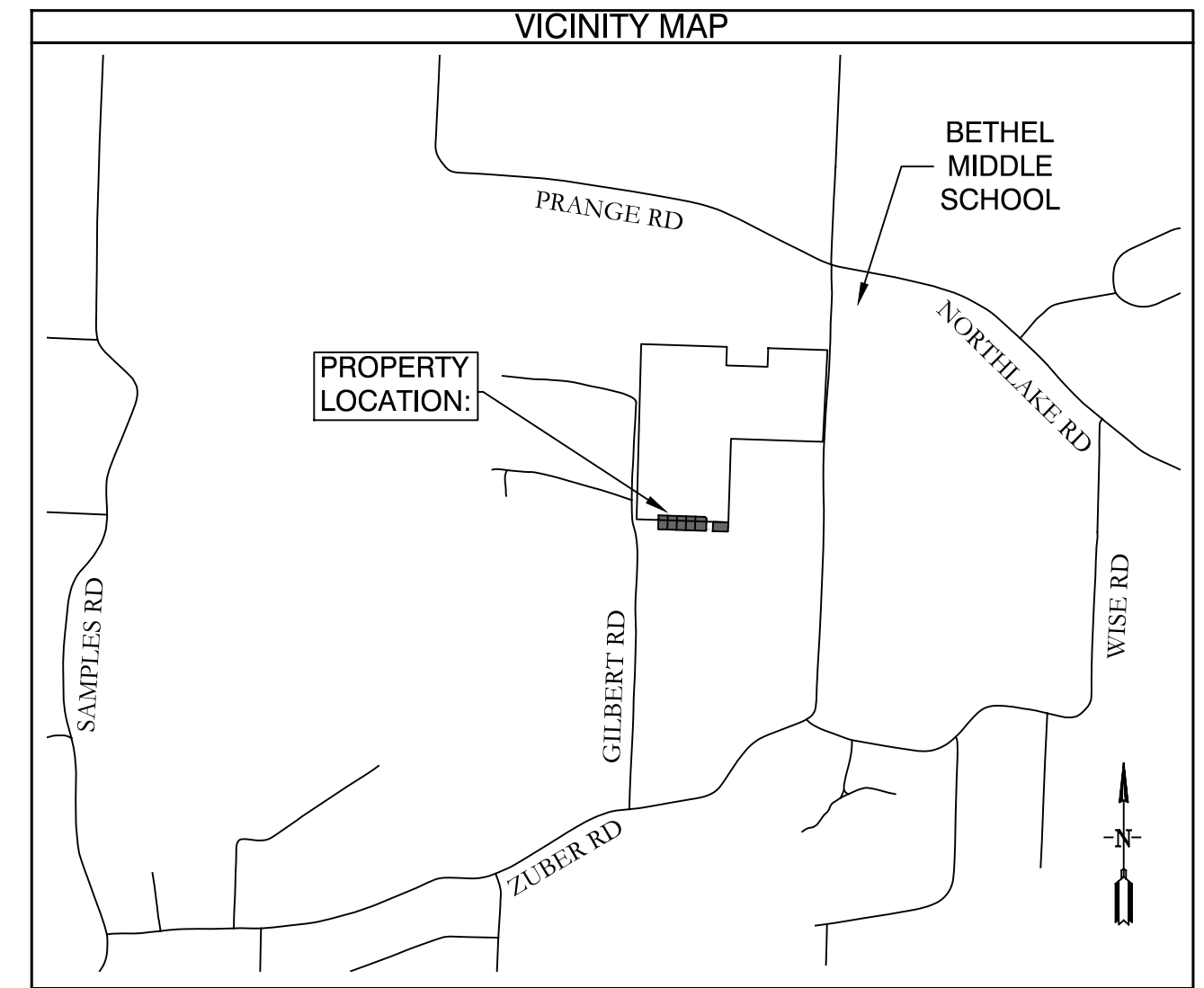
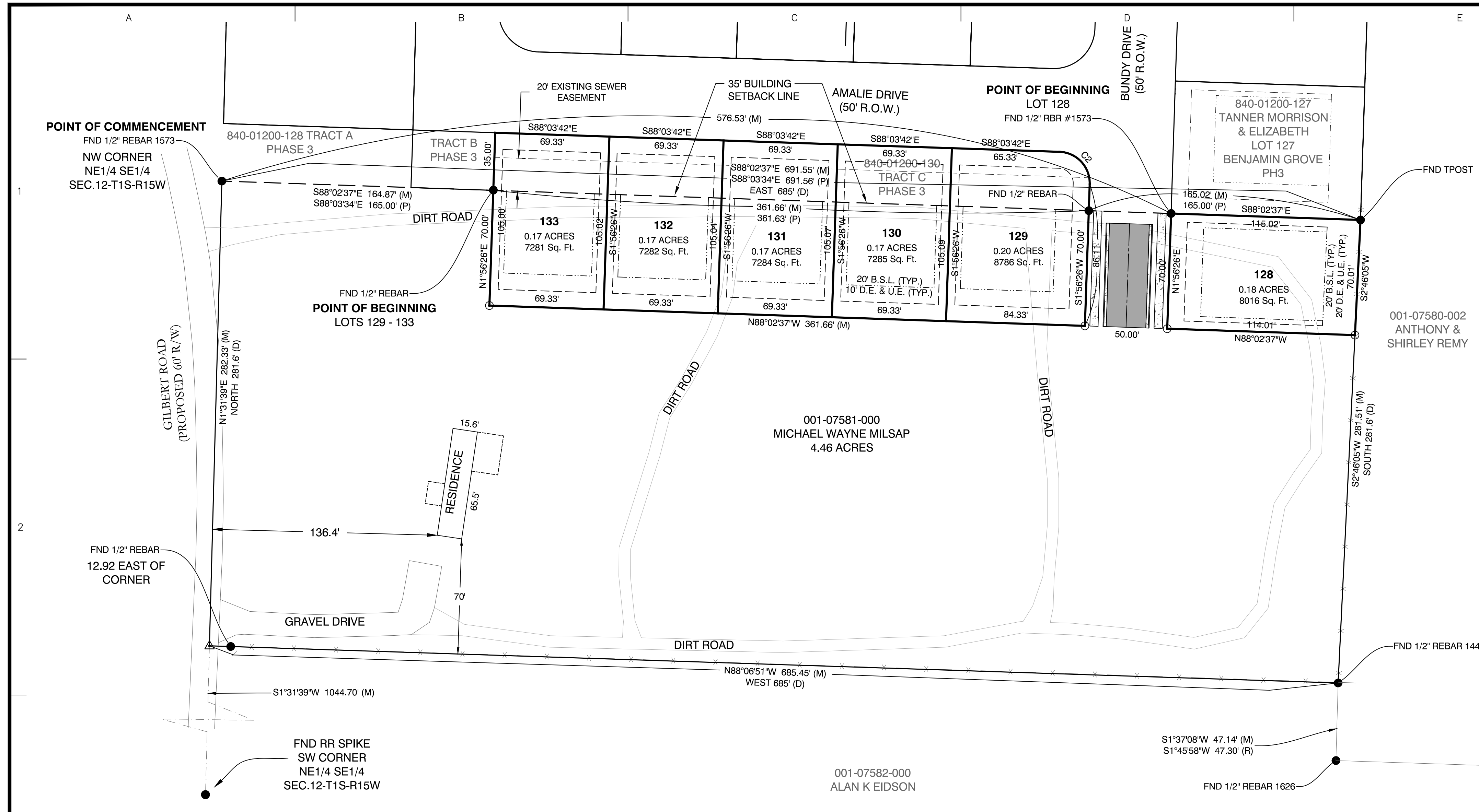
- 1 PRELIMINARY PLAT
- 2 OVERALL WATER & SEWER PLAN
- 3 STREET PROFILE

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ARKANSAS





**SUBDIVISION DESCRIPTION:**  
 SUBDIVISION DESCRIPTION (AS SURVEYED):  
 LOTS 129 - 133  
 TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTH WEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

**LOT 128**  
 PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

**DOCUMENTS USED:**

- REPLAT OF BENJAMIN GROVE PHASE 3
- NEIGHBORING SURVEY BY HOPE 6/5/20
- BOOK 310 PAGE 361 WD BRADSHAW TO MILLSAP
- PREVIOUS SURVEY BY GARNAT ENGINEERING 5/11/22

**BASIS OF BEARINGS:**  
 BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS' ONLINE POSITIONING USER SERVICE" (OPUS).

**CERTIFICATIONS:**  
 BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON MAY 11, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.  
 THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0225E EFFECTIVE DATE JUNE 05, 2020.

**SURVEY LEGEND**

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

**CERTIFICATE OF AUTHORIZATION**  
 GarNat Engineering, LLC  
 No. 2174  
 ARKANSAS

**REGISTERED PROFESSIONAL ENGINEER**  
 GEORGE P. WOODEN  
 NO. 9551  
 ARKANSAS

**PLAT CERTIFICATES:**

**OWNER:** The Estate of Michael Wayne Millsap  
**DEVELOPER:** Thomas D.B. Collins, LTD.  
**ADDRESS:** 9360 Gilbert Road, Benton, AR 72019  
**ADDRESS:** 39 Walnut Valley, Little Rock, AR 72211

**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: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Name: The Estate of Michael Wayne Millsap  
 Address: 401 Autumn Road, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed Book 310, Page 361

**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**  
 I, Vernon J. Williams, 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 locations, 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: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Vernon J. Williams  
 Registered Professional Engineer  
 No. 9551, Arkansas

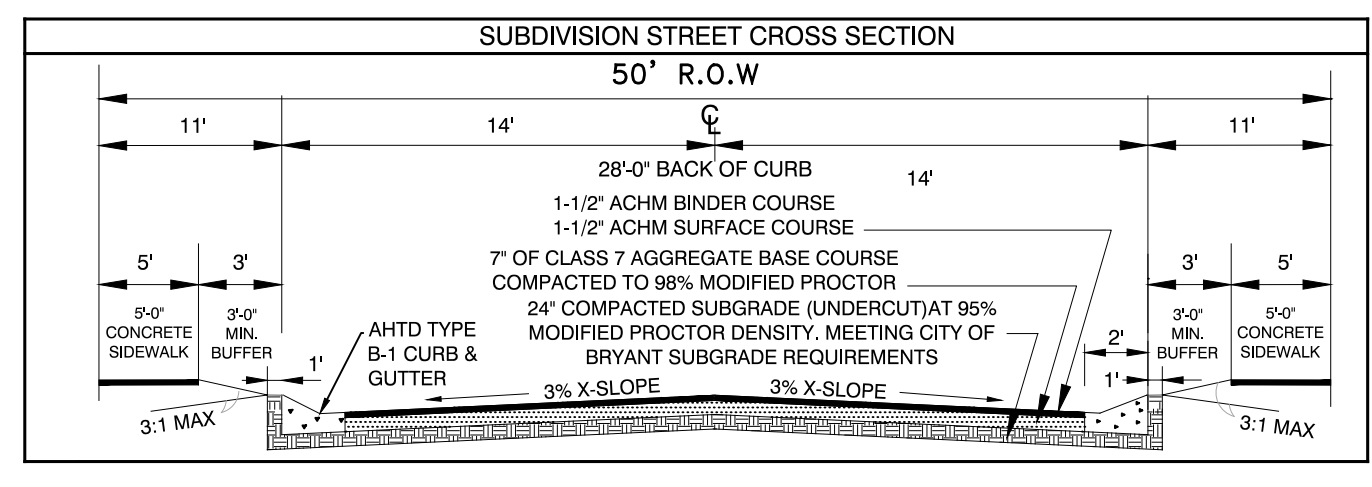
**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:**  
 I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 5/11/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 George P. Wooden  
 Registered Land Surveyor  
 No. 1573, 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 to further provisions of said Rules and Regulations.

This Certificate shall expire \_\_\_\_\_ Date: \_\_\_\_\_  
 Rick Johnson, Chairman  
 Bryant Planning Commission

**PROPERTY SPECIFICATIONS:**  
 ZONING CLASSIFICATION: R-1-S  
 MIN. LOT SIZE: 7,281 S.F.  
 NUMBER OF LOTS: 6  
 SOURCE OF WATER: SALEM WATER  
 SOURCE OF SEWER: CITY OF BRYANT  
 BUILDING SETBACKS:  
 FRONT - 20' OR AS SHOWN  
 REAR - 20' 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: 50' OR AS SHOWN  
 STREET WIDTH: 28' BOC TO BOC  
 LOT CORNERS: SET #4 REBAR WITH CAP  
 TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION AND TRACT B WILL BE OWNED & MAINTAINED BY CITY OF BRYANT.



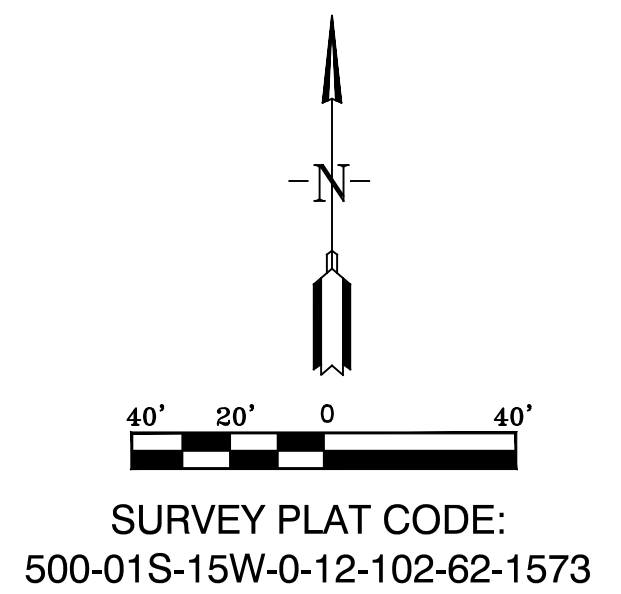
**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	29.85	19.00	90°01'08"	S43° 04' 09"E	26.87

**GENERAL NOTES:**

- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

**PRELIMINARY PLAT**  
**BENJAMIN GROVE SUBDIVISION, PHASE 4**  
**CITY OF BRYANT**  
**SALINE COUNTY, ARKANSAS**



BY: \_\_\_\_\_

REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_

**Designing our client's success**  
**GarNat Engineering, LLC**  
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 Bryant, AR 72022  
 Ph: (501) 408-4650  
 garnatengineering@gmail.com

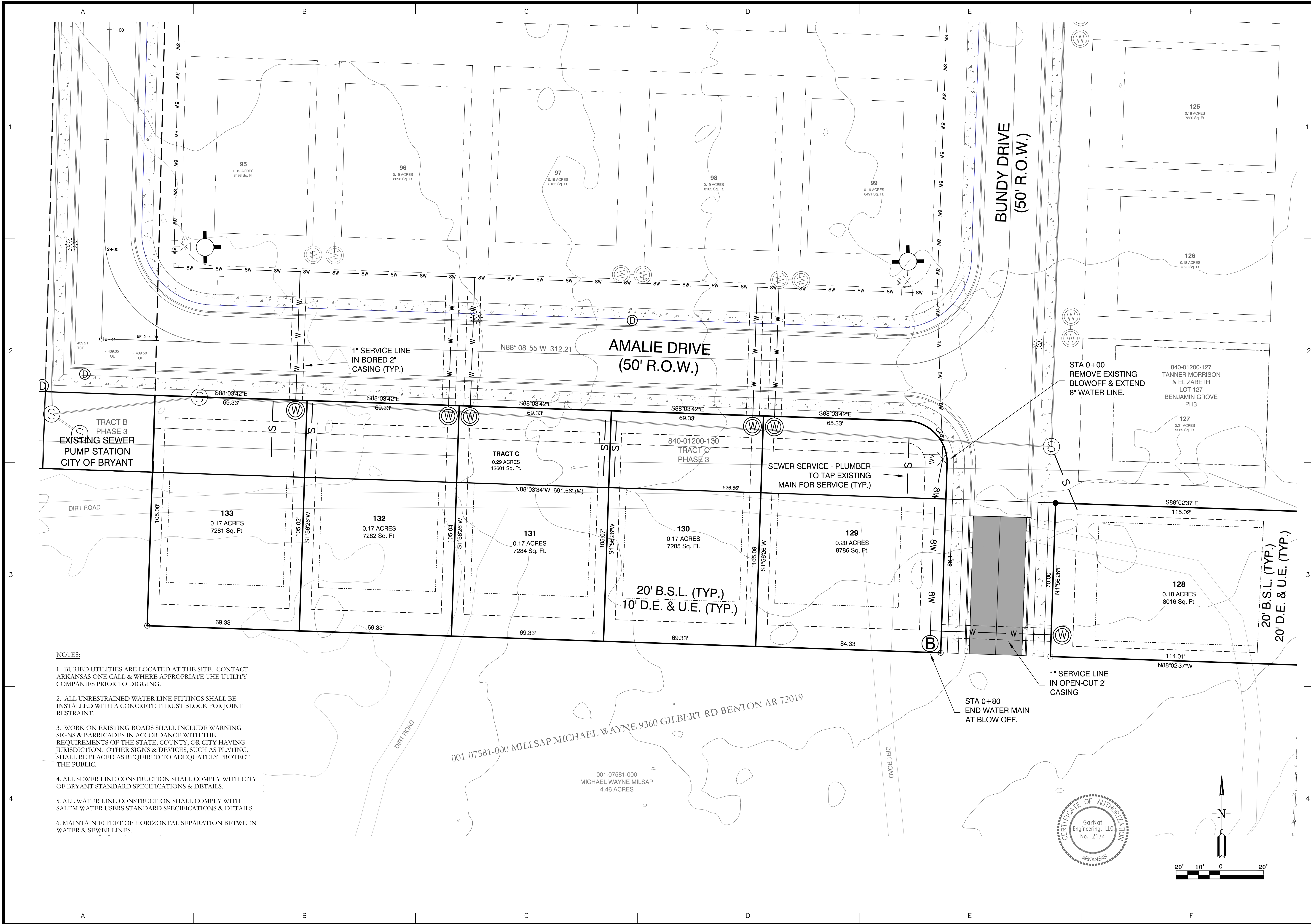
**BENJAMIN GROVE SUBDIVISION, PHASE 4**  
**FOR: THOMAS D.B. COLLINS, LTD.**  
**CITY OF BRYANT**  
**SALINE COUNTY, ARKANSAS**

**PRELIMINARY PLAT**

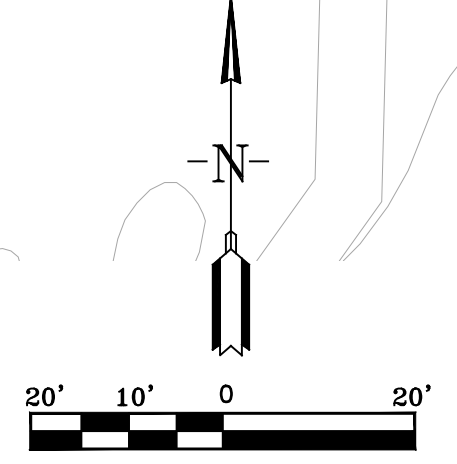
PROJECT NO:  
16025

DATE:  
MAY 20, 2022

SHEET NO:  
V1.0

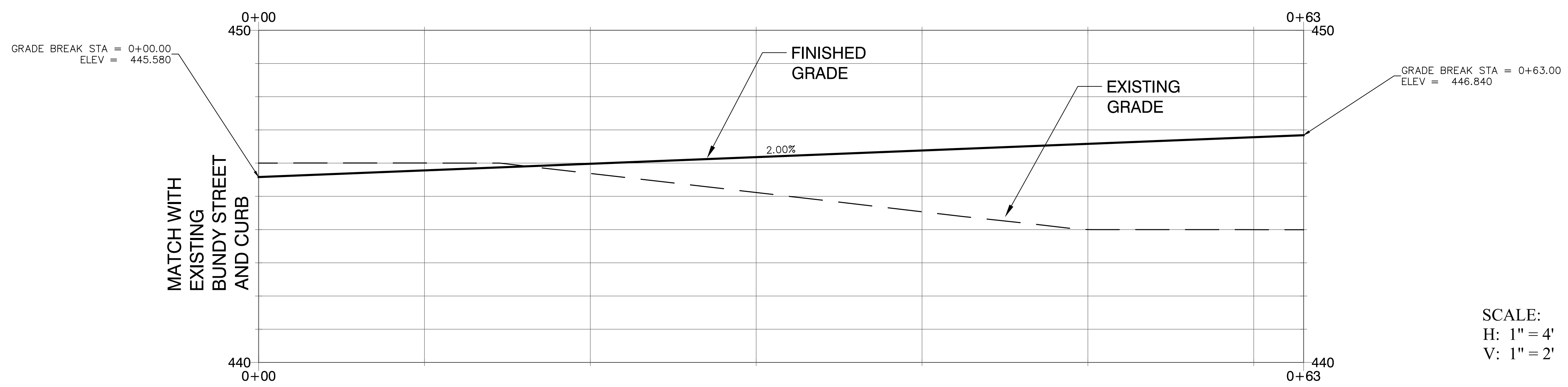


BY	
REVISION	
DATE	
<p><b>Designing our client's success</b></p> <p><b>GarNat Engineering, LLC</b>          3825 Mt. Carmel Rd          Bryant, AR 72022          garnatengineering@gmail.com</p>	
<p><b>BENJAMIN GROVE SUBDIVISION, PHASE 4</b>          FOR: THOMAS D.B. COLLINS, LTD.          CITY OF BRYANT          SALINE COUNTY, ARKANSAS</p>	
<p>STATE OF ARKANSAS          REGISTERED PROFESSIONAL ENGINEER          NO. 9551          P. WILLIAMS</p>	
<p>CONTENTS:</p> <p><b>OVERALL WATER AND SEWER PLAN</b></p>	
<p>PROJECT NO: 16025</p>	
<p>DATE: MAY 27, 2022</p>	
<p>SHEET NO: <b>C1.0</b></p>	



A:\Projects\2021 Projects\16025 Benjamin Grove Subdivision\Phase 4\16025 Benjamin Grove Phase 4-WATER & SEWER PLAN.dwg

BUNDY EXT PH 4 PROFILE



SCALE:  
H: 1" = 4'  
V: 1" = 2'



DATE	REVISION	BY

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 Ph (501) 408-4650  
 garnatengrncr@gmail.com

BENJAMIN GROVE SUBDIVISION, PHASE 4  
 FOR THOMAS D.B. COLLINS, LTD.  
 CITY OF BRYANT,  
 SALINE COUNTY, ARKANSAS



CONTENTS:  
**STREET PROFILE**

PROJECT NO:  
16025

DATE:  
MAY 27, 2022

SHEET NO:  
**C2.0**

A:\Projects\2016 Projects\16025 Benjamin Grove Lot Property\Drawings\Phase 4\16025 Benjamin Grove Phase 4\000001 DRAWING AND STREET PLAN - 052722.dwg