



Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	91°41'52"	S42°28'31"E 35.88	40.01	25.00
C2	11°27'21"	S82°35'47"E 45.91	45.99	230.00
C3	4°59'05"	S74°22'34"E 20.00	20.01	230.00
C4	7°31'55"	S68°07'04"E 30.21	30.24	230.00
C5	20°07'22"	S74°24'47"E 94.34	94.83	270.00
C6	3°50'59"	S86°23'58"E 18.14	18.14	270.00
C7	89°08'20"	N47°06'22"E 35.09	38.89	25.00
C8	90°51'40"	S42°33'37"E 35.62	39.65	25.00
C9	89°08'20"	N47°06'38"E 35.09	38.90	25.00
C10	90°51'41"	S42°33'42"E 35.62	39.64	25.00
C11	11°11'16"	S82°43'50"E 62.38	62.48	320.00
C12	12°47'06"	S70°44'39"E 71.26	71.40	320.00
C13	23°58'21"	S76°29'17"E 74.76	75.31	180.00
C14	85°57'31"	N48°41'47"E 34.09	37.51	25.00
C15	23°58'21"	S76°29'17"E 74.76	75.31	205.00
C16	23°58'21"	N76°29'17"W 122.53	123.43	205.00

**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 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 \_\_\_\_\_

**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 plat and identified on the ground in terms of length and direction of the property side 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, William W. McFadden, 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 \_\_\_\_\_ William W. McFadden  
Registered Professional Engineer, No. 14048  
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: 6000 S.F. NUMBER OF LOTS: 24 SOURCE OF WATER: SALEM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	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: 20' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION	ZONING CLASSIFICATION: R-1.5
SOURCE OF TITLE: 2017-11245	

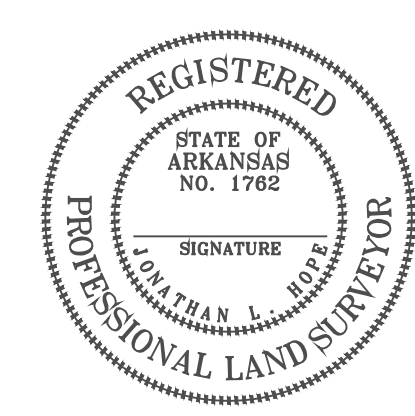
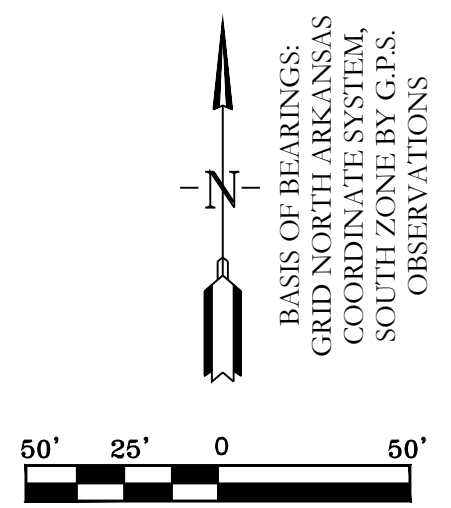
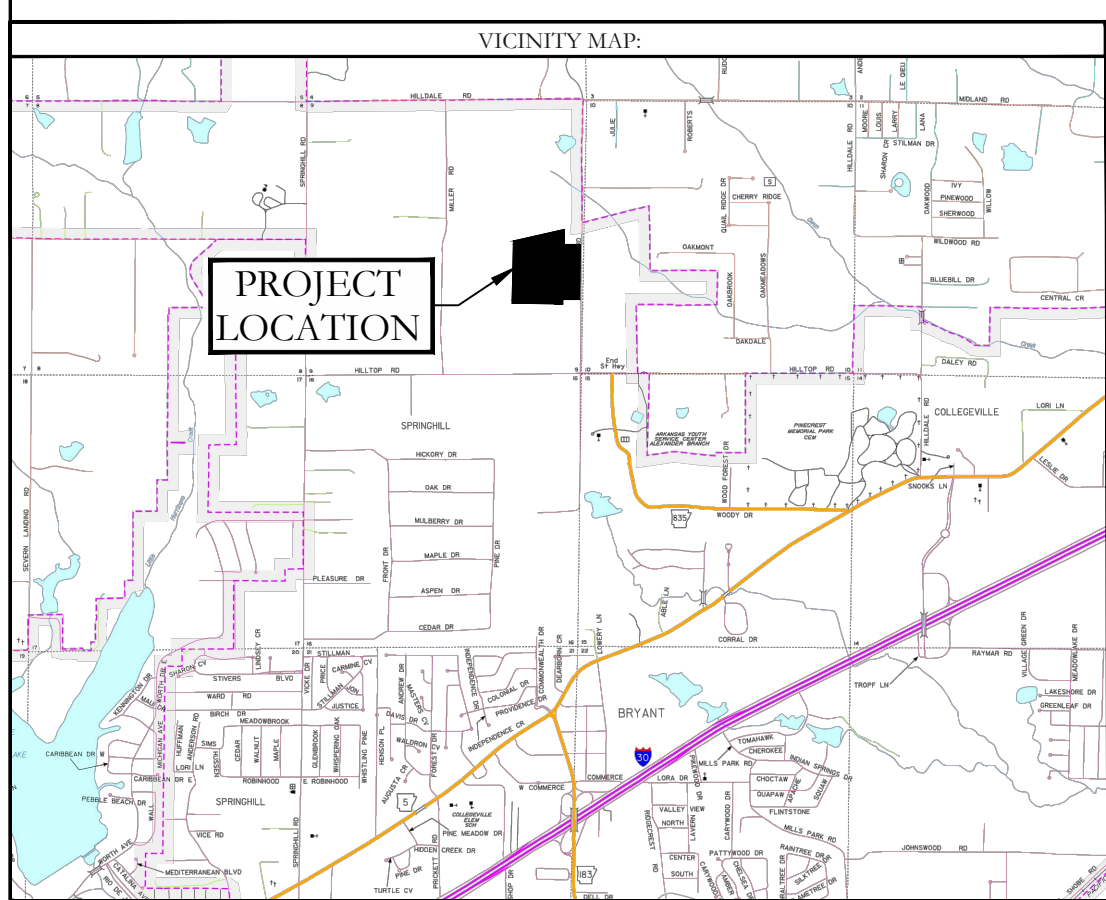
## FINAL PLAT LOMBARD HEIGHTS SUBDIVISION, PHASE 1

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

**PROPERTY DESCRIPTION:**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4), ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NE CORNER OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING A FOUND 1/2" REBAR WITH A CAP; THENCE, ALONG THE NORTH LINE OF SAID SE 1/4, SE 1/4 S 89°29'36" W A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING; THENCE, N 00°30'26" E A DISTANCE OF 152.28 FEET; THENCE, N 63°32'06" W A DISTANCE OF 196.51 FEET; THENCE, N 88°19'27" W A DISTANCE OF 613.43 FEET; THENCE, N 01°40'33" E A DISTANCE OF 175.01 FEET; THENCE, N 13°18'33" E A DISTANCE OF 51.05 FEET; THENCE, N 02°22'03" E A DISTANCE OF 80.00 FEET; THENCE, S 88°19'27" E A DISTANCE OF 410.05 FEET; THENCE, N 70°39'30" E A DISTANCE OF 53.88 FEET; THENCE, S 87°27'57" E A DISTANCE OF 169.40 FEET; THENCE, S 64°38'17" E A DISTANCE OF 228.48 FEET; THENCE, S 88°19'27" E A DISTANCE OF 210.44 FEET TO A POINT THE WEST RIGHT OF WAY OF LOMBARD HEIGHTS ROAD; THENCE ALONG SAID RIGHT OF WAY S 01°13'12" W A DISTANCE 19.44 FEET; THENCE S 02°46'04" W A DISTANCE OF 71.03 FEET; THENCE S 04°06'35" W A DISTANCE OF 110.40 FEET; THENCE S 05°06'02" W A DISTANCE OF 55.48 FEET; THENCE S 03°10'56" W A DISTANCE OF 203.50 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 8.50 ACRES (370,381 SQUARE FEET).**



**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

FOR USE AND BENEFIT OF:  
**SOUTHERN GENERAL CONTRACTORS**

**FINAL PLAT  
LOMBARD HEIGHTS, PHASE 1**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 01/07/2022	C.A.D. BY: RJOHNSON	DRAWING NUMBER:
REVISION:	CHECKED BY:	19-0238
500	01S	14W
0	29	300
62	1762	

P:\LAND PRODUCTS\2022\BRYANT\2022-19-0238\LOMBARD HEIGHTS PHASE 1\19-0238.PDW