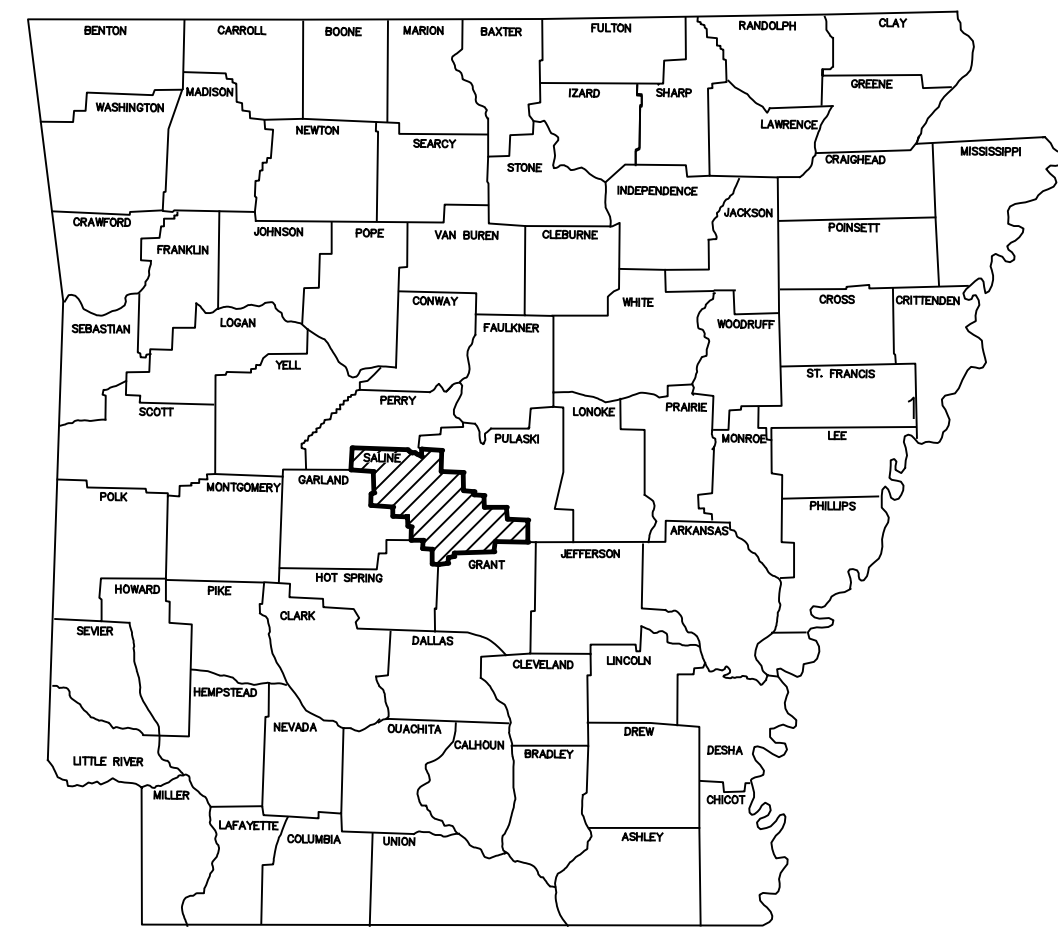
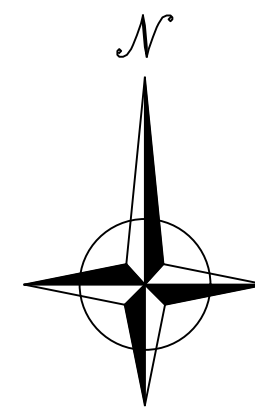
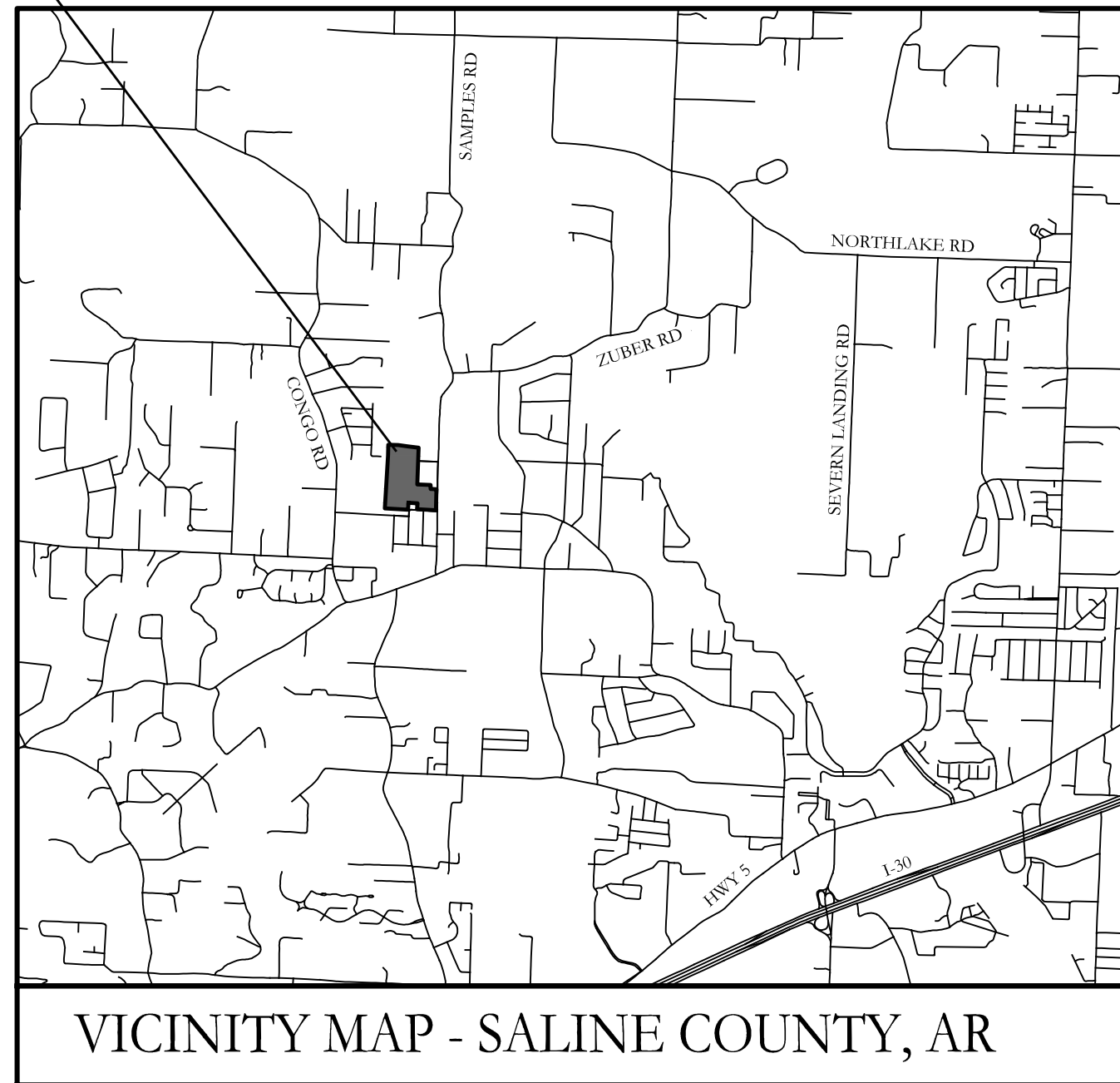


OLDE SALEM TOWNSHIP SUBDIVISION-PHASE 2 FOR FISER DEVELOPMENT, LLC SALINE COUNTY, ARKANSAS

OLDE SALEM
TOWNSHIP
SUBDIVISION



ARKANSAS

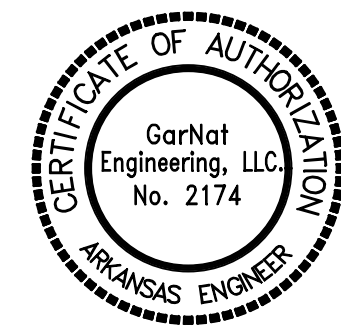
Prepared by:

GarNat Engineering, LLC

P.O. Box 116 (72018)
2909 Military Road
Benton, AR 72015

Ph (501) 408-4650
Fx (888) 900-3068
www.garnatengineering.com

RECORD
DRAWING



DRAWING INDEX:

- 1 FINAL PLAT
- 2 OVERALL WATER PLAN- PHASE 2
- 3 OVERALL SEWER PLAN (PHASE 1 DRAWINGS)
- 4 SANITARY SEWER PLAN & PROFILE - MAIN E STA 0+00 - 10+20 (PHASE 1 DRAWING)
- 5 OVERALL DRAINAGE PLAN- PHASE 2
- 6 DRAINAGE PROFILES
- 7 DRAINAGE PROFILES
- 8 DRAINAGE PROFILES
- 9 ROADWAY PROFILE ESSEX DRIVE STA 14+00-26+64 (PHASE 1 DRAWING)
- 10 ROADWAY PROFILES (SEVEN GABLES, HAWTHORNE, & SETTLEMENT HOUSE) (PHASE 1 DRAWING)

DATE	REVISION	BY
1/26/21	REVISION-1	BLW

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1 RD	3.82	100.00	2°11'14"	S4° 17' 16"W	3.82
C2 RD	21.71	100.00	12°26'11"	S11° 14' 45"W	21.66
C3 RD	38.29	100.00	21°56'27"	N12° 58' 01"E	38.06
C4	39.27	25.00	90°00'00"	N48° 11' 39"E	35.36
C5	39.27	25.00	90°00'00"	N41° 48' 21"W	35.36
C6	1.87	75.00	1°25'31"	S3° 54' 25"W	1.87
C7	4.90	125.00	2°14'40"	N4° 18' 59"E	4.90
C8	15.83	75.00	12°05'33"	S11° 04' 27"W	15.80
C9	0.45	75.00	0°20'38"	S17° 17' 32"W	0.45
C10	25.70	125.00	11°46'44"	N10° 55' 02"E	25.65
C11	1.43	125.00	0°39'27"	N17° 08' 08"E	1.43

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	1.49	125.00	0°40'56"	S23° 35' 46"W	1.49
C13	46.38	125.00	21°15'31"	S12° 37' 33"W	46.11
C14	28.72	75.00	21°56'27"	N12° 58' 01"E	28.55
C15	36.51	265.00	7°53'38"	S13° 31' 02"W	36.48
C16	38.75	25.00	88°48'08"	S42° 24' 17"E	34.98
C17	39.79	25.00	91°11'52"	N47° 35' 43"E	35.72
C18	35.03	265.00	7°34'26"	S5° 47' 00"W	35.00

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: N/A
 MIN. LOT SIZE: 8,750 S.F.
 NUMBER OF LOTS: 35
 SOURCE OF WATER: SALEM WATER USERS
 SOURCE OF SEWER: BRYANT

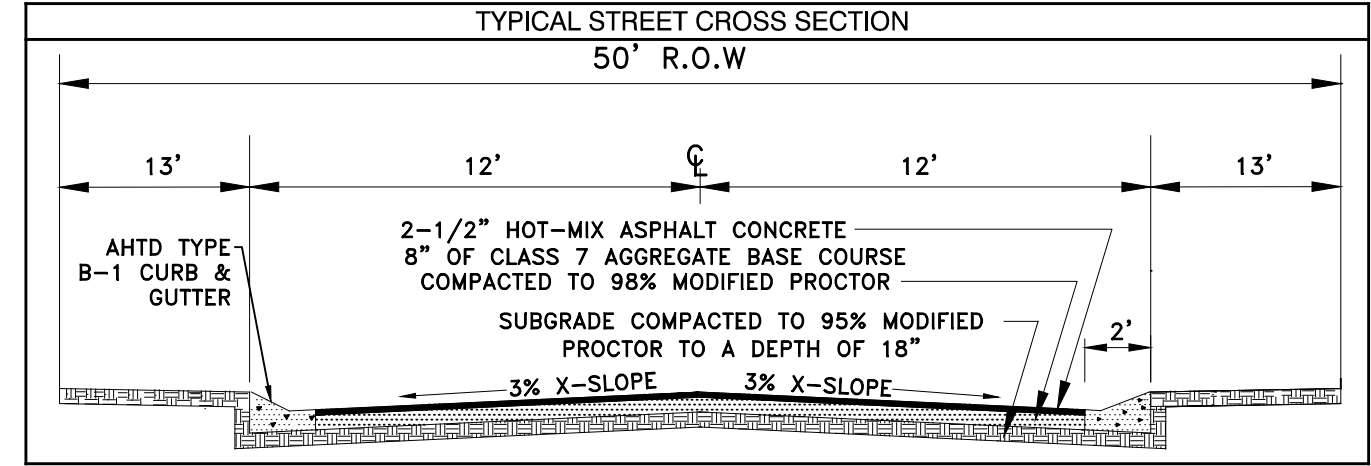
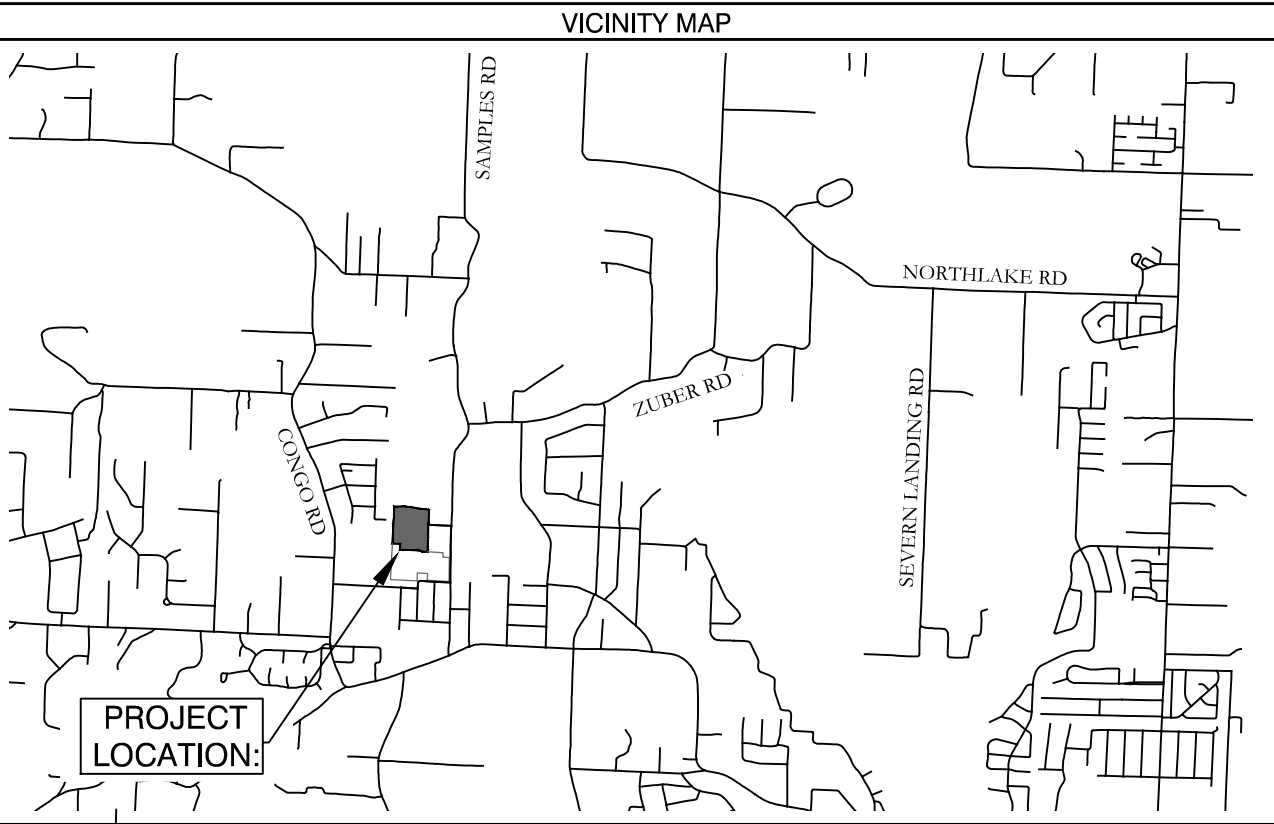
BUILDING SETBACKS:
 FRONT: 15' OR AS SHOWN
 REAR: 10' OR AS SHOWN
 SIDE: 5' OR AS SHOWN

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 WAY: 50' OR AS SHOWN
 STREET WIDTH: 24' BOC TO BOC
 LOT CORNERS: SET 8" REBAR WITH CAP

SUBDIVISION IMPROVEMENT DISTRICT

OLDE SALEM TOWNSHIP PROPERTY OWNERS
 MULTIPURPOSE IMPROVEMENT DISTRICT #99 OF
 SALINE COUNTY.



PROPERTY DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SE1/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 14, TOWNSHIP ONE SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" PIPE FOR THE SOUTH-WEST CORNER OF SAID SE1/4 NE1/4, THENCE NORTH 02°04'39" EAST ALONG THE WEST LINE OF SAID SE1/4 NE1/4 288.38 FEET TO A FOUND FENCE CORNER, THENCE SOUTH 89°21'09" EAST 246.21 FEET TO A SET 1/2" REBAR WITH CAP #1573, THENCE SOUTH 82°24'46" EAST 241.75 FEET TO A SET 1/2" REBAR WITH CAP #1573, THENCE SOUTH 81°45'49" EAST 272.85 FEET TO A SET 1/2" REBAR WITH CAP #1573, THENCE SOUTH 02°30'20" WEST 57.51 FEET TO A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF RHODES SUBDIVISION, THENCE SOUTH 01°52'27" WEST ALONG WEST LINE OF SAID SUBDIVISION 245.94 FEET TO A SET 1/2" REBAR WITH CAP #1573, THENCE CONTINUING SOUTH 02°07'12" WEST ALONG WEST LINE OF SAID SUBDIVISION 293.47 FEET TO A SET 1/2" REBAR WITH CAP #1573, THENCE SOUTH 01°58'37" WEST 230.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTH-EAST CORNER OF LOT 101, PHASE 2, THENCE NORTH 88°01'23"W, ALONG THE NORTH LINE OF SAID LOT 101, 119.96 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF PROVINCE, THENCE S01°59'53"W, ALONG SAID EAST RIGHT OF WAY, 84.00 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 ON THE NORTH LINE OF OLDE SALEM TOWNSHIP, PHASE 1, THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING CALLS: NORTH 67°42'07" WEST 53.32 FEET TO A FOUND 1/2" REBAR WITH CAP #1573, THENCE NORTH 88°48'21" WEST 431.73 FEET TO A FOUND 1/2" REBAR WITH CAP #1573, THENCE NORTH 03°11'39" EAST 124.15 FEET TO A COMPUTED POINT, THENCE NORTH 88°48'21" WEST 170.00 FEET TO A FOUND REBAR ON THE WEST LINE OF SAID NE1/4 SE1/4, THENCE LEAVING SAID NORTH LINE OF SUBDIVISION, NORTH 03°11'39" EAST ALONG WEST LINE OF SAID NE1/4 SE1/4 A DISTANCE OF 534.33 FEET TO THE POINT OF BEGINNING, CONTAINING 15.51 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I, George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County, Arkansas and incorporated areas, panel # 05125C0225D dated 6/19/2012, no portion (Zone 'X') of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER: Fiser Development, LLC
DEVELOPER: Fiser Development, LLC
Name: Fiser Development, LLC
Address: P.O. Box 1980, Benton, Arkansas 72018-1980
Address: P.O. Box 1980, Benton, Arkansas 72018-1980

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 plat.

Date: _____ Signed: _____
 Dee Fiser
 Fiser Development, LLC

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 2014-063332

CERTIFICATE OF RECORDING:

CERTIFICATE OF PROPERTY OWNERSHIP:

I, James E. Villines, hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County Arkansas, reflect that Fiser Development, LLC is the record title owner of real property more particularly described Herein on plat, dated this _____ day of _____, 2022.

Licensed Abstractor No. 221-B
 Or Attorney Bar No. _____

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Date: _____ Signed: _____
 George P. Wooden
 Registered Land Surveyor
 No. 1573, Arkansas

CERTIFICATE OF ENGINEERING ACCURACY:

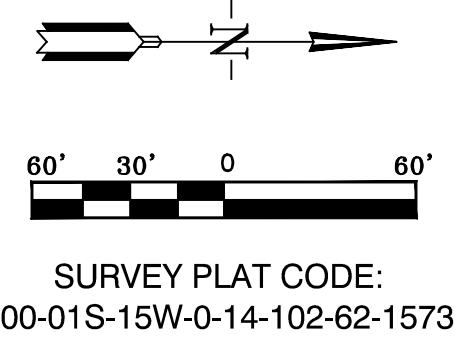
I, Vernon J. Williams, hereby certify that this plat correctly represents a plan made or reviewed by me, and that the engineering requirements of the Saline County Subdivision Rules and Regulations have been complied with.

Date: _____ Signed: _____
 Vernon J. Williams
 Registered Professional Engineer
 No. 9551, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the Saline County Subdivision Rules and Regulations, and all 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: _____ Signed: _____
 Layne Penfield, Chairman
 Saline County Planning Board



FINAL PLAT
OLDE SALEM TOWNSHIP
PHASE 2
PLANNED UNIT DEVELOPMENT
SALINE COUNTY, ARKANSAS

DUDLEY ROAD RIGHT OF WAY
 0.14 ACRES
 6023 Sq. Ft.

FOUND PK NAIL AT THE NORTHEAST CORNER OF THE NE1/4 SE1/4 SECTION 14, T-1-S, R-15-W

BY	
REVISION	
DATE	
GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph. (501) 408-4650 garnaengineering@gmail.com	
REGISTERED PROFESSIONAL ENGINEER NO. 9551 VERNON J. WILLIAMS	
FINAL PLAT OLDE SALEM TOWNSHIP PHASE 2 PLANNED UNIT DEVELOPMENT SALINE COUNTY, ARKANSAS	
FINAL PLAT	
PROJECT NO:	15004
DATE:	FEB. 2022
SHEET NO:	1

- NOTES:**
- ALL SEWER CONSTRUCTION SHALL BE INSTALLED PER CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN WATER AND SEWER MAINS. IF REQUIRED SEPARATION CANNOT BE ACHIEVED, CONTACT ENGINEER.

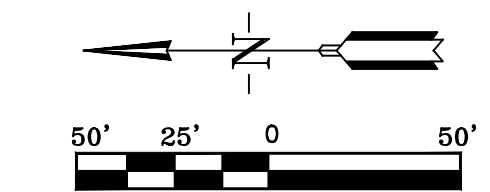
COMMON AREA TRACT 'E' OWNED BY POA
0.49 ACRES
21322 Sq. Ft.

COMMON AREA TRACT 'A' OWNERSHIP OF IMPROVEMENT DISTRICT
(WILL REMAIN UNDER IMPROVEMENT DISTRICT)

PARKING AREA TRACT 'F' OWNED BY POA
0.28 ACRES
12214 Sq. Ft.

LIFT STATION CITY OF BRYANT TRACT 'G'
0.06 ACRES
2499 Sq. Ft.

OVERALL SEWER PLAN



BY	
REVISION	
DATE	
<p>GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 406 W. South St. Suite B Bx (888) 900-3068 Benton, AR 72015 gnatengineering@gmail.com</p>	
<p>OLDE SALEM TOWNSHIP SUBDIVISION FOR FISER DEVELOPMENT, LLC SALINE COUNTY, ARKANSAS</p>	
<p>RECORD DRAWING</p>	
<p>CONTENTS:</p> <p>OVERALL SEWER PLAN</p>	
PROJECT NO:	15004
DATE:	MAY 2015
SHEET NO:	3

J:\Projects\GIS\Projects\15004\Draw Files - Old Salem Township\Phase 2 AS BUILTS\DRAWINGS\15004 - WATER AND SEWER PLANS - PH 2 - AS-BUILT-072822.dwg

