

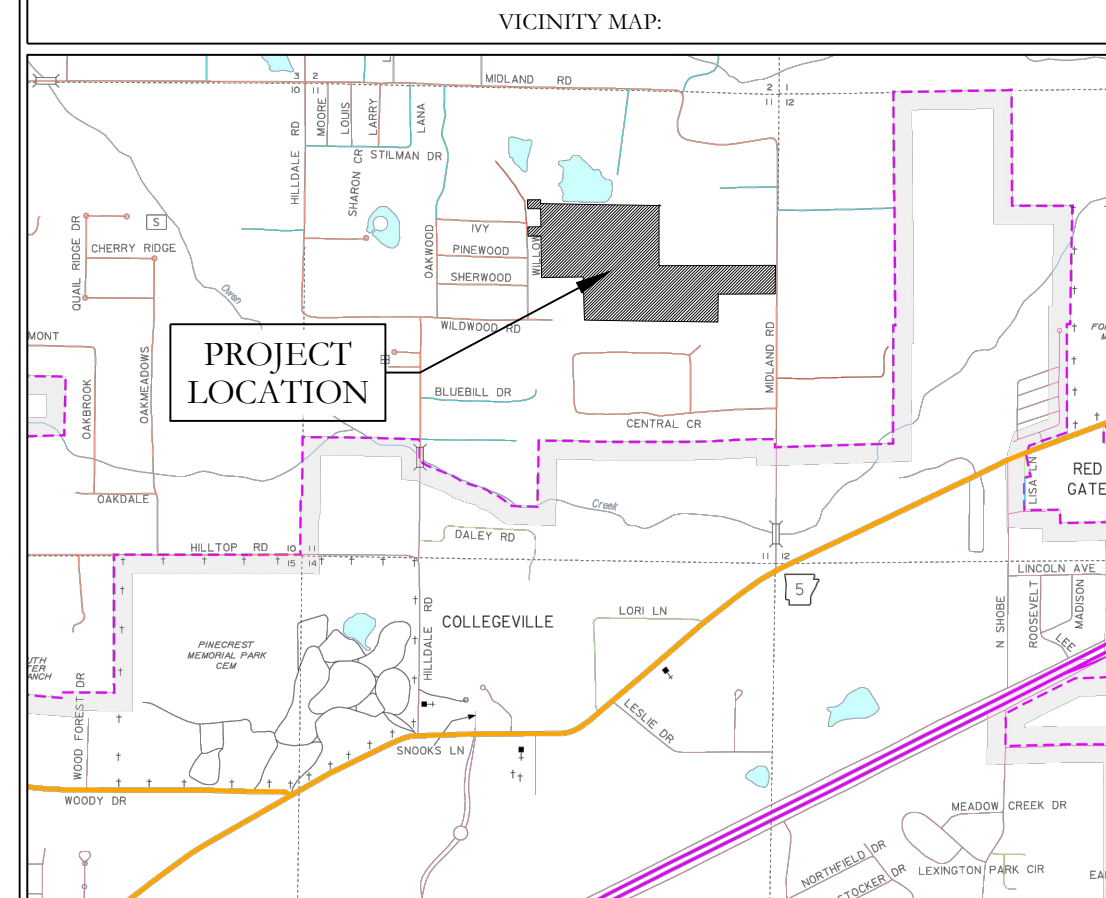
SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST 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 SAID 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 A IRON SPIKE IN MIDLAND ROAD; THENCE LEAVING SAID EAST LINE N 86°39'24" 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 SE1/4, 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 N 87°10'52" W A DISTANCE OF 469.29 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE WEST LINE OF SAID SW1/4, NE1/4; THENCE ALONG SAID WEST LINE N 09°52'05" E A DISTANCE OF 439.06 FEET TO A 1/2" REBAR MARKING THE SW CORNER OF LOT 11, WILDWOOD TERRACE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 N 87°36'46" W A DISTANCE OF 139.77 FEET TO A 5/8" REBAR MARKING THE SW CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF LOTS 11 AND 12, OF SAID WILDWOOD TERRACE N 00°35'40" E A DISTANCE OF 101.78 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 12; 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 AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



Curve Table					Curve Table					Curve Table							
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	36.44	25.00	83.51	N46°31'18"W	33.30	C27	43.88	10000	25.14	N80°29'25"E	43.53	C52	78.60	5000	90.07	S43°14'26"E	70.75
C2	78.54	50.00	90.00	S46°43'28"W	70.71	C28	9.46	75.00	7.23	S83°19'25"E	9.45	C53	39.24	25.00	89.93	S46°45'34"W	35.33
C3	15.74	25.00	36.08	S16°19'00"E	15.48	C29	44.05	75.00	33.65	S02°53'00"E	43.42	C54	39.33	25.00	90.14	N43°12'13"W	35.40
C4	3.29	25.00	7.54	S38°07'47"E	3.29	C30	44.05	75.00	33.65	S29°13'50"E	43.42	C55	39.21	25.00	89.86	N46°47'47"E	35.31
C5	65.64	50.00	75.21	S4°17'44"E	61.02	C31	18.59	75.00	14.20	S5°18'17"E	18.54	C56	39.30	25.00	90.07	S43°14'26"E	35.38
C6	50.98	50.00	58.41	S62°31'03"W	48.80	C32	39.27	25.00	90.00	S43°12'19"E	35.36	C57	39.30	25.00	90.07	N43°10'07"W	35.38
C7	38.12	50.00	43.68	N66°20'09"W	37.20	C33	147.27	10000	84.38	S40°19'16"E	134.32	C58	39.24	25.00	89.93	N46°47'47"E	35.33
C8	19.06	25.00	43.68	N66°20'09"W	18.60	C34	39.33	25.00	90.14	S43°12'13"E	35.40	C59	39.00	25.00	89.38	S43°30'55"E	35.16
C10	59.54	100.00	34.12	N65°10'17"W	58.67	C35	39.21	25.00	89.86	N46°47'47"E	35.31	C60	39.54	25.00	90.62	S46°29'05"W	35.55
C11	57.73	100.00	33.08	N31°40'27"W	56.93	C36	0.94	25.00	2.15	N0°47'36"E	0.94	C61	78.60	5000	90.07	N43°10'07"W	70.76
C12	29.55	100.00	16.93	N6°40'12"W	29.44	C37	20.09	25.00	46.04	N23°18'05"W	19.55	C62	39.27	25.00	90.00	N46°47'41"E	35.36
C13	39.27	25.00	90.00	N43°12'19"W	35.36	C38	55.98	50.00	64.14	N14°41'58"W	53.10	C63	39.00	25.00	89.38	S43°30'55"E	35.16
C14	19.69	25.00	45.13	S69°13'41"W	19.19	C39	43.73	50.00	50.11	N42°52'47"E	42.35	C64	80.19	5000	91.89	S47°07'07"W	71.87
C15	117.81	75.00	90.00	S46°43'28"W	106.07	C40	50.36	50.00	57.71	S83°12'24"E	48.26	C65	38.72	25.00	88.73	N42°34'17"W	34.96
C16	69.10	50.00	79.18	S83°21'33"W	63.73	C41	35.14	50.00	40.26	S34°13'06"E	34.42	C66	58.90	75.00	45.00	N24°13'28"E	57.40
C17	50.36	50.00	57.70	N28°11'54"W	48.26	C42	55.98	50.00	64.14	S17°59'09"W	53.10	C67	61.60	75.00	47.06	N70°15'11"E	59.88
C18	42.37	50.00	48.55	N24°35'38"E	41.11	C43	19.96	25.00	45.75	S27°10'54"W	19.44	C68	117.90	75.00	90.07	S43°14'26"E	106.13
C19	20.96	25.00	48.03	N23°11'17"E	20.35	C44	1.06	25.00	2.44	S3°05'13"W	1.06	C69	39.00	50.00	44.69	S65°51'37"E	38.02
C20	39.27	25.00	90.00	N43°12'19"W	35.36	C45	39.33	25.00	90.14	S43°12'13"E	35.40	C71	39.00	50.00	44.69	S21°10'12"E	38.02
C21	39.40	25.00	90.29	S46°01'44"W	35.45	C46	78.54	50.00	90.00	N46°43'28"E	70.71	C72	120.28	75.00	91.89	S47°07'07"W	107.80
C22	39.02	25.00	89.42	S44°06'55"E	35.18	C47	30.06	10000	17.22	N10°20'12"E	29.95	C73	77.43	5000	88.73	N42°34'17"W	69.92
C23	39.27	25.00	90.00	N43°12'19"W	35.36	C48	116.52	10000	66.76	N52°19'49"E	110.04	C74	117.91	75.00	90.07	N43°10'07"W	106.13
C24	15.42	100.00	8.83	N5°35'30"E	15.40	C49	10.49	10000	6.01	N88°43'05"E	10.49	C247	39.27	25.00	90.00	S46°47'41"W	35.36
C25	50.34	100.00	28.96	N24°29'09"E	50.00	C50	38.91	25.00	89.18	N47°08'03"E	35.10						
C26	50.54	100.00	28.96	N53°26'27"E	50.00	C51	39.21	25.00	89.86	N46°47'47"E	35.31						

PRELIMINARY PLAT
MIDLAND ROAD ESTATES
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



By affixing my seal and signature, I, William Cobitt R. Shofner PLS No. 1762, hereby certify that this drawing correctly depicts a survey based upon my supervision.

NOTE: This survey was compiled under my supervision.

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: HAVENS DEVELOPMENT, LLC
 Name: HAVENS DEVELOPMENT, LLC
 Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

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

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.

Date of Execution: _____
 Signature: Kazi Tamzidul Islam, Registered Professional Engineer, No. 20876 Arkansas

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.

Source of Title: 2021-009870

Date of Execution: _____
 Signature: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, Corbett R. Shofner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____ 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.

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

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: _____
 Signature: Rick Johnson, Chairman, Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: HAVENS DEVELOPMENT, LLC
 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

DEVELOPER/SUBDIVIDER: HAVENS DEVELOPMENT, LLC
 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
 129 N. MAIN STREET BENTON, AR 72015

NAME OF SUBDIVISION: MIDLAND ROAD ESTATES

ZONING CLASSIFICATION: R-15

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK PAGE

MIN. LOT SIZE: 6,000 SQ. FT.
 NUMBER OF LOTS: 198
 SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT
 SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
 SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
 FRONT: 20' OR AS SHOWN
 REAR: 20' OR AS SHOWN
 SIDE: 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.)
 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: 28' BOC TO BOC
 LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING ENGINEERS - SURVEYORS
 129 N. Main Street, Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopiconsulting.com

FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

PRELIMINARY PLAT
MIDLAND ROAD ESTATES
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 03/08/2023
 REVISED: _____
 SHEET: 500

C.A.D. BY: BJOHNSON
 CHECKED BY: _____
 SCALE: 1" = 100'

DRAWING NUMBER:
23-0024