

BY	REVISION
DATE	

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SARATOGA PLACE SUBDIVISION
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

CONTENTS:
FINAL PLAT

PROJECT NO:
17084
 DATE:
JUNE 16, 2023
 SHEET NO:
1

FINAL PLAT SARATOGA PLACE SUBDIVISION CITY OF BRYANT SALINE COUNTY, ARKANSAS

OWNER: Thomas D.B. Collins LTD
DEVELOPER: Thomas D.B. Collins LTD
Address: 39 Walnut Valley Drive, 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: Phillip Pengelly
 Address: 39 Walnut Valley Drive, Little Rock, Arkansas 72211

CERTIFICATE OF 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 RECORDING:

CERTIFICATE OF SURVEYING ACCURACY:
 I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on March 28, 2017; 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 FINAL PLAT 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 July 10, 2023. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.
 Date: _____ Signed: _____
 Rick Johnson, Chairman
 Bryant Planning Commission

- DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY**
- JAMES RASBURY 2012-03-06
 - HOPE ENGINEERS FOR COOK 1988
 - HOPE ENGINEERS FOR COOK 1993-07-06
 - BROOKS SURVEYING 2008-04-17
 - BOOK 2018 PAGE 006759
 - BOOK 2014 PAGE 33990
 - BOOK 2012 PAGE 97670
 - BOOK 2012 PAGE 66543
 - BOOK 2010 PAGE 59382
 - BOOK 2010 PAGE 32719
 - BOOK 2009 PAGE 41535
 - BOOK 2008 PAGE 35197 GENERAL WARRANTY DEED
 - BOOK 2004 PAGE 1944 WARRANTY DEED
 - GLO ORIGINAL PLAT T1S R14W DATED 1822-08-22
 - GLO DUPLICATE PLAT T1S R14W DATED 1859
 - BOOK 2012 PAGE 68815 EASEMENT

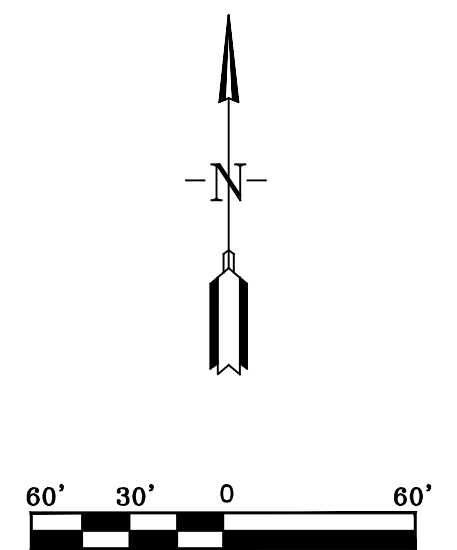
PROPERTY SPECIFICATIONS:
 ZONING CLASSIFICATION: R-1-S
 MIN. LOT SIZE: 6,000 S.F.
 NUMBER OF LOTS: 30
 SOURCE OF WATER: SALEM WATER
 SOURCE OF SEWER: CITY OF BRYANT
 BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN
 EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 REAR - 10' OR AS SHOWN
 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. THE ENTIRE LIMITS OF TRACT A ARE A DRAINAGE AND UTILITY EASEMENT.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C161	38.73	25.00	88°46'12"	S46° 45' 51"W	34.97
C170	38.86	25.00	89°03'44"	S46° 37' 05"W	35.06
C176	19.09	25.00	43°45'28"	N56° 16' 42"W	18.63
C177	58.23	61.00	54°41'25"	N61° 44' 40"W	56.04
C183	31.52	61.00	29°36'25"	S53° 07' 50"E	31.17
C184	30.68	25.00	70°18'48"	S32° 46' 39"E	28.79
C185	51.80	61.00	48°39'21"	S66° 34' 57"W	50.26
C186	40.02	25.00	91°43'24"	S42° 59' 20"E	35.88
C187	85.78	61.00	80°33'51"	S1° 57' 31"W	78.89

PROPERTY DESCRIPTION:
 LEGAL DESCRIPTION
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR WITH CAP #1399, THENCE S2°09'25"W A DISTANCE OF 129.78 FEET TO A FOUND PINCH PIPE; THENCE N88°20'29"W A DISTANCE OF 1332.31 FEET TO A FOUND PINCH PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 325.54 FEET TO A FOUND 1" PIPE; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS, S87°58'07"E A DISTANCE OF 543.90 FEET TO A FOUND REBAR WITH CAP #1141; S87°56'47"E A DISTANCE OF 222.90 FEET TO A FOUND REBAR WITH CAP #1506; AND S87°54'47"E A DISTANCE OF 561.45 FEET TO THE POINT OF BEGINNING; CONTAINING 9.81 ACRES (427,323.6 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

SURVEY LEGEND
 ▲ - Computed point
 ● - Found monument
 ○ - Set #4 RB/Plas. Cap
 (M) - Measured
 (R) - Record
 (P) - Platted

GENERAL NOTES:
 1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9



SURVEY PLAT CODE:
 500-01S-14W-0-07-310-62-1573