

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C15	51°49'12"	N23°57'59"W 21.85'	22.61'	25.00'
C16	37°22'22"	N31°11'24"W 32.04'	32.61'	50.00'
C17	54°56'09"	N14°57'51"E 46.13'	47.94'	50.00'
C18	51°15'03"	N68°03'28"E 43.25'	44.72'	50.00'
C19	41°55'43"	S65°21'09"E 35.78'	36.59'	50.00'
C20	43°40'05"	S66°13'20"E 18.60'	19.05'	25.00'
C21	89°51'27"	N47°04'54"E 70.62'	78.42'	50.00'
C22	90°08'35"	N42°59'06"W 35.40'	39.33'	25.00'
C23	48°09'03"	S67°52'06"W 20.40'	21.01'	25.00'
C24	63°17'10"	S75°26'09"W 52.46'	55.23'	50.00'
C25	47°05'50"	N49°22'21"W 39.93'	41.10'	50.00'
C26	55°15'01"	N1°48'04"E 46.37'	48.22'	50.00'
C27	47°22'55"	N53°07'03"E 40.18'	41.35'	50.00'
C28	63°21'50"	S71°34'35"E 52.52'	55.30'	50.00'
C29	48°13'43"	S63°56'31"E 20.43'	21.04'	25.00'
C30	89°51'27"	N47°04'54"E 35.31'	39.21'	25.00'
C35	43°43'24"	S19°46'32"E 18.62'	19.08'	25.00'
C36	34°24'02"	S24°26'13"E 29.57'	30.02'	50.00'
C37	49°06'39"	S17°19'07"W 41.56'	42.86'	50.00'
C38	44°11'24"	S63°58'09"W 37.61'	38.50'	50.00'
C39	49°59'59"	N69°04'10"W 42.00'	43.34'	50.00'
C40	43°47'13"	N66°09'47"W 18.64'	19.11'	25.00'
C41	90°00'00"	S46°56'37"W 70.71'	78.54'	50.00'
C49	41°59'09"	N22°56'11"E 53.74'	54.90'	75.00'
C50	48°00'51"	N67°56'11"E 61.03'	62.85'	75.00'
C51	44°55'44"	N69°28'45"E 57.32'	58.81'	75.00'
C52	44°55'44"	N24°33'02"E 57.32'	58.81'	75.00'

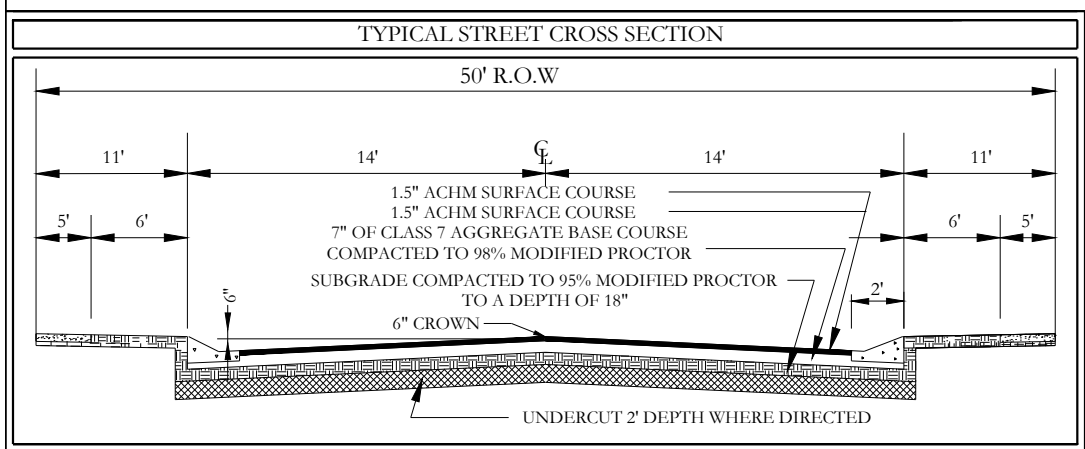
Lane Table

Lane #	Direction	Length
L3	S46°06'12"E	30.78'
L4	N42°59'06"W	25.00'

PROPERTY DESCRIPTION:
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2 SE 1/4) OF SECTION 03, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL SPIKE, ACCEPTED AS THE SOUTHEAST CORNER OF THE SW 1/4 SE 1/4 OF SECTION 03, THENCE N01°58'17"E, A DISTANCE OF 43.65 FEET TO A POINT ON THE NORTH LINE OF HILLDALE ROAD; THENCE S01°57'01"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1251.93 FEET TO THE NORTHEAST CORNER OF THE E 1/2 SW 1/4 SE 1/4 OF SECTION 03, THENCE N01°57'01"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 106.83 FEET TO THE POINT OF BEGINNING; THENCE N87°54'50"W, A DISTANCE OF 100.52 FEET; THENCE N57°07'19"W, A DISTANCE OF 58.18 FEET; THENCE N88°03'23"W, A DISTANCE OF 100.00 FEET; THENCE N02°57'01"E, A DISTANCE OF 30.00 FEET; THENCE N88°03'23"W, A DISTANCE OF 383.43 FEET; THENCE N01°48'04"E, A DISTANCE OF 508.57 FEET TO A POINT ON THE NORTH LINE THEREOF, THENCE S87°18'51"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 663.82 FEET; TO A POINT ON THE EAST LINE OF THE NW 1/4 SE 1/4 OF SECTION 03, THENCE S01°56'20"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 667.35 FEET TO THE POINT OF BEGINNING; CONTAINING 367,623 SQUARE FEET, OR 8.44 ACRES, MORE OR LESS.

- NOTES:**
- TRACT C WILL BE UTILIZED AS A DRAINAGE, UTILITY AND ACCESS EASEMENTS THAT WILL BE MAINTAINED BY THE HILLDALE CROSSING IMPROVEMENT DISTRICT/PROPERTY OWNER ASSOCIATION.
 - ALL DRAINAGE PATHWAYS FROM TRACT C WILL BE INSPECTED, MAINTAINED, AND REPAIRED TO POINT OF DISCHARGE ON HILLDALE ROAD RIGHT-OF-WAY.
 - LOT 59 RESERVED FOR TEMPORARY EMERGENCY VEHICLE ACCESS FROM RUDOLPH LANE UNTIL ONE-STOP STREET OPENS TO A PUBLIC ACCESS STREET.



CERTIFICATIONS:

OWNER:	DEVELOPER:
Name: HAVENS DEVELOPMENT, LLC Address: 2205 1-30 #500 BRYANT AR 72022	Name: HAVENS DEVELOPMENT, LLC Address: 2205 1-30 #500 BRYANT AR 72022

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: D.R. BOOK 2020 PAGE 007050

CERTIFICATE OF FINAL 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, Kazi Tamizul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution _____ Kazi Tamizul Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of 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 of Execution _____ Rick Johnson,
Bryant Planning Commission Chairman

By affixing my seal and signature, I Jonathan L. Hope PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0200E, Dated: 06/05/2020.

PROPERTY SPECIFICATIONS:

OWNER: HAVENS DEVELOPMENT, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	AVERAGE LOT SIZE: 60 x 100' (6,000 SF) NUMBER OF LOTS: 37
DEVELOPER: HAVENS DEVELOPMENT, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	SOURCE OF WATER: WATER USERS SOURCE OF SEWER: BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
ENGINEERS: HOPE CONSULTING INC. 125 N. MAIN STREET BRYANT, AR 72015	BUILDING SETBACKS: FRONT: 15' OR AS SHOWN REAR: 20' OR AS SHOWN SIDE: 8' OR AS SHOWN
NAME OF SUBDIVISION: HILLDALE CROSSING PHASE 3 INSTRUMENT # 2020-067050	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN

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

FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

FINAL PLAT
HILLDALE CROSSING PHASE 3
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE:	C.A.D. BY:	DRAWING NUMBER:
08/15/2023	B. JOHNSON	20-0169
REVISIONS:	CHECKED BY:	SCALE:
500	1S	14W
0	3	200
62	1762	



- LEGEND**
- Stop Sign
 - Street light
 - Fire Hydrant
 - Computed point
 - Found monument
 - Set #4 RB/Plas. Cap (SIP)
 - Decided
 - Measured
 - Platted