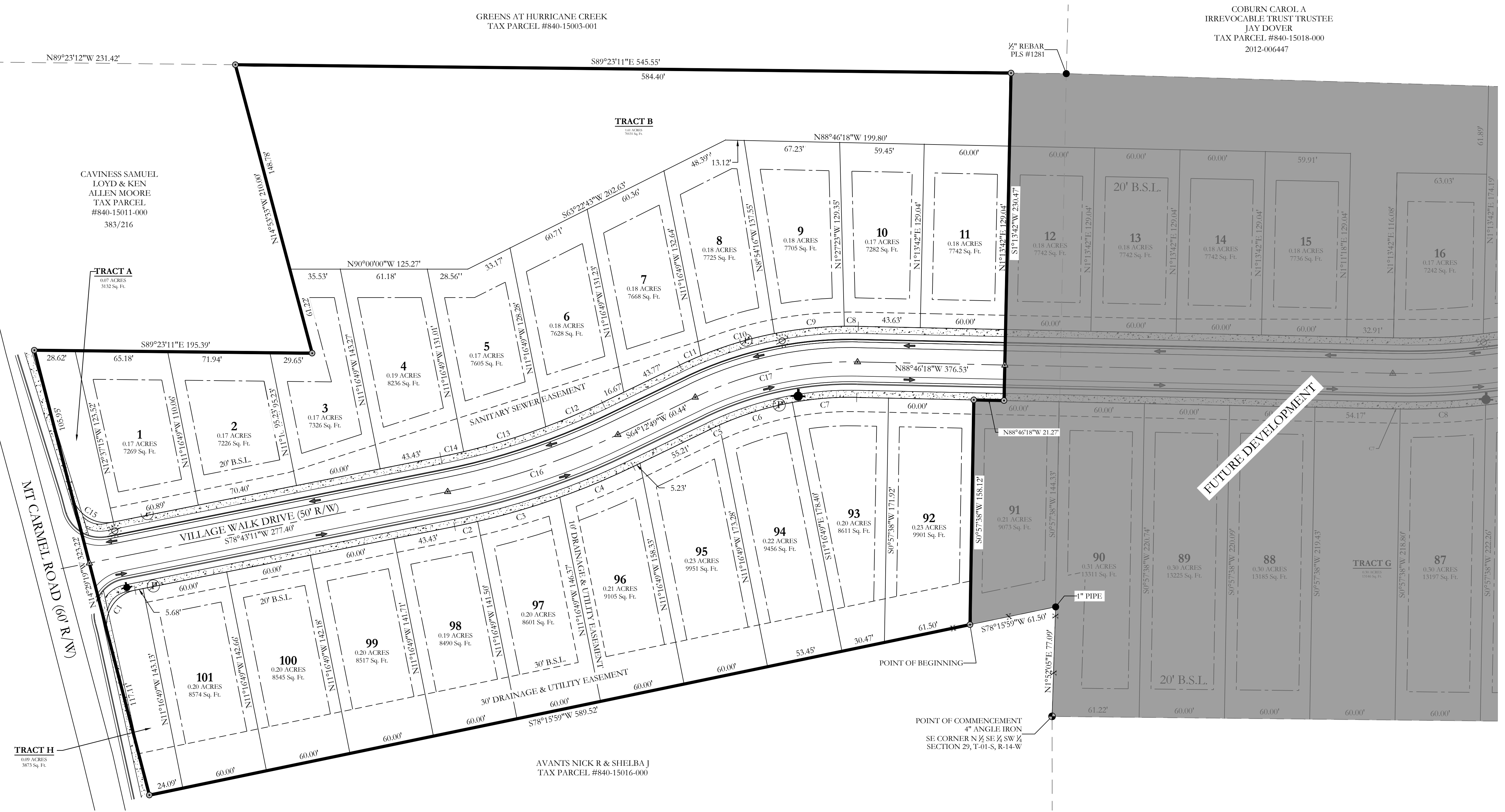
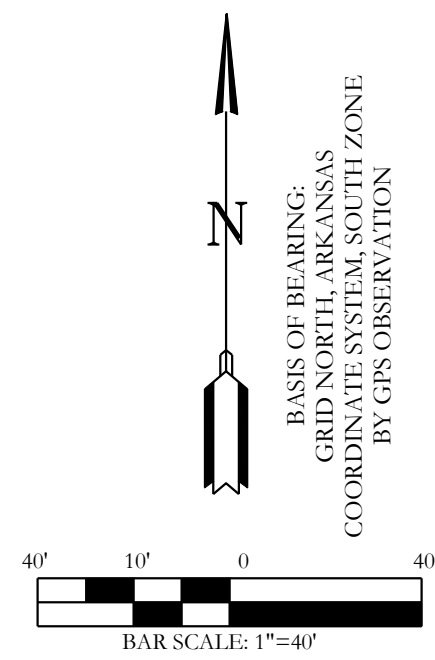


Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	40.67	25.00	93°12'30"	S32° 06' 56"W	36.33
C2	16.57	525.00	1°48'30"	S77° 48' 56"W	16.57
C3	60.27	525.00	6°34'40"	S73° 37' 21"W	60.24
C4	56.08	525.00	6°07'12"	S67° 16' 25"W	56.05
C6	53.86	225.00	13°42'57"	S72° 47' 21"W	53.73
C7	45.48	225.00	11°34'53"	S85° 26' 16"W	45.40
C8	9.77	275.00	2°02'07"	S89° 47' 21"E	9.77
C9	49.55	275.00	10°19'23"	N84° 01' 54"E	49.48
C10	54.10	275.00	11°16'22"	N73° 14' 02"E	54.02
C11	16.24	275.00	3°23'02"	N65° 54' 20"E	16.24
C12	43.36	475.00	5°13'47"	N66° 49' 43"E	43.34
C13	60.33	475.00	7°16'39"	N73° 04' 56"E	60.29
C14	16.57	475.00	1°59'56"	N77° 43' 13"E	16.57
C15	37.87	25.00	86°47'30"	S57° 53' 04"E	34.35
C16	126.59	500.00	14°30'22"	S71° 28' 00"W	126.25
C17	117.87	250.00	27°00'53"	S77° 43' 16"W	116.79



CERTIFICATIONS:

OWNER: Name: TITAN GENERAL CONTRACTORS, Address: 204 WOODLAND DRIVE, BENTON, AR 72019

DEVELOPER: Name: TITAN GENERAL CONTRACTORS, Address: 204 WOODLAND DRIVE, BENTON, AR 72019

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: _____

Source of Title: 2021-001028

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 herein 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.

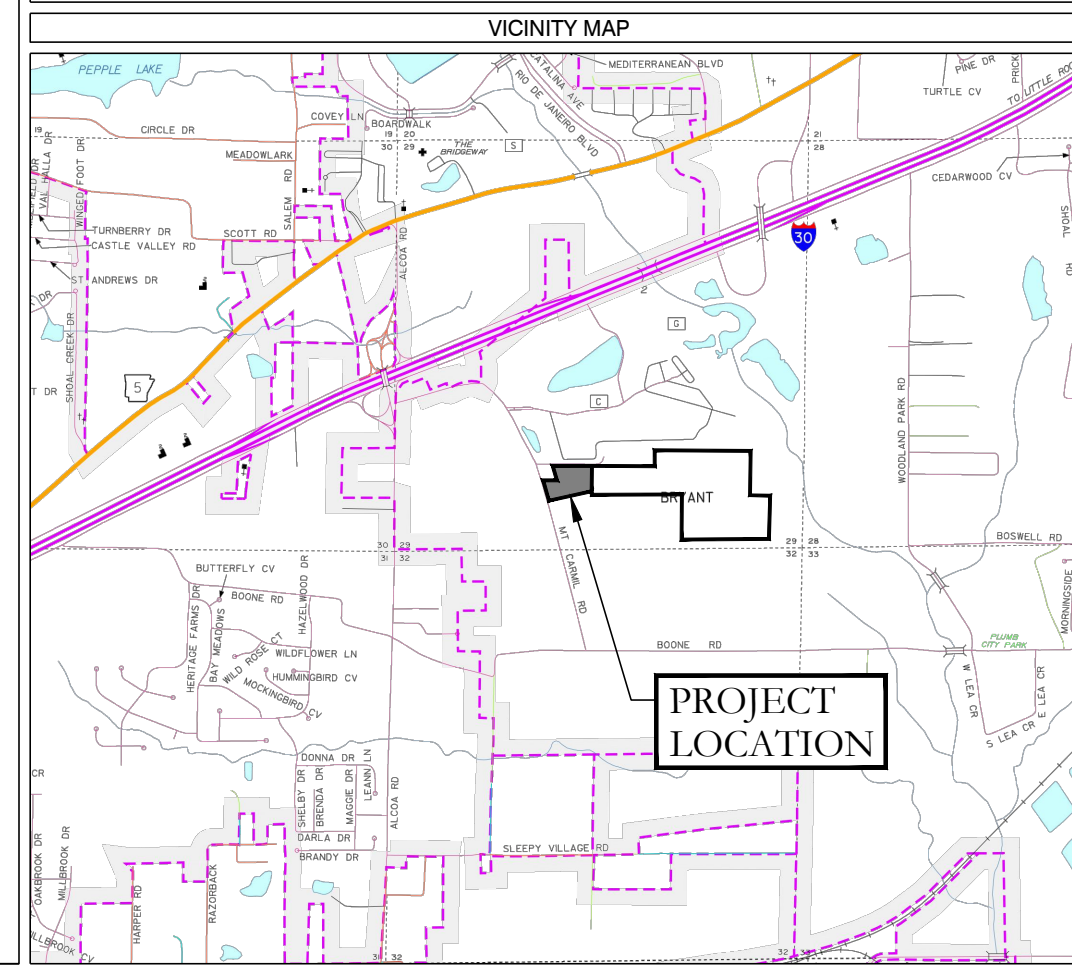
Date of Execution: _____ Jonathan L. Hope, Registered Professional Land Surveyor No. 1762, Arkansas

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 Benton 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 on _____, 2021. 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



NOTE:

1. TRACT A AND H ARE DRAINAGE AND UTILITY EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N 1/2 SE 1/4 SW 1/4 OF SECTION 29; THENCE N01°52'09"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING; THENCE S78°15'59"W, A DISTANCE OF 589.52 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET 1/2" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET 1/2" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 545.55 FEET; THENCE S01°13'42"W, A DISTANCE OF 230.47 FEET TO A SET 1/2" REBAR; THENCE N88°46'18"W, A DISTANCE OF 21.27 FEET TO A SET 1/2" REBAR; THENCE S00°57'38"W, A DISTANCE OF 158.12 FEET TO THE POINT OF BEGINNING; CONTAINING 261,746 SQUARE FEET, OR 6.01 ACRES, MORE OR LESS.

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

PROPERTY SPECIFICATIONS:

OWNER: TITAN GENERAL CONTRACTORS 204 WOODLAND DR. BENTON, AR 72019	AVERAGE LOT SIZE: 60 x 130' (6000 SF) NUMBER OF LOTS: 21
DEVELOPER/SUBDIVIDER: TITAN GENERAL CONTRACTORS 204 WOODLAND DR. BENTON, AR 72019	SOURCE OF WATER: BRYANT SOURCE OF SEWER: BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT: 25' OR AS SHOWN REAR: 25' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION: THE VILLAGES AT MAGNOLIA LANE PHASE 1	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
INSTRUMENT #: 2021-001028	
ZONING DISTRICT: R-1.5	

FOR USE AND BENEFIT OF:
TITIAN GENERAL CONTRACTORS, LLC

FINAL PLAT
THE VILLAGES AT MAGNOLIA LANE, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

ALL PLATS AND RECORDS MUST BE FILED WITH THE CLERK OF COURT, SALINE COUNTY, ARKANSAS, AT THE CLERK'S OFFICE, 100 N. MAIN ST., BENTON, AR 72015