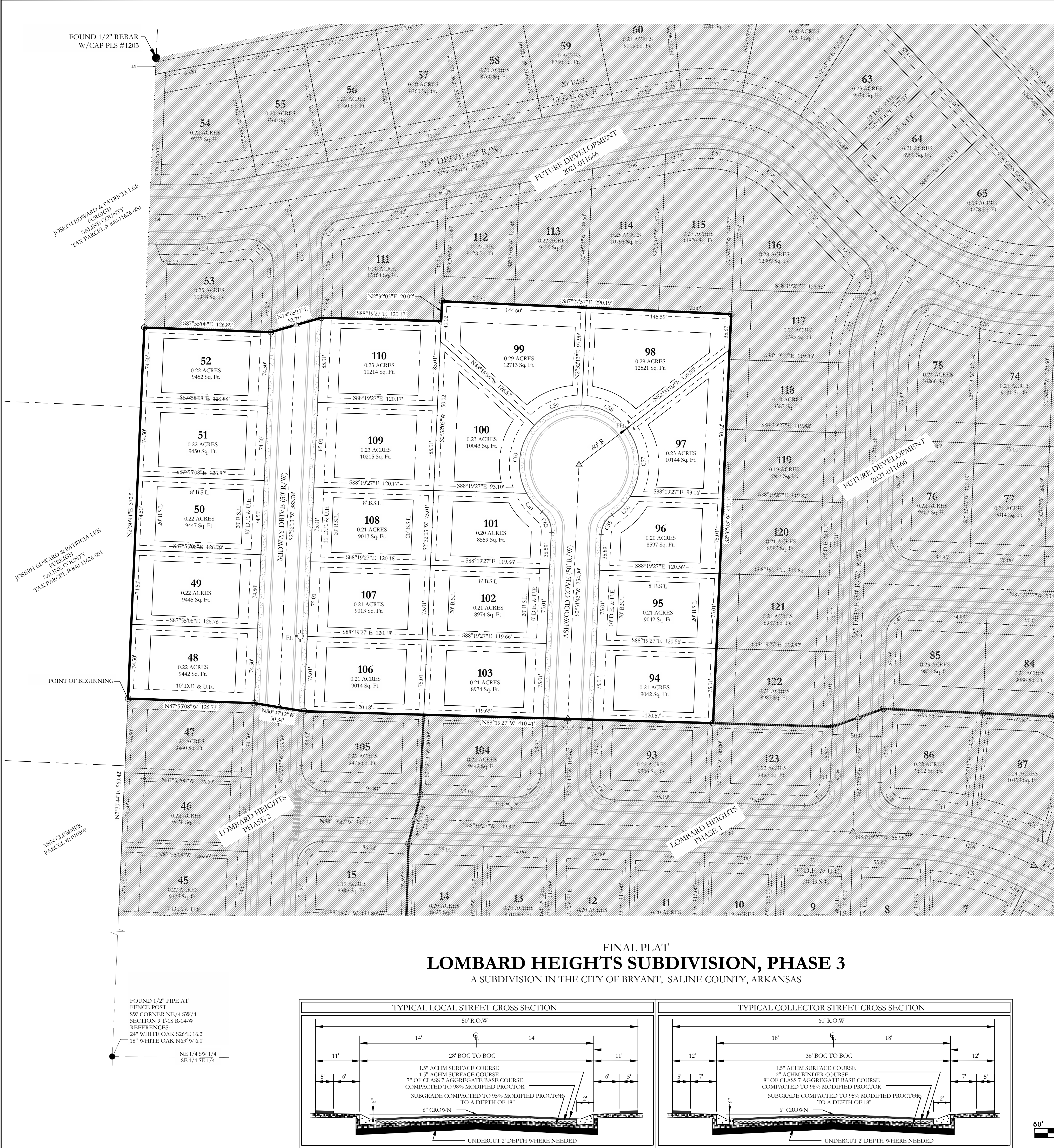




PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 3

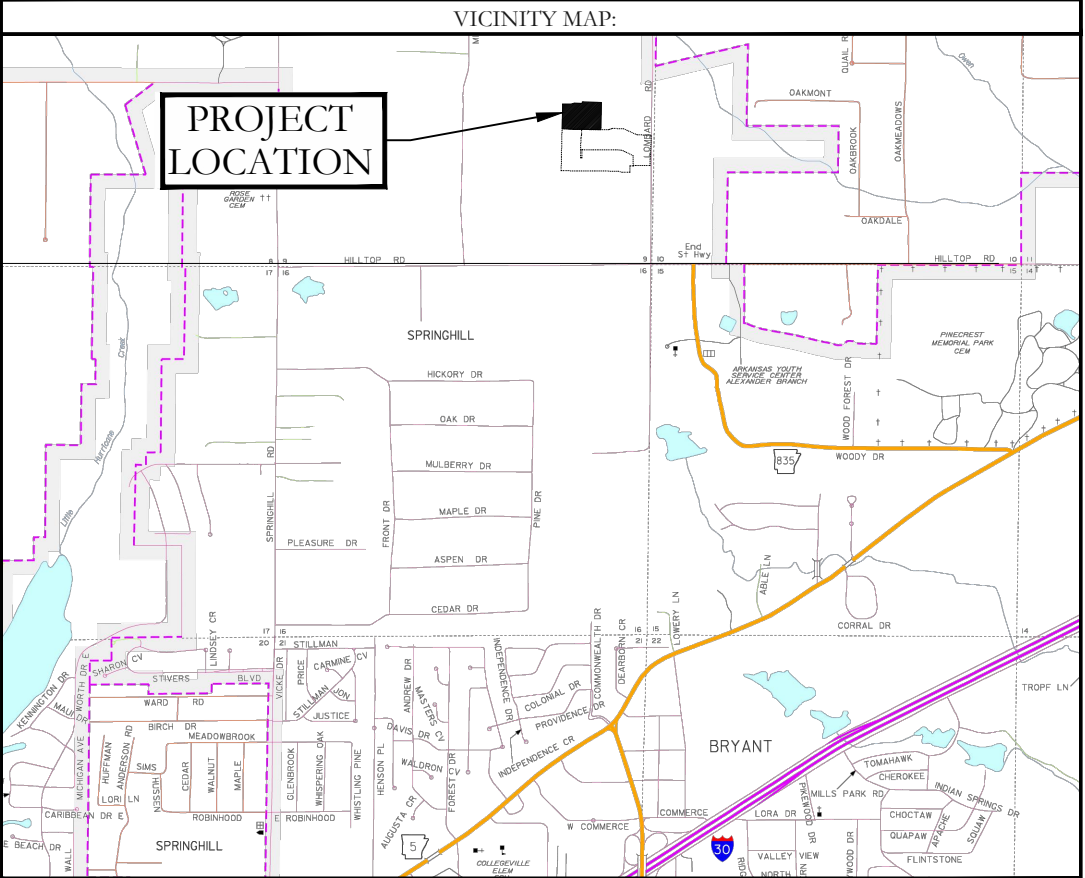
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" PIPE BEING THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, A 1/2" REBAR, THENCE, N02°30'44"E ALONG SAID WEST LINE A DISTANCE OF 372.51 FEET; THENCE LEAVING SAID WEST LINE, S87°55'08"E A DISTANCE OF 126.89 FEET; THENCE, N74°05'17"E A DISTANCE OF 52.7088 FEET; THENCE, S88°19'27"E A DISTANCE OF 120.1664 FEET; THENCE, N02°32'03"E A DISTANCE OF 20.0159 FEET; THENCE, S87°27'57"E A DISTANCE OF 290.1931 FEET TO A POINT OF THE NORTH LINE OF LOMBARD HEIGHTS, PHASES 1 AND 2; THENCE, N88°19'27"W A DISTANCE OF 410.4103 FEET; THENCE, N80°47'12"W A DISTANCE OF 50.3414 FEET; THENCE, N87°55'08"W A DISTANCE OF 126.7265 FEET TO THE POINT OF BEGINNING. CONTAINING 2,337 SQUARE FEET, OR 5.37 ACRES, MORE OR LESS.

NOTES:

1. ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	23.54	25.00	53.94	S29° 30' 24"W	22.68
C56	26.01	60.00	24.84	S44° 03' 31"W	25.80
C57	72.39	60.00	69.12	S2° 55' 16"E	68.08
C58	52.36	60.00	50.00	S62° 29' 05"E	50.72
C59	53.19	60.00	50.80	N67° 06' 56"E	51.47
C60	73.31	60.00	70.01	N6° 42' 51"E	68.84
C61	24.26	60.00	23.17	N39° 52' 28"W	24.10
C62	23.56	25.00	54.00	N24° 27' 41"W	22.70



CERTIFICATIONS:	
OWNER:	DEVELOPER:
Name: SOUTHERN GENERAL CONTRACTORS	Name: SOUTHERN GENERAL CONTRACTORS
Address: BOX 242146	Address: BOX 242146
LITTLE ROCK, AR 72223	LITTLE ROCK, AR 72223

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had 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: 2021-011666

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 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 Tamazdul Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution _____ Kazi Tamazdul Islam
Registered Professional
Engineer, No. 20876
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 _____, 20 _____. 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

PROPERTY SPECIFICATIONS:		
OWNER:	SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	MIN. LOT SIZE: NUMBER OF LOTS: 20
DEVELOPER/ SUBDIVIDER:	SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	SOURCE OF WATER: SALFAM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS:	HOPE CONSULTING INC. 129 N MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN
NAME OF SUBDIVISION:	LOMBARD HEIGHTS SUBDIVISION, PHASE 3	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ZONING CLASSIFICATION:	R-1-S	STREET RIGHT OF WAYS: 50' OR AS SHOWN
SOURCE OF TITLE:	2017-11245	STREET WIDTH: 28' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP

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 flood plane, according to the Flood Insurance Rate Map, panel # _____, 06/05/2020
Dated: 05125C0240E



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:					
SOUTHERN GENERAL CONTRACTORS					
FINAL PLAT LOMBARD HEIGHTS, PHASE 3 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS					
DATE:	08/25/2023	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISID:		CHECKED BY:		20-1388	
500	01S	14W	0 9 210 62 1762		