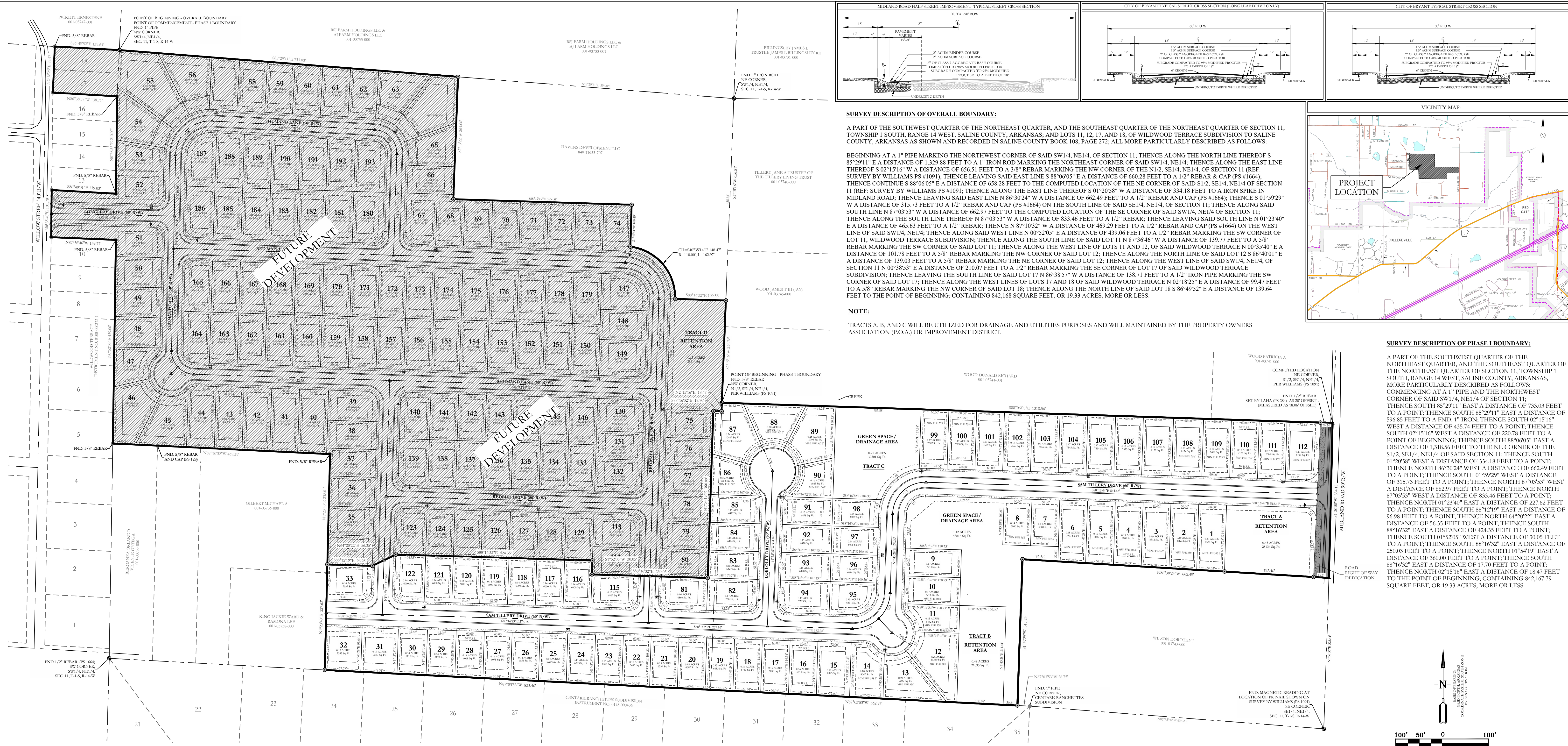




Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C26	43.46	75.00	33.20	S36° 38' 31"E	42.86	C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	43.46	75.00	33.20	S36° 38' 31"E	42.86	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88	C30	15.54	100.00	8.90	N87° 16' 23"E	15.52	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29	C33	20.09	25.00	46.04	N23° 18' 05"W	19.55	C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C34	54.16	50.00	62.06	N15° 17' 31"W	51.55	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 49' 35"W	35.33	C35	44.29	50.00	50.75	N41° 06' 53"E	42.86	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C36	44.29	50.00	50.75	S88° 07' 55"E	42.86	C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C11	19.69	25.00	45.13	N60° 13' 41"E	19.19	C37	44.29	50.00	2.15	N0° 47' 36"E	0.94	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26	C37	44.29	50.00	50.75	S37° 22' 43"E	42.86	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35	C38	54.16	50.00	62.06	S19° 01' 41"W	51.55	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42	C39	19.96	25.00	45.75	S27° 18' 56"E	19.44	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81	C40	1.06	25.00	2.44	S3° 05' 13"W	1.06	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S27° 37' 33"W	1.27	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36	C43	30.06	100.00	17.22	N10° 20' 12"E	29.95	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18	C44	111.48	100.00	63.87	N50° 03' 08"E	105.80	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C46	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65	C47	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	46.57	100.00	26.68	N22° 55' 15"E	46.15	C48	39.30	25.00	90.07	S43° 14' 25"E	35.38						
C23	46.57	100.00	26.68	N49° 36' 20"E	46.15	C49	39.24	25.00	89.93	S46° 43' 34"W	35.33						
C24	44.77	100.00	25.65	N75° 46' 20"E	44.40	C50	39.33	25.00	90.14	N43° 12' 13"W	35.40						
C25	0.64	75.00	0.49	S86° 41' 32"E	0.64	C51	39.21	25.00	89.86	N46° 47' 47"E	35.31						

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS No. 1664

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

By affixing my seal and signature, I William Cobitt R. Shoffner PLS No. 1664, 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 #08125C0365c, Dated: 06/05/2020.

FINAL PLAT

MIDLAND ROAD ESTATES, PHASE 1

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CERTIFICATIONS:

OWNER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

DEVELOPER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5 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.

CERTIFICATE OF FINAL SURVEYING ACCURACY:
I, Corbett R. Shoffner, 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.

CERTIFICATE OF FINAL ENGINEERING ACCURACY:
I, Kazi Tamzidul 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 complied with.

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 _____
Name: _____
Address: _____

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

Date of Execution _____
Name: _____
Address: _____

Date of Execution _____
Name: Lance Penfield, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER:
HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER/SUBDIVIDER:
HAVEN'S 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
PHASE 1

ZONING CLASSIFICATION:
PROPOSED R-1S

SOURCE OF TITLE:
SALINE COUNTY DOCUMENT
BOOK _____ PAGE _____

MIN. LOT SIZE:
6,000 S.F.

NUMBER OF LOTS:
73

SOURCE OF WATER:
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.E.)
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: 20' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

FINAL PLAT
MIDLAND ROAD ESTATES, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 12/11/2024
REVISED: _____
SHEET: _____

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

DRAWING NUMBER:
23-0024

500

01S

14W

0

11

104

62

1664