



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 626.72 FEET; THENCE LEAVING SAID WEST LINE, N78°30'41"E A DISTANCE OF 669.98 FEET; THENCE, S42°48'19"W A DISTANCE OF 448.56 FEET; THENCE, S87°16'44"W A DISTANCE OF 77.05 FEET; THENCE, S47°26'17"W A DISTANCE OF 77.96 FEET; THENCE, S02°32'03"W A DISTANCE OF 245.64 FEET; THENCE, S01°16'03"E A DISTANCE OF 53.85 FEET; THENCE, S02°32'03"E A DISTANCE OF 100.00 FEET TO A POINT OF THE NORTH LINE OF LOMBARD HEIGHTS, PHASES 1 AND 2; THENCE, ALONG SAID NORTH LINE, THE FOLLOWING CALLS: THENCE, S87°27'57"W A DISTANCE OF 99.85 FEET; THENCE, S70°39'30"W A DISTANCE OF 53.88 FEET; THENCE, N88°19'27"W A DISTANCE OF 530.23 FEET; THENCE, N80°47'12"W A DISTANCE OF 50.34 FEET; THENCE, N87°55'08"W A DISTANCE OF 126.73 FEET TO THE POINT OF BEGINNING, CONTAINING 2600,934 SQUARE FEET, OR 13.80 ACRES, MORE OR LESS.

NOTES:

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

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 our plat 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 Tamizdul 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 followed.

Date of Execution _____ Kazi Tamizdul 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 _____ Lance Penfield,
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	NUMBER OF LOTS: 48
DEVELOPER/ SUBDIVIDER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	SOURCE OF WATER: SALEM 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-1S	STREET RIGHT OF WAY: 50' OR AS SHOWN
SOURCE OF TITLE: 2017-11245	STREET WIDTH: 20' 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 herein lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # _____ 06/05/2020
Dated: 05125C0240E

LEGEND

- Ⓟ -- No Parking Sign
- -- Stop Sign
- ⦿ -- Street light
- ⦿ -- Fire Hydrant
- ⦿ -- Computed point
- -- Found monument
- -- Set #4 RB/Plas. Cap (SIP)
- (D) -- Decoded
- (M) -- Measured
- (P) -- Platted
- ||||| -- ADA Crosswalk

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1762
JONATHAN L. HOPE

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER
NO. 20876
KAZI TAMIZDUL ISLAM

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: 08/18/2025	C.A.D. BY: BJJOHNSON	DRAWING NUMBER: 20-1388
REVISED:	CHECKED BY:	SCALE: 1"=50'
500	01S	14W
0	9	210
62	1762	

\\LAND PROJECTS\2025\REVISED\20250818 LOMBARD HEIGHTS PHASE 3.DWG 1586 PLS PS-11 06-08-2025 DWG