

CITY OF BRYANT CERTIFICATIONS:

OWNER: LANDERS DEVELOPMENT, LLC  
 DEVELOPER: LANDERS DEVELOPMENT, LLC  
 Name: LANDERS DEVELOPMENT, LLC  
 Address: 3108 HORIZON DR SUITE 5  
 BRYANT, AR 72022

CITY OF OWNER:  
 Name: LANDERS DEVELOPMENT, LLC  
 Address: 3108 HORIZON DR SUITE 5  
 BRYANT, AR 72022

CERTIFICATE OF RECORDING:  
 This document, number \_\_\_\_\_, Page \_\_\_\_\_, for Bill of Assurance see Deed Record Book \_\_\_\_\_ Page \_\_\_\_\_ in Plat or Deed Book \_\_\_\_\_

CERTIFICATE OF PROPERTY OWNERSHIP:  
 I, \_\_\_\_\_, hereby certify that the deed records in the office of Grant Clerk and Ex-Officio Recorder of Saline County, Arkansas, reflect that \_\_\_\_\_ is the record title owner of real property more particularly described herein on page \_\_\_\_\_ of Book \_\_\_\_\_ of said County.

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 monuments not shown herein have been substituted by as many conditions and materials as shown; and that all monuments not shown herein have been substituted by as many conditions and materials as shown; and that all monuments not shown herein have been substituted by as many conditions and materials as shown; and that all monuments not shown herein have been substituted by as many conditions and materials as shown.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:  
 I, William W. McFadden, 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.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval and/or approval conditions, my consent is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

FLOODPLAIN CERTIFICATION:  
 NAME CHAIRMAN: BRYANT PLANNING COMMISSION

DATE OF EXECUTION: \_\_\_\_\_  
 DATE OF EXECUTION: \_\_\_\_\_

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DATE OF EXECUTION: \_\_\_\_\_



CAMBRIDGE PLACE  
 Phase 1  
 Book 1978 Page 15436

Louis David Brown  
 Book 2015 Page 6748

Rita Billing  
 Book 1978 Page 46165

WILLIS THEODORE & MANNETTA  
 Book 2007 Page 64750

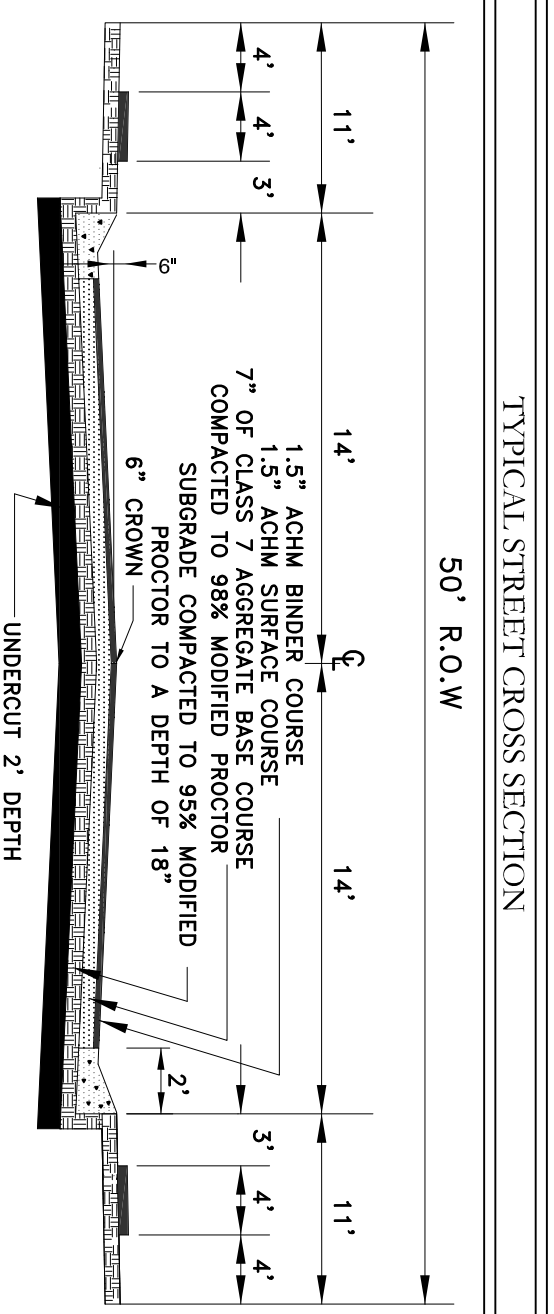
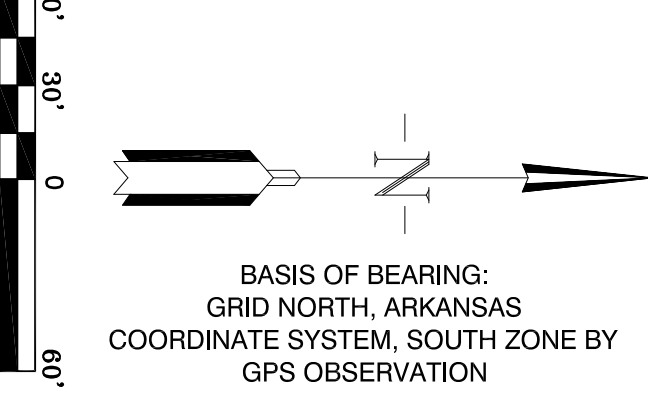
JOHNIE D JR & DEBORAH  
 ODDOM  
 Book 2013 Page 47719

Curve Table: Invert Elevations

Curve #	Begin	End	Chord Direction	Chord Length	Area Under Curve
C1	25.00	50.00	N88°25'26"W	50.00	50.00
C2	50.00	75.00	N88°25'26"W	50.00	50.00
C3	75.00	100.00	N88°25'26"W	50.00	50.00
C4	100.00	125.00	N88°25'26"W	50.00	50.00
C5	125.00	150.00	N88°25'26"W	50.00	50.00
C6	150.00	175.00	N88°25'26"W	50.00	50.00
C7	175.00	200.00	N88°25'26"W	50.00	50.00
C8	200.00	225.00	N88°25'26"W	50.00	50.00
C9	225.00	250.00	N88°25'26"W	50.00	50.00
C10	250.00	275.00	N88°25'26"W	50.00	50.00
C11	275.00	300.00	N88°25'26"W	50.00	50.00
C12	300.00	325.00	N88°25'26"W	50.00	50.00

Curve Table: Stationing

Curve #	Length	Radius	Chord Direction	Chord Length	Ch. Length
C1	25.00	597254'	N88° 19' 59"W	24.78	24.78
C2	54.72	627424'	N82° 41' 53"W	52.04	52.04
C3	42.50	50.00	N81° 00' 49"E	41.23	41.23
C4	73.16	50.00	S82° 43' 15"E	66.80	66.80
C5	11.91	50.00	S83° 58' 56"E	11.88	11.88
C6	25.00	597254'	S88° 52' 29"E	24.78	24.78
C7	25.00	597207'	N83° 38' 30"E	24.82	24.82
C8	33.89	50.00	S85° 17' 22"E	33.24	33.24
C9	52.89	50.00	S87° 08' 13"E	51.96	51.96
C10	41.20	50.00	S87° 12' 41"E	39.18	39.18
C11	54.47	50.00	S87° 51' 30"E	51.82	51.82
C12	25.88	50.00	S87° 58' 53"E	24.74	24.74



PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A RAILROAD IRON ACCEPTED AS THE NORTHEAST CORNER OF SAID SW 1/4, SE 1/4, SECTION 23, THENCE S89°16'46"W, ALONG THE EAST LINE THEREOF, 60.24 FEET TO A 1/2" REBAR IN THE SOUTH RIGHT OF WAY LINE OF JOHNSWOOD ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE S89°16'46"W, LEAVING SAID ROAD AND ALONG THE EAST LINE OF SAID SW 1/4, SE 1/4, 820.06 FEET TO A 1/2" REBAR, THENCE N88°19'39"W, 265.29 FEET TO A 1/2" REBAR, THENCE N88°25'26"W, 195.38 FEET TO A 1/2" REBAR, THENCE N88°25'26"W, 201.21 FEET TO A POINT ON THE EAST LINE OF CAMBRIDGE SUBDIVISION, OF WAY LINE OF JOHNSWOOD ROAD, THENCE S86°27'54"E, ALONG SAID RIGHT-OF-WAY LINE, 659.34 FEET TO THE POINT OF BEGINNING, CONTAINING 12.60 ACRES.

PRELIMINARY PLAT  
 JOHNSWOODS VILLAGE  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

- ▲ - Computed point
- - Found monument
- - Set #4 RB Pins, Cap(S/P)
- (M) - Measured
- (R) - Record
- (P) - Platred

PROPERTY SPECIFICATIONS:

OWNER:	LANDERS DEVELOPMENT, LLC
DEVELOPER:	LANDERS DEVELOPMENT, LLC
ENGINEERS:	HOPE CONSULTING, INC.
NAME OF SUBDIVISION:	JOHNSWOOD VILLAGE
ZONING CLASSIFICATION:	PROPOSED R-2
SOURCE OF TITLE:	SALINE COUNTY DOCUMENT

FOR USE AND BENEFIT OF:  
**LANDERS DEVELOPMENT, LLC**  
 PRELIMINARY PLAT  
**JOHNSWOODS VILLAGE**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

117 S. Market Street,  
 Benton, Arkansas 72015  
 PH: (501) 315-2626  
 FAX (501) 315-0024  
 www.hopeconsulting.com

DATE: JULY 16, 2015  
 REVISION: JULY 29, 2015  
 SHEET: 500 015 14W 0 23 230 62 1762