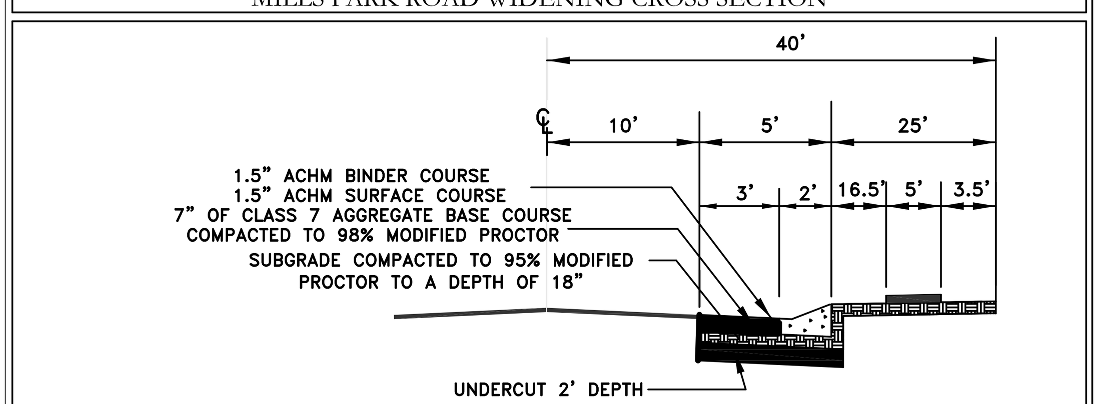
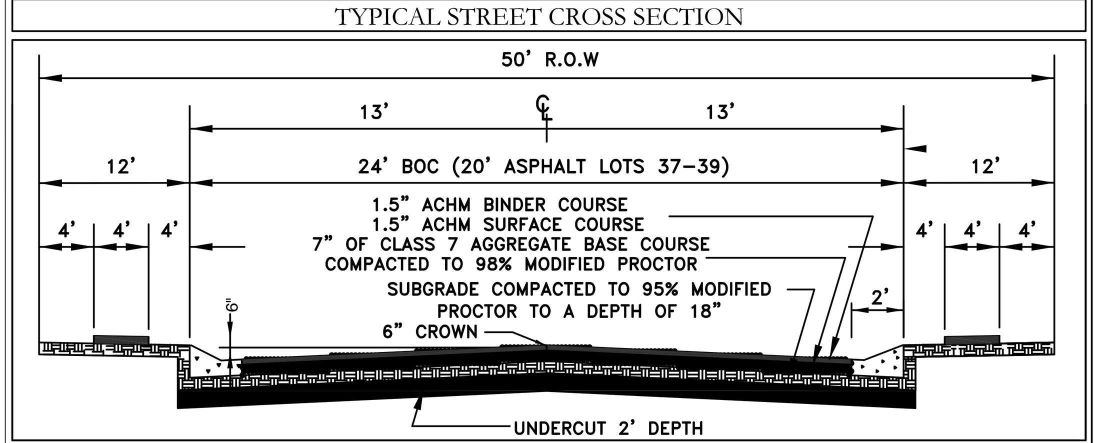
MILLS PARK ROAD WIDENING CROSS SECTION



TYPICAL STREET CROSS SECTION



PROPERTY DESCRIPTION:

PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER SECTION 26, TOWNSHIP 1 SOUTH, RANGE 14 WEST, ALL IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, THENCE N04°00'47"E 1831.58 FEET; THENCE S86°11 '36"E 21.55 FEET TO THE POINT OF BEGINNING; THENCE BEARING N03°19'53"E A DISTANCE OF 486.17 FEET; THENCE BEARING S88°08'08"E A DISTANCE OF 104.35 FEET; THENCE BEARING S88°08'39"E A DISTANCE OF 1119.86 FEET; THENCE BEARING S33°49'19"W A DISTANCE OF 84.94 FEET; THENCE BEARING S31°36'22"W A DISTANCE OF 111.99 FEET; THENCE BEARING S29°21'28"W A DISTANCE OF 111.04 FEET; THENCE BEARING S27°11'00"W A DISTANCE OF 103.92 FEET; THENCE BEARING S25°00'54"W A DISTANCE OF 105.37 FEET; THENCE BEARING S22°55'41 "W A DISTANCE OF 65.00 FEET; THENCE BEARING N86°11 '36"W A DISTANCE OF 330.90 FEET; THENCE BEARING N86°11 '36"W A DISTANCE OF 645.33 TO THE POINT OF BEGINNING. CONTAINING 549,277 SQUARE FEET OR 12.61 ACRES

TRACT A, GREEN SPACES AND EMERGENCY ENTRANCE TO BE MAINTAINED BY THE POA.

TRACT B IS FOR FUTURE CITY CONSTRUCTED WALKING PATH. POA WILL MAINTAIN TRACT B UNTIL PATH IS BUILT AND CITY TAKES OVER MAINTENANCE.

Curve Table

Curve #	Length	Radius	Delta
C4	15.029	75.000	11.4809
C5	32.594	75.000	24.9000
C6	56.226	125.000	25.7723
C7	141.255	125.000	64.7463
C8	142.318	125.000	65.2336
C9	21.753	125.000	9.9707
C10	62.340	175.000	20.4103
C11	46.943	175.000	15.3692
C12	15.018	175.000	4.9171
C13	52.699	175.000	17.2539
C14	52.699	175.000	17.2539
C15	52.699	175.000	17.2539
C16	52.699	175.000	17.2539
C17	52.699	175.000	17.2539
C18	34.442	175.000	11.2765
C19	19.086	90.000	12.1504
C20	41.720	90.000	26.5596
C21	32.993	70.000	27.0054
C22	57.832	70.000	47.3365
C23	44.980	70.000	36.8170

Curve Table

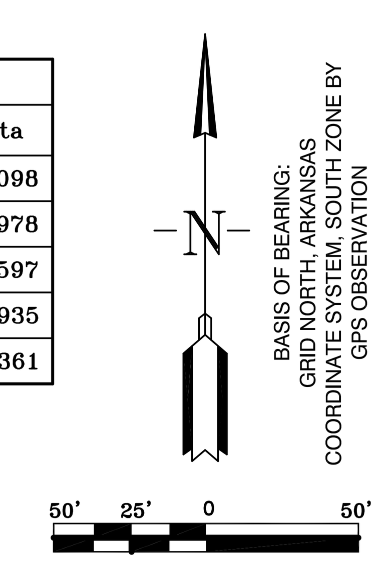
Curve #	Length	Radius	Delta
C24	44.980	70.000	36.8170
C25	44.980	70.000	36.8170
C26	60.098	70.000	49.1906
C27	38.599	70.000	31.5937
C28	55.103	90.000	35.0796
C29	63.289	90.000	40.2908
C30	75.343	125.000	34.5346
C31	150.683	125.000	69.0680
C32	13.387	125.000	6.1362
C33	1.794	175.000	0.5874
C34	75.728	175.000	24.7938
C35	46.778	175.000	15.3153
C36	52.699	175.000	17.2539
C37	52.699	175.000	17.2539
C38	52.699	175.000	17.2539
C39	50.184	175.000	16.4306
C40	20.044	175.000	6.5624
C41	44.727	175.000	14.6440
C42	15.621	300.000	2.9833
C43	75.609	300.000	14.4403

Curve Table

Curve #	Length	Radius	Delta
C44	75.973	300.000	14.5098
C45	67.532	300.000	12.8978
C46	52.672	300.000	10.0597
C47	37.827	25.000	86.6935
C48	37.671	25.000	86.3361

Curve Table: Road Centerline

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC49	54°53'27"	N66° 21' 41"E 299.59	311.36	325.00
SC50	130°05'42"	S76° 02' 11"E 272.00	340.59	150.00
SC51	144°21'02"	S83° 09' 51"E 285.60	377.91	150.00



BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

811 Know what's below. Call before you dig.

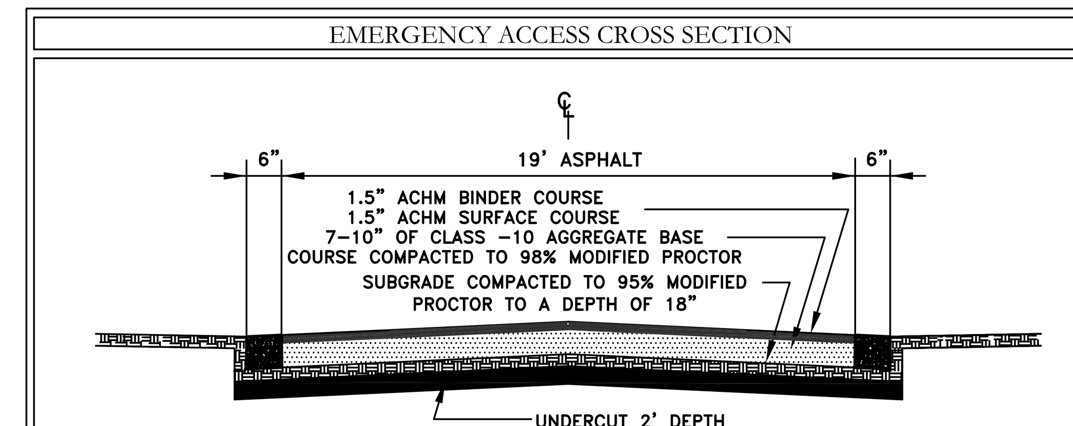
LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
(M) - Measured
(R) - Record
(P) - Platted
- Street Light
- Fire Hydrant
- Stop Sign

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

EMERGENCY ACCESS CROSS SECTION



PROPERTY SPECIFICATIONS:

OWNER: LANDMARK PROPERTIES GROUP
310 SHERRY ANN COURT
ALEXANDER, AR 72002

DEVELOPER/ SUBDIVIDER: LANDMARK PROPERTIES GROUP
310 SHERRY ANN COURT
ALEXANDER, AR 72002

ENGINEERS: HOPE CONSULTING INC.
117 S MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: PARKVIEW SUBDIVISION

ZONING CLASSIFICATION: PROPOSED R-1S

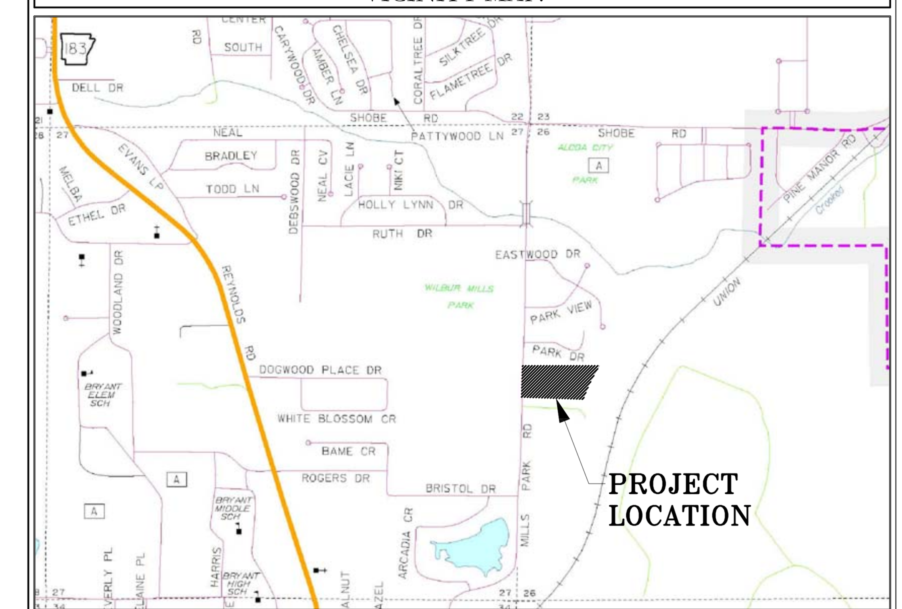
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2015 PAGE 081417

MIN. LOT SIZE: 7,500 S.F.
NUMBER OF LOTS: 39
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' 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 WAYS: 50' OR AS SHOWN
STREET WIDTH: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

VICINITY MAP:



CITY OF BRYANT CERTIFICATIONS:

OWNER:
Name: LANDMARK PROPERTIES GROUP
Address: 310 SHERRY ANN COURT
ALEXANDER, AR 72002

DEVELOPER:
Name: LANDMARK PROPERTIES GROUP
Address: 310 SHERRY ANN COURT
ALEXANDER, AR 72002

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.

Date of Execution ______

Name: ______
Address: 310 SHERRY ANN COURT
ALEXANDER, AR 72002

Source of Tile: BOOK 2015 PAGE 081417

CERTIFICATE OF PROPERTY OWNERSHIP:

I, ______, hereby certify that the deed records in the office of Cicuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that ______ is the record title owner of real property more particularly described herin on plat.

Dated: ______ Certified Title Insurance Agent or Abstractor

CERTIFICATE OF RECORDING:

This document, number ______ is filed for record this ___ day of ______, 20___at ____a.m./p.m. in Plat or Deed Book _____Page _____. For Bill of Assurance see Deed Record Book _____ Page ____

______ CIRCUIT CLERK

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 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.

Date of Execution ______

William W. McFadden
Registered Professional
Engineer, No. 14048
Arkansas

CERTIFICATE OF PRELIMINARY 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, CHAIRMAN
BRYANT PLANNING COMMISSION

FLOODPLAIN CERTIFICATION:

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.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0250D, dated 6/19/2012, a portion of the property described hereon does lie within the 100 year flood hazard boundary.

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

FOR USE AND BENEFIT OF:
LANDMARK PROPERTIES GROUP

PRELMINARY PLAT
PARKVIEW SUBDIVISION

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

DATE: FEBRUARY 25, 2016	C.A.D. BY: B. JOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	15-0474
SHEET:	SCALE: 1"=50'	

500	01S	14W	0	23	230	62	1762