



CERTIFICATIONS:

OWNER:	DEVELOPER:
Name: Southern General Contractors, LLC Address: 5889 Pierce Manse Loop, Benton, AR 72019	Name: Southern General Contractors, LLC Address: 5889 Pierce Manse Loop, Benton, AR 72019

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: Southern General Contractors, LLC
5889 Pierce Manse Loop
Benton, AR 72019
Address: _____

Source of Title: Saline County Document # 2017-017589

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Kyle Pennington, hereby certify that this plan correctly represents a boundary survey 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 will be accurately described in terms of length and direction of the property side as required in accord with the City of Benton Subdivision Rules and Regulations.

Date of Execution: _____ Name: Kyle Pennington
Registered Professional
Land Surveyor, No. 1807
Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, William W. McFadden, hereby certify that I am the engineer of record for this subdivision and that I, or those under my supervision will design and monitor the construction of the improvements required in accord with the City of Benton Subdivision Rules and Regulations.

Date of Execution: _____ Name: William W. McFadden
Registered Professional
Engineer, No. 14048
Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Benton Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date of Execution: _____ Name, Chairman: Benton Planning Commission

PROPERTY DESCRIPTION (AS SURVEYED):
PART OF THE EAST HALF OF THE FRACTIONAL NORTHWEST QUARTER (E 1/2 NW 1/4) OF SECTION 18, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A FOUND 2" PIPE BY RMCO CONCRETE MONUMENT, ACCEPTED AS THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18; THENCE N89°23'45"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 661.14 FEET TO A FOUND 2" PIPE BY RMCO CONCRETE MONUMENT, ACCEPTED AS THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 18; THENCE N0°15'57"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.66 FEET TO A FOUND 2" PIPE BY RMCO CONCRETE MONUMENT, ACCEPTED AS THE SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 18; THENCE N87°58'11"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 635.55 FEET TO A FOUND 2" PIPE BY RMCO CONCRETE MONUMENT, ACCEPTED AS THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18; THENCE N0°14'55"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,344.49 FEET TO A FOUND 1.5" PIPE, ACCEPTED AS THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18; THENCE S88°20'17"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,366.71 FEET TO A FOUND 1.5" REBAR (PLS #1284), ACCEPTED AS THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18; THENCE S02°31'37"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,373.71 FEET TO A FOUND 1" PIPE, ACCEPTED AS THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18; THENCE S88°20'17"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,366.71 FEET TO A FOUND 1.5" REBAR (PLS #1284), ACCEPTED AS THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18; THENCE S02°31'37"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,328.42 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 70.742 ACRES, MORE OR LESS.

PROPERTY SPECIFICATIONS:

OWNER:	SOUTHERN GENERAL CONTRACTORS, LLC 5889 PIERCE MANSE LOOP BENTON, AR 72019	MINIMUM LOT SIZE: 1.0 ACRE AVERAGE LOT SIZE: 660.00 SQ. FT. AVERAGE LOT SIZE PER ACRES: 1.47 ACRES
DEVELOPER / SUBDIVIDER:	SOUTHERN GENERAL CONTRACTORS, LLC 5889 PIERCE MANSE LOOP BENTON, AR 72019	NUMBER OF LOTS: 48 SOURCE OF WATER: WATER USERS SOURCE OF SEWER: SEPTIC SOURCE OF ELECTRIC: ENERGY BUILDING SERVICES
ENGINEERS:	HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, ARKANSAS 72015	FRONT 25' OR AS SHOWN REAR 25' OR AS SHOWN SIDE-INTERIOR 15' OR AS SHOWN UTILITY DRAINAGE EASEMENTS: FRONT-10' OR AS SHOWN REAR-10' OR AS SHOWN SIDE-10' OR AS SHOWN STREET RIGHT OF WAY: 60' LOT CORNERS: SET 1/2" REBAR WITH CAP
NAME OF SUBDIVISION:	TUCKER'S HILL	
SOURCE OF TITLE:	2017-017589	

REGISTERED PROFESSIONAL ENGINEER
WILLIAM W. MCFADDEN
No. 14048

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE PENNINGTON
No. 1807

By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, 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 Flood Insurance Rate Map, panel # 05119C0420G, Dated: 07/06/2015

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:
SOUTHERN GENERAL CONTRACTORS, LLC

PRELIMINARY PLAT TUCKER'S HILL
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: September 28, 2017	C.A.D. BY: JPP	DRAWING NUMBER:
REVISED: November 9, 2017	CHECKED BY:	17-0464
500	01S	14W
0	18	400
62	1807	

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	112.40	180.00	35°46'39"	N19°38'10"E	110.58
C2	71.57	120.00	34°10'24"	N20°15'55"E	70.52
C3	55.40	230.00	13°48'00"	N10°04'43"E	55.26
C4	90.39	230.00	22°31'00"	N28°14'13"E	89.81
C5	92.27	230.00	22°59'05"	N50°59'16"E	91.65
C6	114.00	230.00	28°23'54"	N76°40'45"E	112.83
C7	8.79	230.00	2°11'20"	S88°01'38"E	8.79
C8	175.36	120.00	83°43'45"	N51°12'10"E	160.17
C9	288.72	170.00	97°18'28"	N39°18'57"W	255.25
C10	22.96	230.00	5°43'00"	N85°00'41"W	22.95
C11	98.57	230.00	24°32'44"	N69°58'49"W	97.82
C12	94.94	230.00	23°38'28"	N45°53'13"W	94.27
C13	86.84	230.00	21°37'29"	N23°15'14"W	86.33
C14	60.76	230.00	15°07'46"	N4°52'37"W	60.58
C15	39.95	25.00	91°53'45"	N43°09'36"W	35.83
C17	161.44	60.00	154°10'02"	N2°01'49"E	116.96
C18	33.63	25.00	77°05'01"	N40°34'19"E	31.15
C20	39.17	25.00	89°46'45"	N42°50'46"W	35.29
C21	143.64	195.00	42°12'20"	S71°09'42"W	140.42
C22	39.69	75.00	90°19'08"	S65°13'07"W	39.23
C23	92.06	75.00	70°19'48"	N64°27'25"W	86.39
C24	87.45	75.00	66°48'34"	N4°06'46"E	82.58

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C25	86.61	75.00	66°09'48"	N70°53'57"E	81.88
C26	14.10	75.00	10°46'30"	S70°53'55"E	14.08
C27	75.53	195.00	22°11'30"	S76°38'23"E	75.06
C28	39.37	25.00	90°13'16"	N47°09'14"E	35.42
C29	269.13	170.00	90°39'27"	N42°38'22"W	241.92
C30	105.12	230.00	25°41'23"	N75°07'30"W	102.26
C31	63.14	230.00	15°43'41"	N54°24'58"W	62.94
C32	34.34	25.00	78°41'32"	N85°53'53"W	31.70
C33	34.34	25.00	78°41'32"	N15°24'34"E	31.70
C34	57.88	230.00	14°25'07"	N16°43'38"W	57.73
C35	75.69	230.00	18°51'23"	N0°08'24"W	75.35
C36	48.07	180.00	15°18'07"	S16°59'21"W	47.93
C37	100.56	180.00	32°00'33"	S40°38'42"W	99.26
C38	85.55	180.00	27°13'56"	S19°40'27"E	84.75
C39	28.86	180.00	9°11'08"	S88°28'28"W	28.83
C40	1.53	170.00	0°30'56"	S87°11'25"E	1.53
C41	265.18	170.00	89°22'24"	N47°51'55"E	239.10
C42	107.47	180.00	34°12'29"	N20°16'57"E	105.88
C43	74.02	120.00	35°46'13"	N19°40'27"E	73.71
C44	82.02	269.24	17°27'18"	N17°49'40"E	81.71
C45	104.53	269.24	22°59'22"	N37°55'41"E	103.83
C46	53.59	326.12	9°24'54"	N55°25'15"E	53.53

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C47	49.30	326.12	8°39'42"	N64°27'32"E	49.25
C48	197.53	1090.23	10°22'52"	N75°36'27"E	197.26
C49	176.69	1040.23	9°43'55"	N75°19'24"E	176.48
C50	85.86	276.12	17°48'55"	N59°44'21"E	85.51
C51	80.33	210.51	22°50'42"	N37°50'56"E	83.38
C52	60.35	219.24	15°46'03"	N18°36'51"E	60.14

LINE TABLE

Line #	Direction	Length
L1	S3°10'43"W	97.59
L3	S2°41'16"W	49.56
L4	N82°15'27"E	126.32
L5	S2°01'49"W	85.29
L6	N87°58'11"W	36.00

Curve Table: Road Centerline

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC1	35°37'20"	S19°34'31"W 91.65	93.15	149.82
SC2	34°12'29"	S20°16'57"W 88.23	89.56	150.00
SC3	89°53'20"	S48°07'23"W 282.57	313.77	200.00
SC4	83°43'45"	S51°12'10"W 200.21	219.20	150.00
SC5	97°18'28"	S39°18'57"E 300.29	339.67	200.00
SC6	90°39'27"	S42°38'27"E 284.59	316.60	200.09
SC7	10°00'25"	S87°15'40"W 34.96	35.01	200.45

LEGEND

- △ - Computed point
- - Found monument
- - Set 1/2" REBAR WITH Cap
- ⊙ - Set #4 Rb/Alum. Cap
- (D) - Measured
- (M) - Measured
- (P) - Platted
- ⊕ - Stop Sign
- ⚡ - Fire Hydrant