

OLDE SALEM TOWNSHIP Residential Development



Couchwood Dr & Samples Rd

Benton, AR (Saline County)

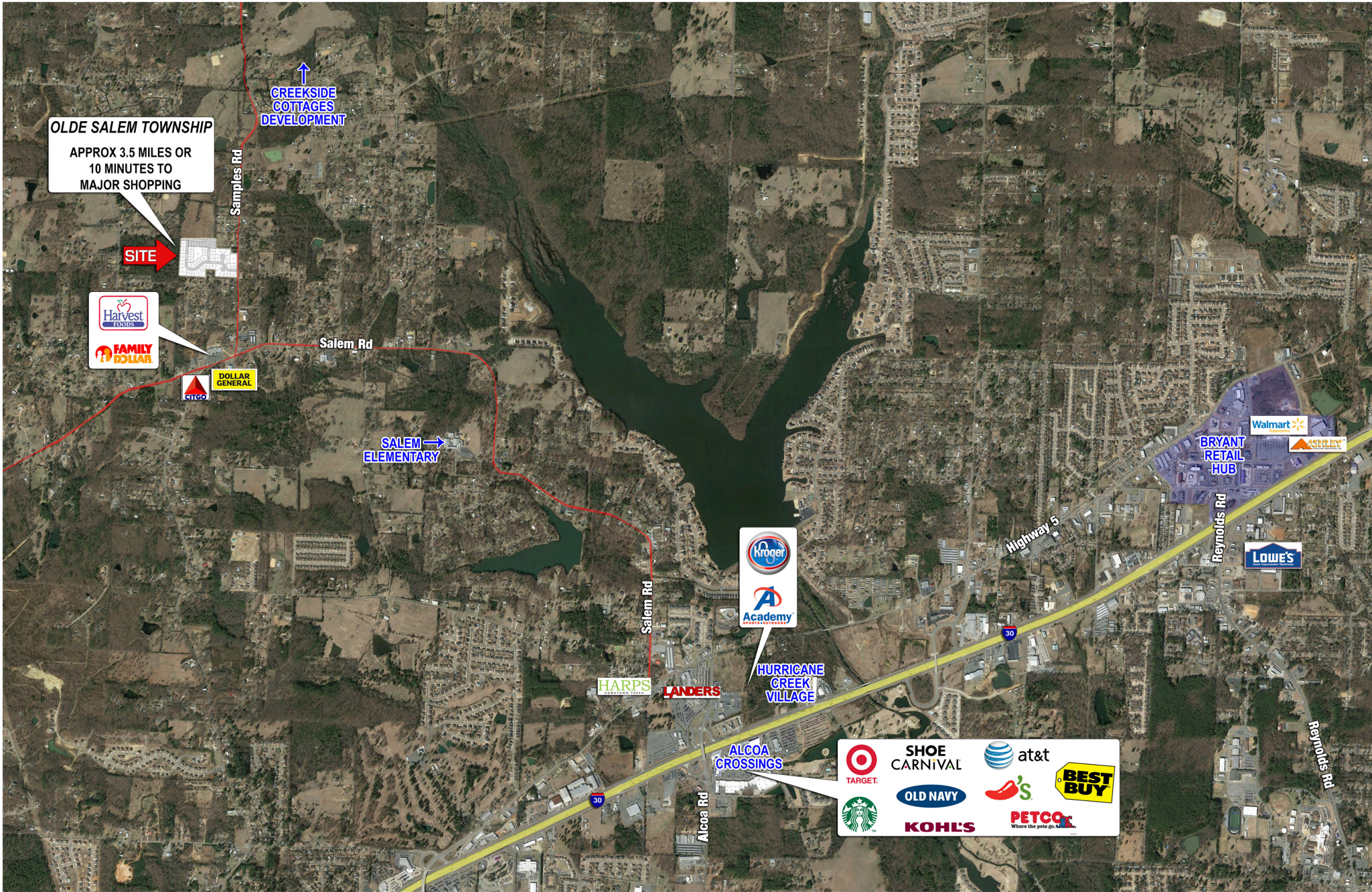
PROPERTY DETAILS

- Front porch community
- Includes club house, pavilion, pool & internal park
- Walking distance to Harvest Foods & Dollar General
- In the Bryant School District, zoned for Salem Elementary & Bethel Middle School, two top rated schools in the state of Arkansas
- Ten (10) minutes from Hurricane Creek Village shopping center, a new development anchored by Kroger & Academy Sports
- Ten (10) minutes from Interstate 30 access & approximately 30 minutes from downtown Little Rock
- Nearby to other major retailers such as Shoe Carnival, Target, AT&T, Best Buy, Starbucks, Chili's, Old Navy, Kohl's and much more

Salem Homes • Fiser Development
www.fiser.com

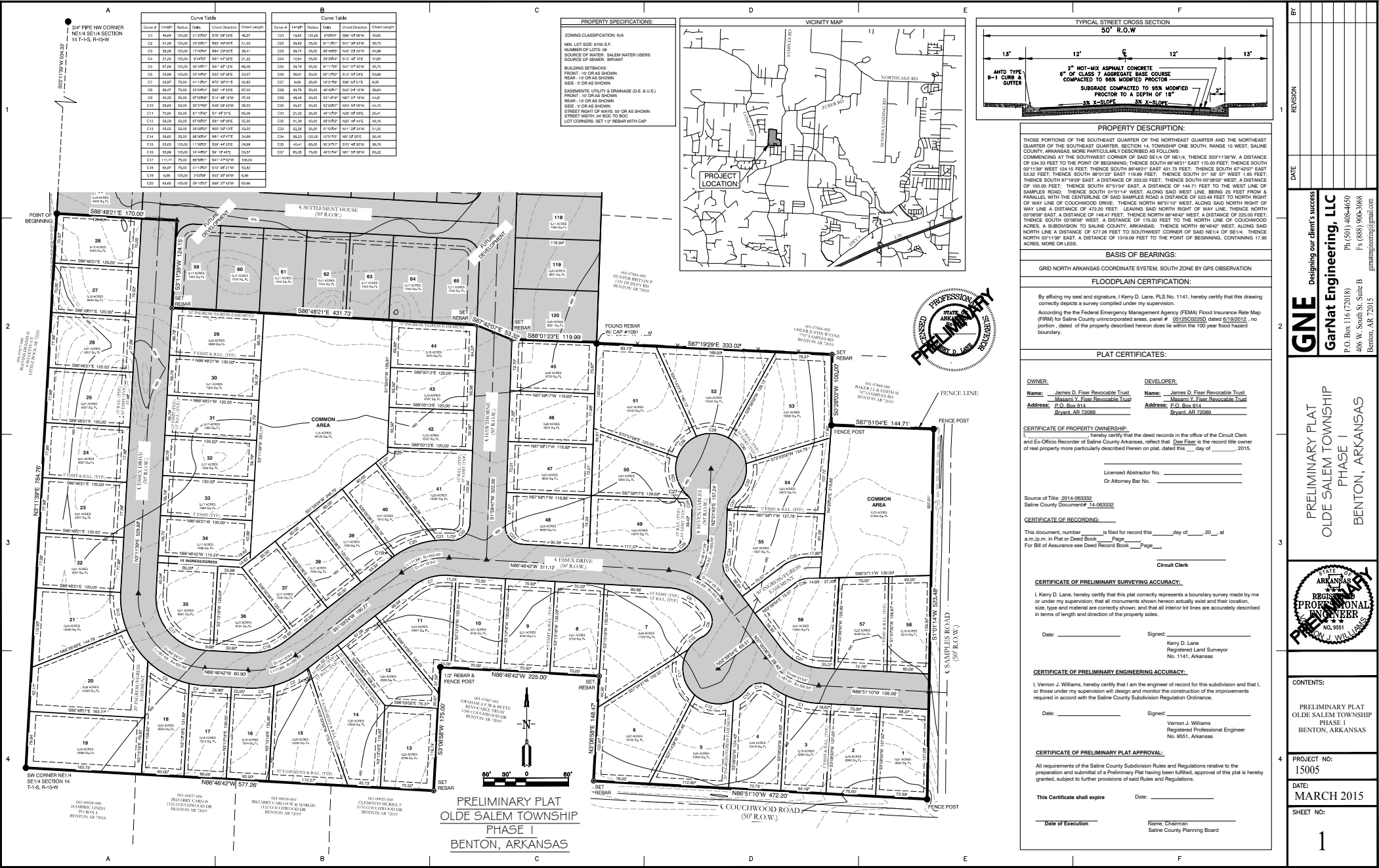
Dee Fiser
(501) 454-4070 • dee@fiser.com

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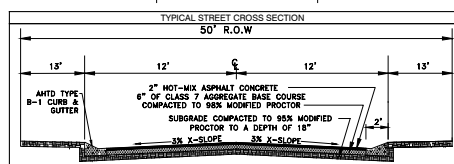
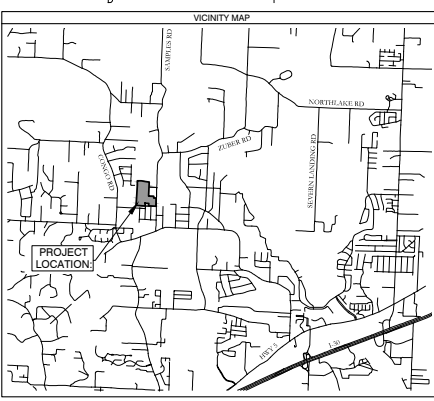
OLDE SALEM TOWNSHIP
Benton, Arkansas





Curve Table				
Curve #	Length	Radius	Chord Distance	Chord Length
C1	46.00	120.00	57.7350	46.00
C2	51.20	120.00	57.7350	51.20
C3	16.00	120.00	17.4424	16.00
C4	21.20	120.00	17.4424	21.20
C5	47.20	120.00	57.7350	47.20
C6	52.40	120.00	57.7350	52.40
C7	58.40	120.00	57.7350	58.40
C8	64.40	120.00	57.7350	64.40
C9	70.40	120.00	57.7350	70.40
C10	76.40	120.00	57.7350	76.40
C11	82.40	120.00	57.7350	82.40
C12	88.40	120.00	57.7350	88.40
C13	94.40	120.00	57.7350	94.40
C14	100.40	120.00	57.7350	100.40
C15	106.40	120.00	57.7350	106.40
C16	112.40	120.00	57.7350	112.40
C17	118.40	120.00	57.7350	118.40
C18	124.40	120.00	57.7350	124.40
C19	130.40	120.00	57.7350	130.40
C20	136.40	120.00	57.7350	136.40
C21	142.40	120.00	57.7350	142.40
C22	148.40	120.00	57.7350	148.40
C23	154.40	120.00	57.7350	154.40
C24	160.40	120.00	57.7350	160.40
C25	166.40	120.00	57.7350	166.40
C26	172.40	120.00	57.7350	172.40
C27	178.40	120.00	57.7350	178.40
C28	184.40	120.00	57.7350	184.40
C29	190.40	120.00	57.7350	190.40
C30	196.40	120.00	57.7350	196.40
C31	202.40	120.00	57.7350	202.40
C32	208.40	120.00	57.7350	208.40
C33	214.40	120.00	57.7350	214.40
C34	220.40	120.00	57.7350	220.40
C35	226.40	120.00	57.7350	226.40
C36	232.40	120.00	57.7350	232.40
C37	238.40	120.00	57.7350	238.40
C38	244.40	120.00	57.7350	244.40
C39	250.40	120.00	57.7350	250.40
C40	256.40	120.00	57.7350	256.40
C41	262.40	120.00	57.7350	262.40
C42	268.40	120.00	57.7350	268.40
C43	274.40	120.00	57.7350	274.40
C44	280.40	120.00	57.7350	280.40
C45	286.40	120.00	57.7350	286.40
C46	292.40	120.00	57.7350	292.40
C47	298.40	120.00	57.7350	298.40
C48	304.40	120.00	57.7350	304.40
C49	310.40	120.00	57.7350	310.40
C50	316.40	120.00	57.7350	316.40
C51	322.40	120.00	57.7350	322.40
C52	328.40	120.00	57.7350	328.40
C53	334.40	120.00	57.7350	334.40
C54	340.40	120.00	57.7350	340.40
C55	346.40	120.00	57.7350	346.40
C56	352.40	120.00	57.7350	352.40
C57	358.40	120.00	57.7350	358.40
C58	364.40	120.00	57.7350	364.40
C59	370.40	120.00	57.7350	370.40
C60	376.40	120.00	57.7350	376.40

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C56	352.40	120.00	57.7350	352.40
C57	358.40	120.00	57.7350	358.40
C58	364.40	120.00	57.7350	364.40
C59	370.40	120.00	57.7350	370.40
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PROPERTY DESCRIPTION:
THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 14, TOWNSHIP ONE SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF NE 1/4, THENCE S01°13'30"W, A DISTANCE OF 534.33 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 86°49'21" EAST 170.00 FEET, THENCE SOUTH 01°11'30" WEST 104.15 FEET, THENCE SOUTH 86°49'21" EAST 431.75 FEET, THENCE SOUTH 87°42'07" EAST 53.32 FEET, THENCE SOUTH 86°07'22" EAST 119.00 FEET, THENCE SOUTH 01° 58' 37" WEST 1.85 FEET, THENCE SOUTH 87°10'20" EAST, A DISTANCE OF 333.00 FEET, THENCE SOUTH 08°09'58" WEST, A DISTANCE OF 100.00 FEET, THENCE SOUTH 87°10'14" WEST, ALONG SAID WEST LINE, BEING 95 FEET FROM A PARALLEL WITH THE CENTERLINE OF SAID SAMPLE ROAD A DISTANCE OF 523.45 FEET TO NORTH RIGHT OF WAY LINE OF COUCHWOOD DRIVE, THENCE NORTH 86°14'47" WEST, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 472.55 FEET, LEAVING SAID NORTH RIGHT OF WAY LINE, THENCE NORTH 01°01'13" EAST, A DISTANCE OF 144.71 FEET, LEAVING SAID NORTH RIGHT OF WAY LINE, THENCE NORTH 01°13'13" EAST, A DISTANCE OF 178.00 FEET TO THE NORTH LINE OF COUCHWOOD DRIVE, A SUBDIVISION TO SALINE COUNTY, ARKANSAS, THENCE NORTH 86°48'42" WEST, ALONG SAID NORTH LINE A DISTANCE OF 577.28 FEET TO SOUTHWEST CORNER OF SAID NE 1/4 OF NE 1/4, THENCE NORTH 01°13'13" EAST, A DISTANCE OF 1319.09 FEET TO THE POINT OF BEGINNING, CONTAINING 17.90 ACRES, MORE OR LESS.

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

FLOODPLAIN CERTIFICATION:
By affixing my seal and signature, I, Kerry D. Lane, PLS No. 1141, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, parcel # 0212020202 dated 6/18/2012, no portion, dated, of the property described herein does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:
OWNER: James D. Fager Reversible Trust
Name: James D. Fager Reversible Trust
Address: P.O. Box 914, Royal, AR 72089
DEVELOPER: James D. Fager Reversible Trust
Name: James D. Fager Reversible Trust
Address: P.O. Box 914, Royal, AR 72089
CERTIFICATE OF PROPERTY OWNERSHIP:
I, Kerry D. Lane, hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County Arkansas, reflect that Deed Fager is the record title owner of real property more particularly described herein on plat, dated this day of , 2015.
Licensed Abstractor No.
or Attorney Bar No.
Source of Title: 2014-06-0332
Saline County Document # 14-06-0332
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 PRELIMINARY SURVEYING ACCURACY:
I, Kerry D. Lane, hereby certify that this plat correctly represents a boundary survey 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 interior lot lines are accurately described in terms of length and direction of the property sides.
Date: Signed:
Kerry D. Lane
Registered Land Surveyor
No. 1141, Arkansas
CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, Vernon J. Williams, 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 Saline County Subdivision Regulation Ordinance.
Date: Signed:
Vernon J. Williams
Registered Professional Engineer
No. 8551, Arkansas
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the Saline County Subdivision Rules and Regulations relative to the preparation and submit of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.
This Certificate shall expire Date:
Date of Execution Name: Chairman
Saline County Planning Board

PROJECT NO: 15005

DATE: MARCH 2015

SHEET NO: 1

PRELIMINARY PLAT
OLDE SALEM TOWNSHIP
PHASE I
BENTON, ARKANSAS

GarNat Engineering, LLC
P.O. Box 116 (72018)
406 W. South St. Suite B
Benton, AR 72015
Fax (501) 408-4650
Fax (588) 906-1068
garnatengr@gmail.com

Designing our client's success

Arkansas
Professional Engineer
No. 8551
Vernon J. Williams

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