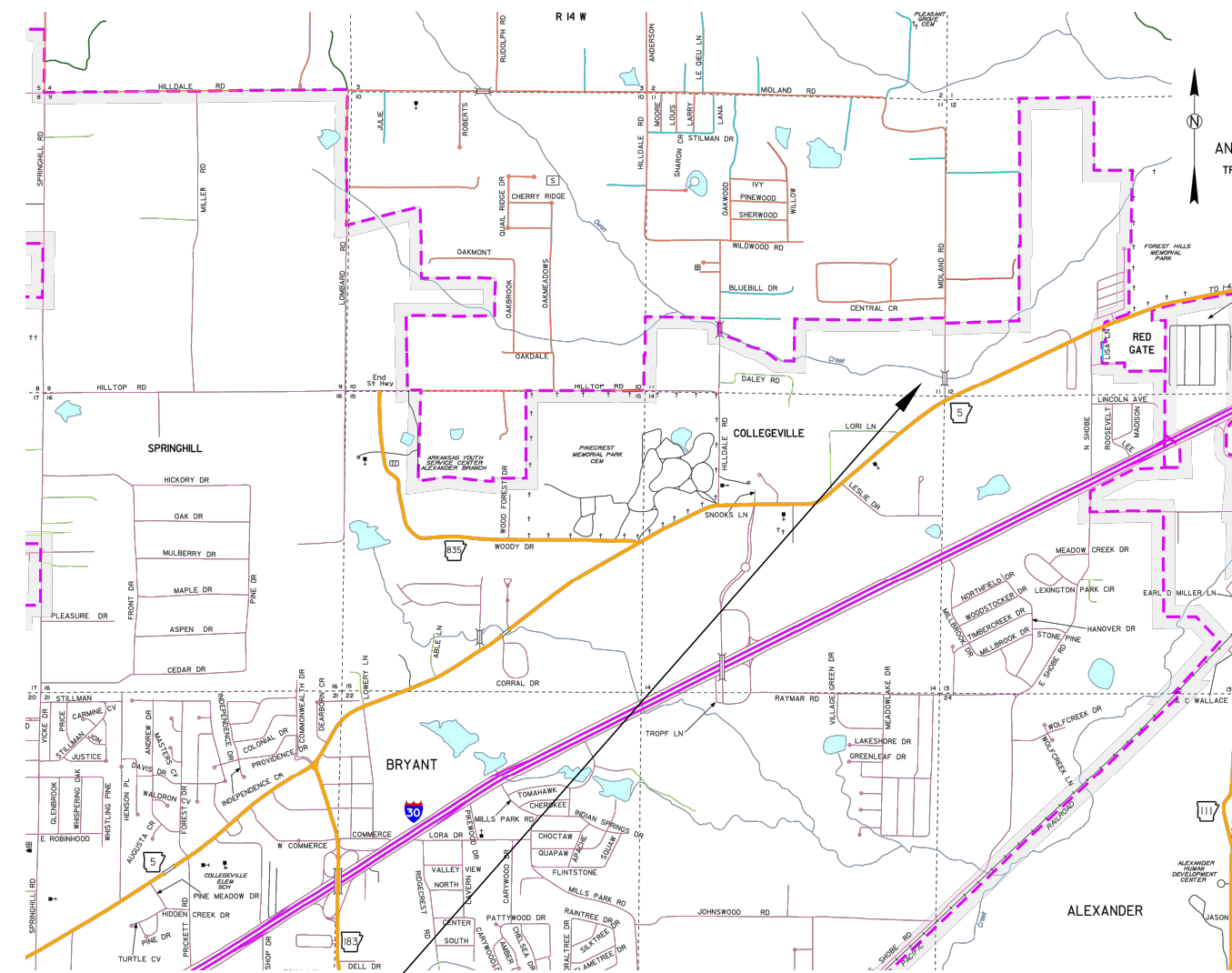


LEGEND OF SYMBOLS & ABBREVIATIONS			
	GAS METER		STORM DRAIN MANHOLE
	WATER METER		SEWER CLEANOUT
	GUY WIRE		NORTH
	POWER/UTILITY POLE		SOUTH
	TELEPHONE PEDESTAL		EAST
	SEWER MANHOLE		WEST
	WATER VALVE		AS MEASURED
	FIRE HYDRANT		PER DEED
	SIGNS		RECORDED
	LIGHT POLE		RIGHT-OF-WAY
	TELEPHONE MANHOLE		LANDSCAPED AREA
	GAS VALVE		CAPPED 1/2" REBAR
	SS SANITARY SEWER LINE		CONC.
	W WATER LINE		POINT OF COMMENCEMENT
	STORM SEWER PIPE		POINT OF BEGINNING
	ROADWAY CENTERLINE		CORRUGATED METAL PIPE
	UTILITY EASEMENT		REINFORCED CONCRETE PIPE
	BUILDING SETBACK LINE		EASEMENT
	R/W ROADWAY RIGHT-OF-WAY		HIGH DENSITY POLYETHYLENE
	OHE OVERHEAD ELECTRIC LINES		SUBDIVISION
	UGT UNDERGROUND TELEPHONE		FIRE DEPARTMENT CONNECTION
	UG UNDERGROUND GAS		COTTON PICKER SPINDLE
	UFO UNDERGROUND FIBER OPTIC		5/8" PIPE
	FENCE		5/8" REBAR
	STEEL GUARD RAIL		1/2" REBAR
	[100] SURFACE CONTOUR LINE & ELEVATION		SURVEY NAIL
			TELEPHONE PULL BOX



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

SURVEY NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

SURVEY & DOCUMENT REFERENCES:

- WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
- DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
- DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
- RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
- RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
- PLAT OF KING'S CROSSING PHASE 1.

CURRENT OWNERSHIP INFORMATION

OWNER: PK2 PROPERTIES LLC
3525 HWY 5
BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

FOR USE AND BENEFIT: PK2 PROPERTIES, LLC

LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 87 DEG. 50 MIN. 47 SEC. EAST 35.75 FEET; THENCE SOUTH 75 DEG. 08 MIN. 39 SEC. EAST 25.00 FEET; THENCE SOUTH 53 DEG. 27 MIN. 40 SEC. EAST 25.91 FEET; THENCE SOUTH 85 DEG. 53 MIN. 37 SEC. EAST 76.86 FEET; THENCE NORTH 51 DEG. 43 MIN. 03 SEC. EAST 267.62 FEET; THENCE NORTH 41 DEG. 33 MIN. 53 SEC. WEST 91.67 FEET; THENCE ALONG A NONTANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, LENGTH OF 27.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 80 DEG. 27 MIN. 20 SEC. WEST 27.42 FEET; THENCE NORTH 87 DEG. 32 MIN. 34 SEC. WEST 258.35 FEET; THENCE NORTH 88 DEG. 07 MIN. 25 SEC. WEST 12.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.53 ACRES (66,643.80 S.F.) MORE OR LESS.

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND
SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION

BRYANT PLANNING COMMISSION

DATE REVISIONS

PROPERTY ADDRESS:

8425 AR. STATE HWY NO. 5 N
ALEXANDER, AR. 72002

LOT 1, ELITE DISTRICT,
AN ADDITION TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

PO BOX 591 | BRYANT, ARKANSAS 72809
OFFICE: 501-655-0509 | EMAIL: ZANE@ROBBINSLAND.COM



DRAWN BY ZR

CHECKED BY ZR

DATE 8-12-26

SCALE 1"=20'

PROJECT No. 2024105

SHEET 1

PAGE 1 of 1

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION

SIGNED

NAME PK2 PROPERTIES LLC

ADDRESS 3525 HWY 5

BENTON, AR 72011

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

PLAT CODE: 500-015-14W-0-14-110-62-1853

1.53 ACRES IN THE NE1/4 SEC. 14 T-1-S, R-14-W

SOURCE OF TITLE: INSTRUMENT NO. 2024-005386 & 2026-001583