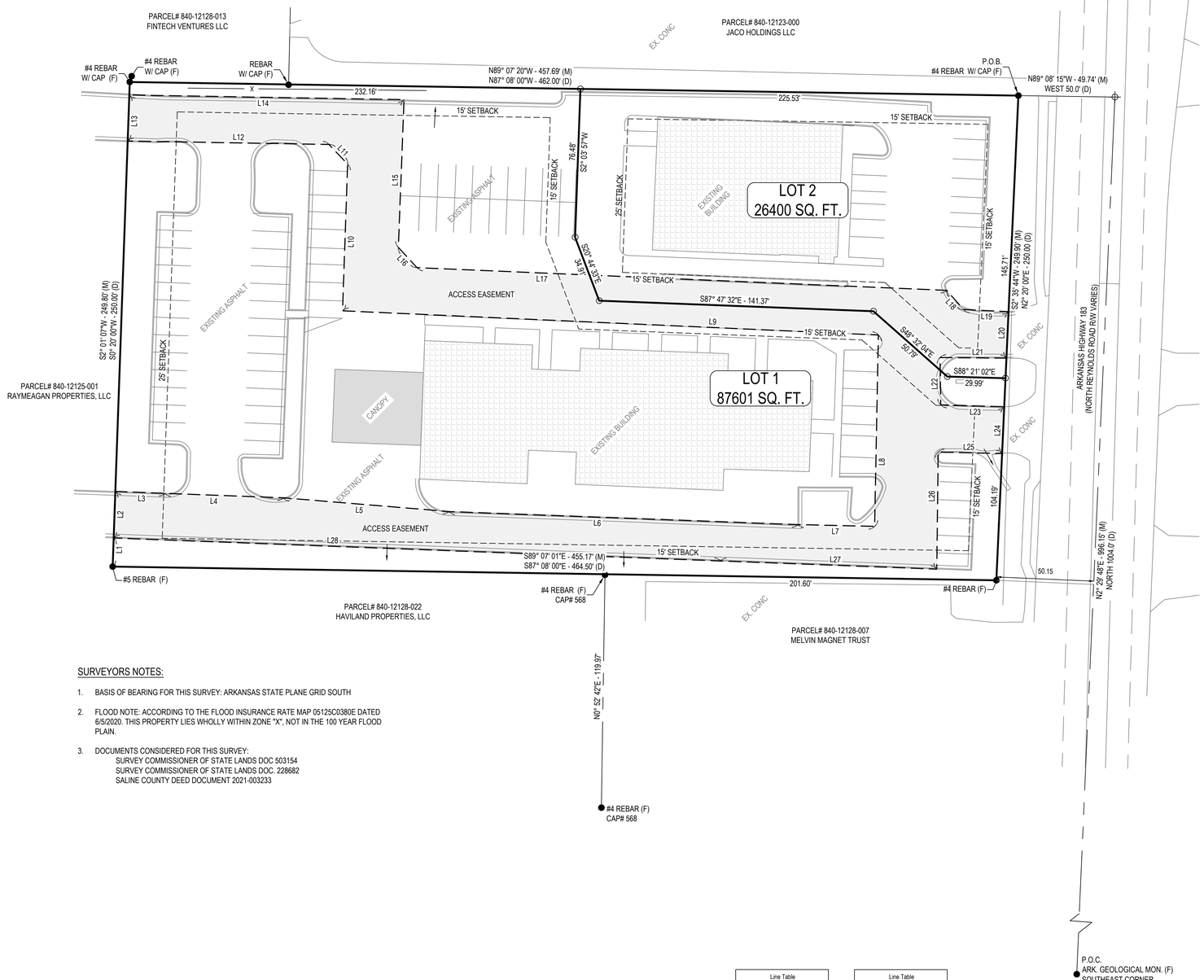


N

BASIS OF BEARING
SEE SURVEYOR'S NOTE #1

SURVEYORS NOTES:

1. BASIS OF BEARING FOR THIS SURVEY: ARKANSAS STATE PLANE GRID SOUTH
2. FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP 05125C0380E DATED 6/5/2020. THIS PROPERTY LIES WHOLLY WITHIN ZONE "X", NOT IN THE 100 YEAR FLOOD PLAIN.
3. DOCUMENTS CONSIDERED FOR THIS SURVEY:
   SURVEY COMMISSIONER OF STATE LANDS DOC 503154
   SURVEY COMMISSIONER OF STATE LANDS DOC. 228682
   SALINE COUNTY DEED DOCUMENT 2021-003233

Line Table		
Line #	Length	Direction
L1	14.76	N2° 09' 56"E
L2	24.01	S2° 09' 56"W
L3	25.61	N87° 47' 45"W
L4	61.05	N87° 50' 13"W
L5	85.56	N85° 15' 33"W
L6	179.81	N87° 51' 10"W
L7	39.51	N88° 41' 45"W
L8	98.60	S1° 07' 21"W
L9	276.22	S87° 24' 48"E
L10	75.58	S1° 58' 47"W
L11	14.02	S43° 31' 22"E
L12	103.66	S89° 01' 30"E
L13	23.72	S2° 01' 07"W
L14	141.54	N89° 01' 30"W

Line Table		
Line #	Length	Direction
L15	76.19	N2° 12' 36"E
L16	14.17	N42° 40' 08"W
L17	273.05	N87° 32' 53"W
L18	13.18	N41° 20' 06"W
L19	23.11	N87° 18' 47"W
L20	23.96	N2° 37' 14"E
L21	34.13	S89° 31' 02"E
L22	24.35	N0° 49' 30"W
L23	32.72	N88° 17' 08"W
L24	24.11	N2° 35' 44"E
L25	32.92	S88° 43' 02"E
L27	111.59	S87° 50' 04"E
L28	312.68	S87° 50' 04"E

30 0 30 60 90

SCALE 1" = 30'

500-01S-14W-0-21-220-62-1453

CERTIFICATE OF SURVEYING ACCURACY

I, BLAKE J BUTLER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A 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 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 SIDES AS REQUIRED IN ACCORDANCE WITH THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS.

BLAKE J BUTLER
REGISTERED LAND SURVEYOR, NO. 1453
ARKANSAS

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 THE WITHIN PLAT.

DATE OF EXECUTION

JOHN HAVILAND
HAVILAND PROPERTIES, LLC

SOURCE OF TITLE : SALINE COUNTY, ARKANSAS DOCUMENT 2021-003233

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD _____, _____. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION

LANCE PENFIELD
BRYANT PLANNING COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD_____, _____,
IN PLAT BOOK _____, PAGE _____.

CLERK

FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____, PAGE _____.

LEGAL DESCRIPTION

2213 & 2223 N. REYNOLDS ROAD BRYANT, AR (PARCEL 840-12125-000)
DEED DESCRIPTION (DOC. 2021-003233)
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS: BEGINNING AT A POINT WHICH IS 1004 FEET NORTH AND 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 87°08' WEST 462 FEET TO A POINT THAT IS 835 EAST OF THE WEST LINE OF SAID SE ¼ SE ¼; THENCE SOUTH 2°20' WEST FOR 250 FEET; THENCE SOUTH 87°08' EAST FOR 464.50 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE HIGHWAY 183; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY, ON A 2° CURVE 50.3 FEET TO A POINT OF TANGENCY; THENCE NORTH 2°20' EAST 200.00 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE ¼ SE ¼ AND RUN THENCE NORTH 2°29'48" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 996.15 FEET; THENCE NORTH 89°08'15" WEST A DISTANCE OF 49.74 FEET TO A #4 REBAR WITH CAP AT THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN SALINE COUNTY ARKANSAS DOCUMENT 2021-003233, SAID POINT BEING THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED; THENCE NORTH 89°07'20" WEST ALONG THE NORTH LINE OF SAID PROPERTY (DOC. 2021-003233) A DISTANCE OF 457.69 FEET TO A #4 REBAR AND CAP AT THE NORTHWEST CORNER OF SAID PROPERTY (DOC. 2021-003233); THENCE SOUTH 2°01'07" WEST ALONG THE WEST LINE OF SAID PROPERTY (DOC. 2021-003233) A DISTANCE OF 249.80 FEET TO A #5 REBAR AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 89°07'01" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (DOC. 201-003233) A DISTANCE OF 455.17 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ARKANSAS HIGHWAY 183 (REYNOLDS ROAD); THENCE NORTH 2°35'44" EAST ALONG THE WEST RIGHT OF WAY SAID HWY 183 A DISTANCE OF 249.90 TO THE POINT OF BEGINNING, CONTAINING 2.617 ACRES MORE OR LESS.

SOURCE OF TITLE

SALINE COUNTY DOCUMENT 2021-003233

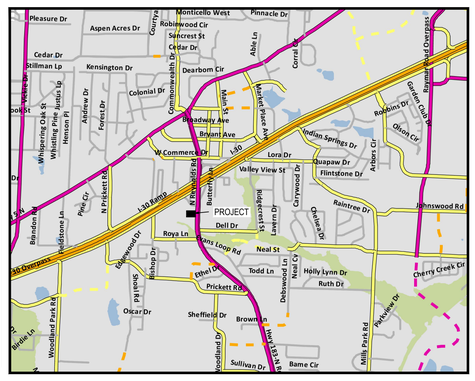
OWNER/ DEVELOPER

JOHN & CYNTHIA HAVILAND
HAVILAND PROPERTIES, LLC
2223 N. REYNOLDS ROAD
BRYANT, AR 72022

STREET ADDRESS

2213 & 2223 N. REYNOLDS ROAD
BRYANT, AR

VICINITY MAP



LEGEND

- FOUND 1/2" REBAR
- SET 1/2" REBAR
- CALCULATED CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- EST - EX. EASEMENT (LABELED)
- x FENCE (LABELED)
- SETBACK LINE (LABELED)
- EASEMENT (LABELED)
- PARCEL/SURVEY LINES
- DRAINAGE WATER FLOW
- DENOTES ACCESS EASEMENT FOR ADJOINING PROPERTY TO THE WEST

ARROW SURVEYING
WWW.ARROWSURV.COM
P.O. BOX 13087
MAUMELLE, AR 72113
PH: (501)993-0490
BLAKE@ARROWSURV.COM

FINAL PLAT
HAVILAND ADDITION
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

DATE: 05/1/2025
DWG BY: CMN
CHECKED: BJB
FW BY: BJB
SCALE: 1" = 30'
JOB # 25129

REGISTERED STATE OF ARKANSAS NO. 1453 SURVEYOR SIGNATURE BLAKE J BUTLER PROFESSIONAL LAND
DIGITAL SEAL