REPLAT OF LOT 24, BIG OAK ADDITION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS



VICINITY MAP NOT TO SCALE

0 20 40

Scale 1" = 20'

LEGEND
- ● FOUND MONUMENT
- ◎ SET #4 REBAR W/CAP
- △ COMPUTED POSITION
- ◔ CONTROLLING CORNER
- BOUNDARY

SURVEYOR'S NOTES

1. Source of Title: Book 2025, Page 006401, and Plat of Big Oak Subdivision at Book 142, Page 251.
2. No statement is made as to the existence, correctness, or location, except where shown, of any property corner monument.
3. All easements known to South Point Surveying at the time of the survey are shown on the drawing, but no statement is made as to the completeness of the easements shown. Tract is subject to easements, restrictive covenants, subdivision restrictions, and planning and zoning regulations of record, if any, and is subject to such facts as an accurate and current title search may disclose.
4. Error of Closure: this survey meets the State of Arkansas Minimum Standards for Error of Closure in Urban Surveys of 1 part in 10,000.
5. As shown on Flood Insurance Rate Map Number 05125C 0380D dated June 19, 2012, this property lies in Zone X and is not in a Special Flood Hazard Area.
6. According to the City of Bryant Zoning Map, this property is zoned as R-M.

CERTIFICATE OF PROPERTY OWNERSHIP

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 LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

SIGNED_____DATE_____

BOOK_____PAGE_____

INSTRUMENT NO._____

CERTIFICATE OF FINAL 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.

_____

SIGNED: DATE:
BRYANT PLANNING

BASIS OF BEARING

GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

CERTIFICATE OF SURVEYING ACCURACY

I, KIRT SLEDGE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION ON APRIL 20, 2025, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL SURVEY REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

04/23/25
_____
DATE OF EXECUTION
KIRT SLEDGE
REGISTERED PROFESSIONAL SURVEYOR
NO.1665, ARKANSAS

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 2025, in Plat Book _____, Page _____.

_____
Name (Clerk)
For Bill of Assurance see Deed Record Book _____, Page ____

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1665 — SIGNATURE — KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION — SOUTH POINT SURVEYING — No. 2408 — ARKANSAS

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
LOT24BIGOAK	4/23/25	1 OF 1	MO

SCS PROPERTIES

414 PRICKETT ROAD
BRYANT, ARKANSAS