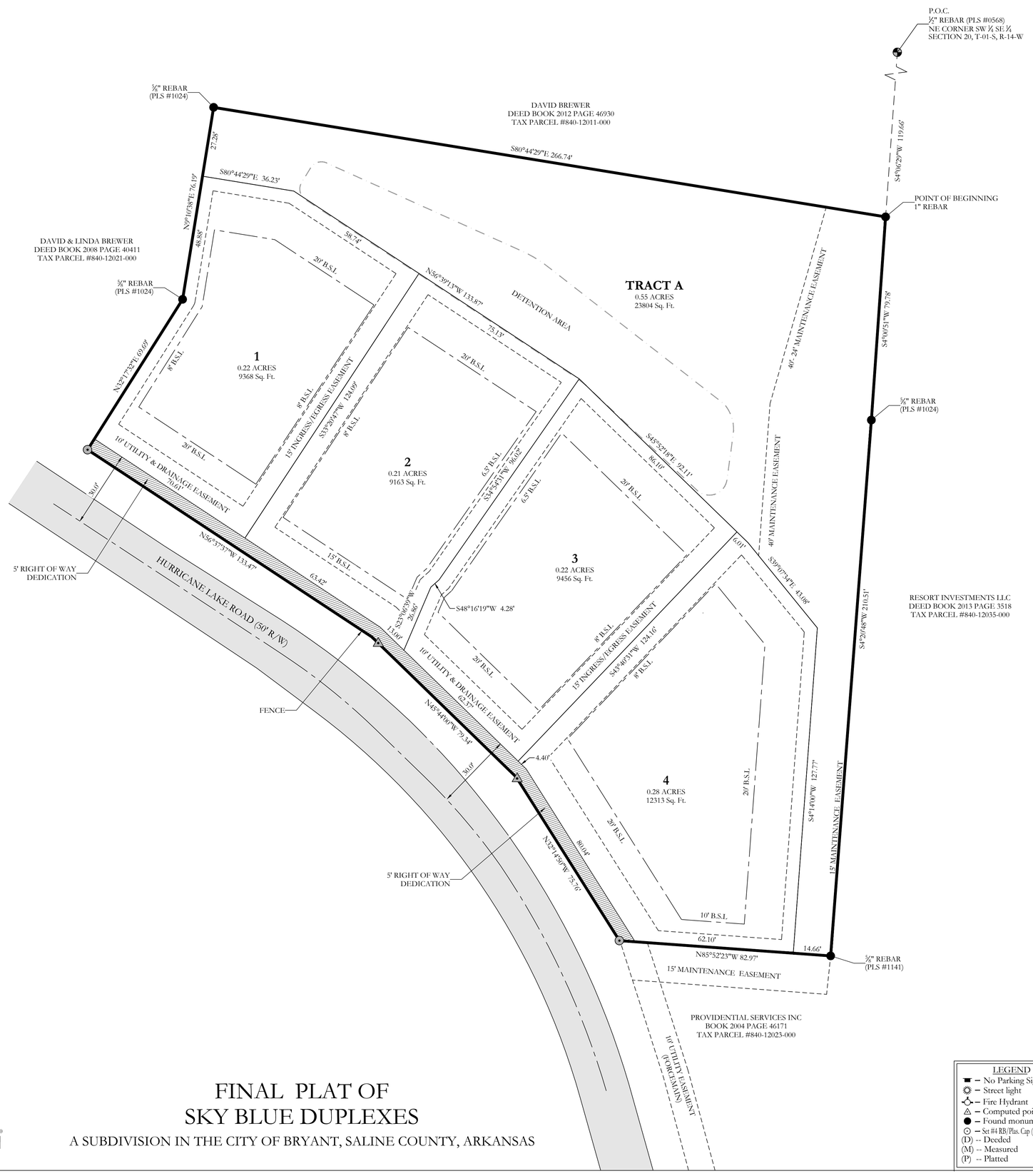


FINAL PLAT OF SKY BLUE DUPLEXES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING;
THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET;
THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET;
THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET;
THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD;
THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
THENCE N32°14'50"W, A DISTANCE OF 75.76 FEET;
THENCE N45°50'42"W, A DISTANCE OF 78.70 FEET;
THENCE N56°37'37"W, A DISTANCE OF 133.47 FEET;
THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET;
THENCE N09°10'38"E, A DISTANCE OF 76.19 FEET;
THENCE S80°44'29"E, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,558 SQUARE FEET, OR 1.51 ACRES, MORE OR LESS.

NOTE:

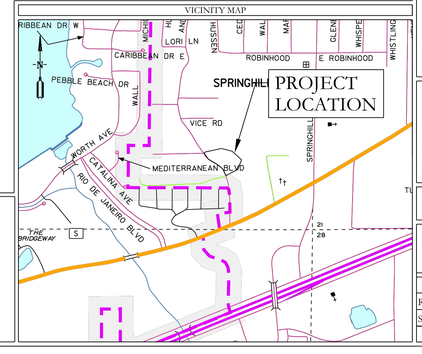
TRACT A WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT WHERE OPEN DITCHES ARE CONSTRUCTED.

SETBACK VARIANCES ON LOT 2 WAS APPROVED ON APRIL 14, 2025

LEGEND
- ▬ – No Parking Sign
- ☼ – Street light
- ⊸ – Fire Hydrant
- △ – Computed point
- ● – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

VICINITY MAP



CERTIFICATIONS:

OWNER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

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 _____ Name: _____

Source of Title: 2015-7766

CERTIFICATE OF SURVEYING ACCURACY:

I, Corbitt R. Shoffner,, hereby certify that this plat correctly represents a survey and a plan 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 side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution _____

Corbitt R. Shoffner,
Registered Professional
Land Surveyor No. 1664
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Tamzidual Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution _____

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876
Arkansas

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 _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____

Rick Johnson,
Bryant Planning Commission

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
CORBITT R. SHOFFNER
SURVEYOR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
KAZI TAMZIDUL ISLAM

By affixing my seal and signature, I Kazi Islam PE No, 20876, 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 Federal Insurance Rate Map, panel #05125C0360E, Dated: 06/05/2020 .

PROPERTY SPECIFICATIONS:

OWNER: SKY BLUE, LLC
3263 INDEPENDENCE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: SKY BLUE, LLC
3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
117 S. MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-X

AVERAGE LOT SIZE: 0.15 ACRES (38,437 SQ. FT.)
MINIMUM LOT SIZE: (7,205SQ. FT)
NUMBER OF LOTS: 4

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY

BUILDING SETBACKS:
FRONT-20' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-.6' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SKY BLUE, LLC

FINAL PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	06-23-2025	C.A.D. BY: BJOHNSON		DRAWING NUMBER:	
REVISED:	06-30-2025	CHECKED BY:		19-0066	
SHEET:		SCALE: 1"=20'			

500	01S	14W	0	20	230	62	1664

K:\JOBS\PROJECTS\2025\25-0066\DWG\25-0066 SKY BLUE DUPLEXES.DWG, 7/1/2025 9:04:00 AM, Kazi Islam, PLOT: 1:1=20.000