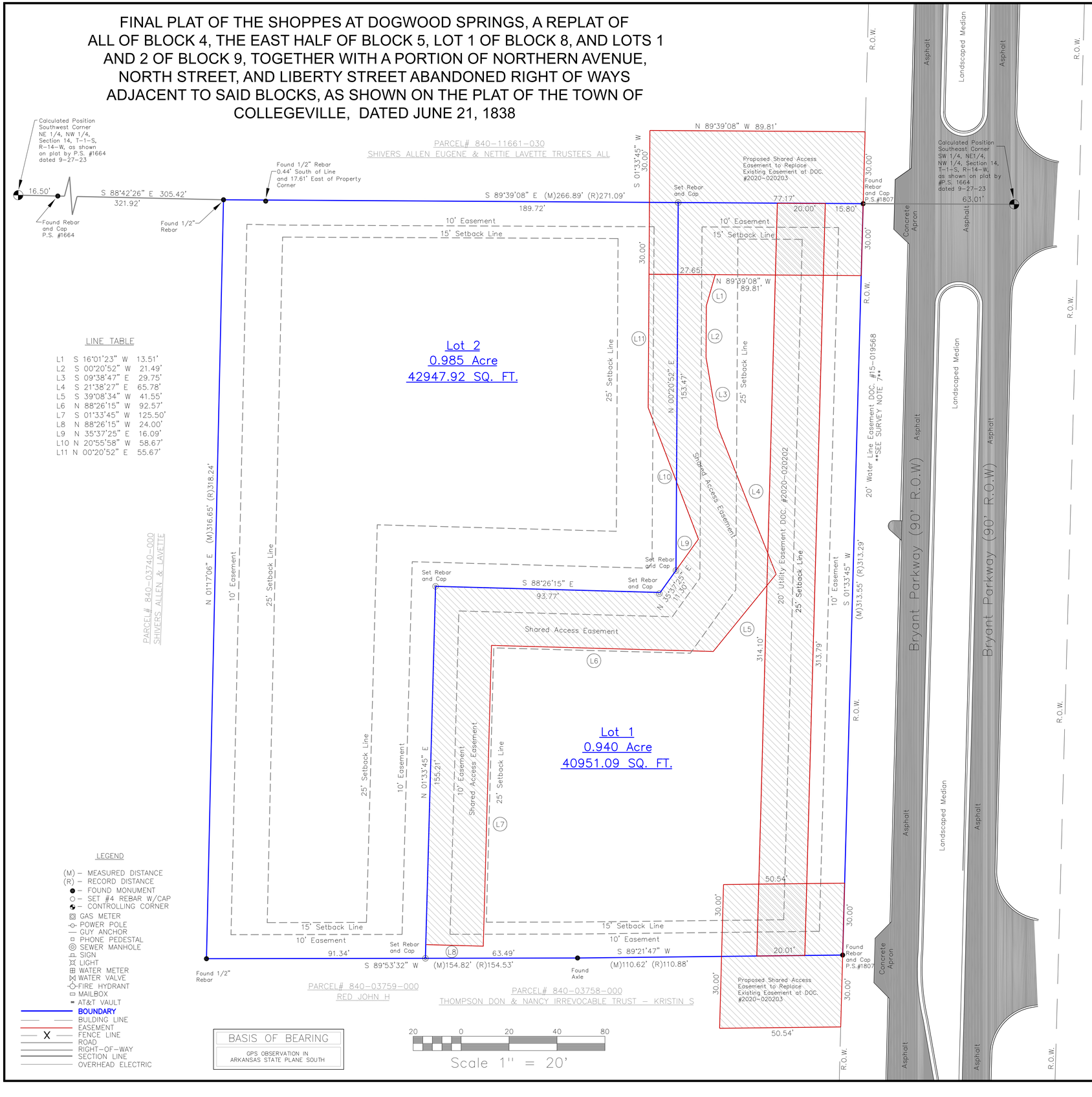
FINAL PLAT OF THE SHOPPES AT DOGWOOD SPRINGS, A REPLAT OF ALL OF BLOCK 4, THE EAST HALF OF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET ABANDONED RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE, DATED JUNE 21, 1838



LINE TABLE

L1	S	16°01'23" W	13.51'
L2	S	00°20'52" W	21.49'
L3	S	09°38'47" E	29.75'
L4	S	21°38'27" E	65.78'
L5	S	39°08'34" W	41.55'
L6	N	88°26'15" W	92.57'
L7	S	01°33'45" W	125.50'
L8	N	88°26'15" W	24.00'
L9	N	35°37'25" E	16.09'
L10	N	20°55'58" W	58.67'
L11	N	00°20'52" E	55.67'

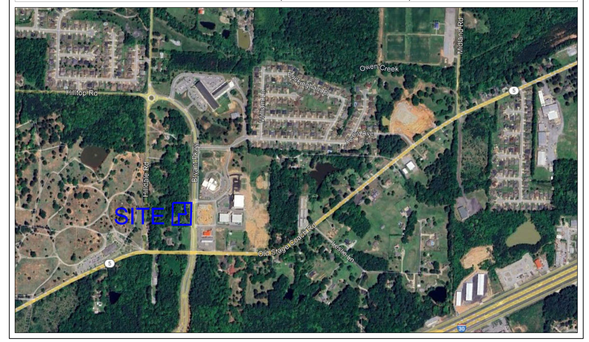
LEGEND

- (M) – MEASURED DISTANCE
- (R) – RECORD DISTANCE
- ● – FOUND MONUMENT
- ○ – SET #4 REBAR W/CAP
- ◔ – CONTROLLING CORNER
- GAS METER
- POWER POLE
- GUY ANCHOR
- PHONE PEDESTAL
- SEWER MANHOLE
- SIGN
- LIGHT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- AT&T VAULT
- BOUNDARY
- BULDING LINE
- EASEMENT
- FENCE LINE
- ROAD
- RIGHT-OF-WAY
- SECTION LINE
- OVERHEAD ELECTRIC

BASIS OF BEARING
GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

20 0 20 40 80
Scale 1" = 20'

VICINITY MAP (NOT TO SCALE)



SURVEY DESCRIPTION

ALL OF BLOCK 4, THE EAST HALF OF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE AS FILIED IN THE SALINE COUNTY RECORDS AT BOOK 11, PAGE 327; ALSO BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SE1/4, NW1/4, AND RUN THENCE ALONG THE NORTH LINE THEREOF S 88°42'26" E A DISTANCE OF 321,92' TO A FOUND 1/2" REBAR AT THE POINT OF BEGINNING; THENCE S 89°39'08" E A DISTANCE OF 266.89' TO A FOUND REBAR AND CAP ON THE WEST RIGHT OF WAY OF BRYANT PARKWAY; THENCE ALONG SAID WEST RIGHT OF WAY S 01°33'45" W A DISTANCE OF 313.55' TO A FOUND REBAR AND CAP; THENCE LEAVING SAID RIGHT OF WAY S 89°21'47" W A DISTANCE OF 110.62' TO A FOUND AXLE; THENCE S 89°53'32" W A DISTANCE OF 154.82' TO A FOUND 1/2" REBAR; THENCE N 01°17'06" E A DISTANCE OF 316.65' TO THE POINT OF BEGINNING CONTAINING 1.898 ACRES MORE OR LESS.

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

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 JUNE 17, 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 CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

6-22-25
KIRT SLEDGE DATE OF EXECUTION
REGISTERED PROFESSIONAL SURVEYOR
NO.1665, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY

I, TRISTIN PHILLIPS, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS SUBDIVISION, AND THAT I OR THOSE MADE BY ME UNDER MY SUPERVISION WILL DESIGN AND MONITOR THE CONSTRUCTION OF THE IMPROVEMENTS REQUIRED IN ACCORD WITH THE CITY OF BRYANT SUBDIVISION REGULATION ORDINANCE.

_____
TRISTIN PHILLIPS DATE OF EXECUTION
REGISTERED PROFESSIONAL ENGINEER
NO. 21954, 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 ____

SURVEYOR'S NOTES

1. Source of Title: Book 2020, Page 020202.
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 05125C0240E dated June 5, 2020, 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 C-2.
7. A Water and Sewer Easement recorded at Saline County Document #15-019568 is described as being 20' in width along the west side of Snooks Lane, a road that no longer exists and appears to have originally been somewhere in the vicinity of what is now Bryant Parkway.

REFERENCES USED

Deed Book 2020, Page 020202
Survey by Hope Engineers dated 9-27-23
Survey by Hope Engineers dated 6-5-20
Plat of the Town of Collegeville Book 11, Page 327

STATE PLAT CODE; 500-01S-14W-0-14- 400-62-1665

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:
BRYANT PARKWAY	7/21/24	1/1	MRO

THE SHOPPES AT DOGWOOD SPRINGS
BRYANT, ARKANSAS