GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. SURVEY BY GARNAT ENGINEERING FOR MIKE LAKE AND JIM HASTINGS DATED DEC. 23, 2021
   B. THIS PROPERTY IS ZONED R-1.

0 25' 50' 100'

SCALE: 1" = 50'

TRACT 1 AS SURVEYED:

PART OF LOT 88, 89 AND LOT 90, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N89°57'12"W - 905.76 FEET ALONG THE NORTH LINE THEREOF TO A 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE S2°17'07"W - 359.78 FEET TO A SET 1/2" REBAR WITH CAP #1853; THENCE N88°43'14"W - 400.06 FEET TO A SET 1/2" REBAR WITH CAP #1853 LOCATED ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 351.16 FEET, ALONG SAID RIGHT OF WAY, TO A FOUND 5/8" REBAR ON THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE S89°57'12"E - 400.31 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 3.26 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF MIDLAND ROAD. SUBJECT TO A 10 FOOT EASEMENT ADJACENT TO THE EAST RIGHT OF WAY OF MIDLAND ROAD AND ALONG THE WEST PROPERTY LINE OF THIS DESCRIBED PROPERTY.

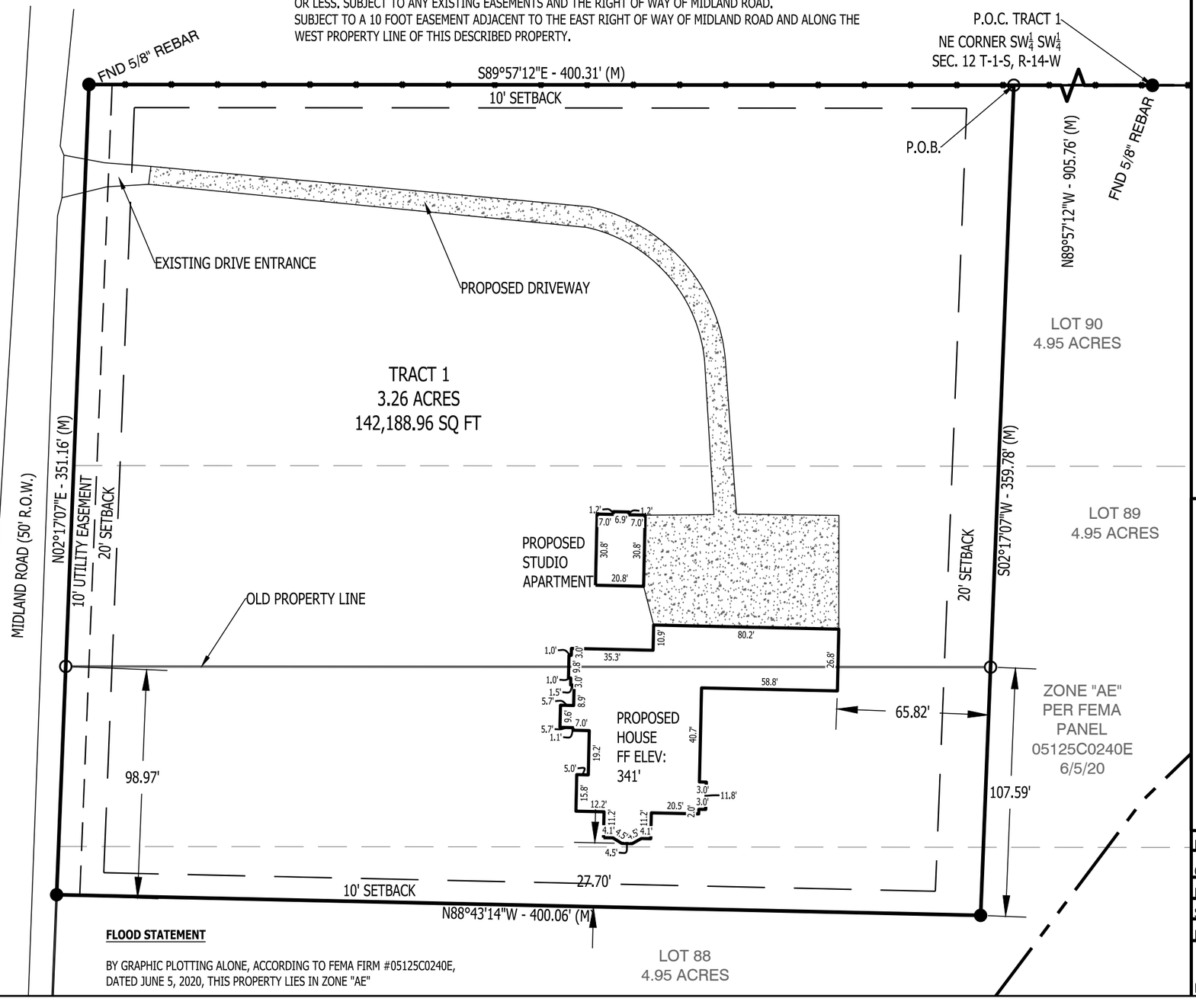
PROPERTY ADDRESS
MIDLAND ROAD
BRYANT, AR 72022

FOR THE USE & BENEFIT OF
TYLER AND AMANDA TARVER

CURRENT OWNER OF RECORD
TYLER D & AMANDA L TARVER
PO BOX 41
BAUXITE AR 72011

LEGEND

- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- R/W — RIGHT-OF-WAY
- OHE — OVERHEAD UTILITIES
- FENCE
- ROADWAY CENTERLINE
- GUY WIRE
- POWER/LIGHT POLE
- (M) MEASURED
- (P) PER PLAT
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- WV WATER VALVE
- FIRE HYDRANT
- W WATER METER
- T TELEPHONE PEDESTAL
- LIGHT POLE



CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES #4151
ARKANSAS - SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
09/07/2025
ZANE ROBBINS

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "AE"

DATE	REVISIONS

MIDLAND ROAD
SALINE COUNTY
BRYANT, ARKANSAS

BOUNDARY SURVEY/PRELIMINARY PLOT PLAN
PART OF LOTS 88, 89 & 90
MIDLAND FARMS SUBDIVISION

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.8861 | EMAIL: ZANEROBBINS8@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	09/07/2025
SCALE	1"=50'
PROJECT No.	2025725
PAGE	1 of 1

Y:\2025\2025725 AMANDA TARVER MIDLAND\2025725.dwg | PLOTTED BY: Ray | PLOT DATE: 9/9/2025 9:06:39 AM | ©2018 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED