CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

Zane Robbins

_____
DATE OF EXECUTION

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 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 THIS PLAT.

DATE OF EXECUTION _____

SIGNED _____

NAME ___ TYLER D & AMANDA L TARVER _

ADDRESS ___PO BOX 41

BAUXITE AR 72011_

SOURCE OF TITLE: 2022-002836

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
3. THIS PROPERTY IS ZONED R-1.
4. NO EXISTING UTILITY EASEMENTS WERE FOUND BY SURVEYOR.
5. ALL UTILITY STRUCTURES MUST BE 3 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

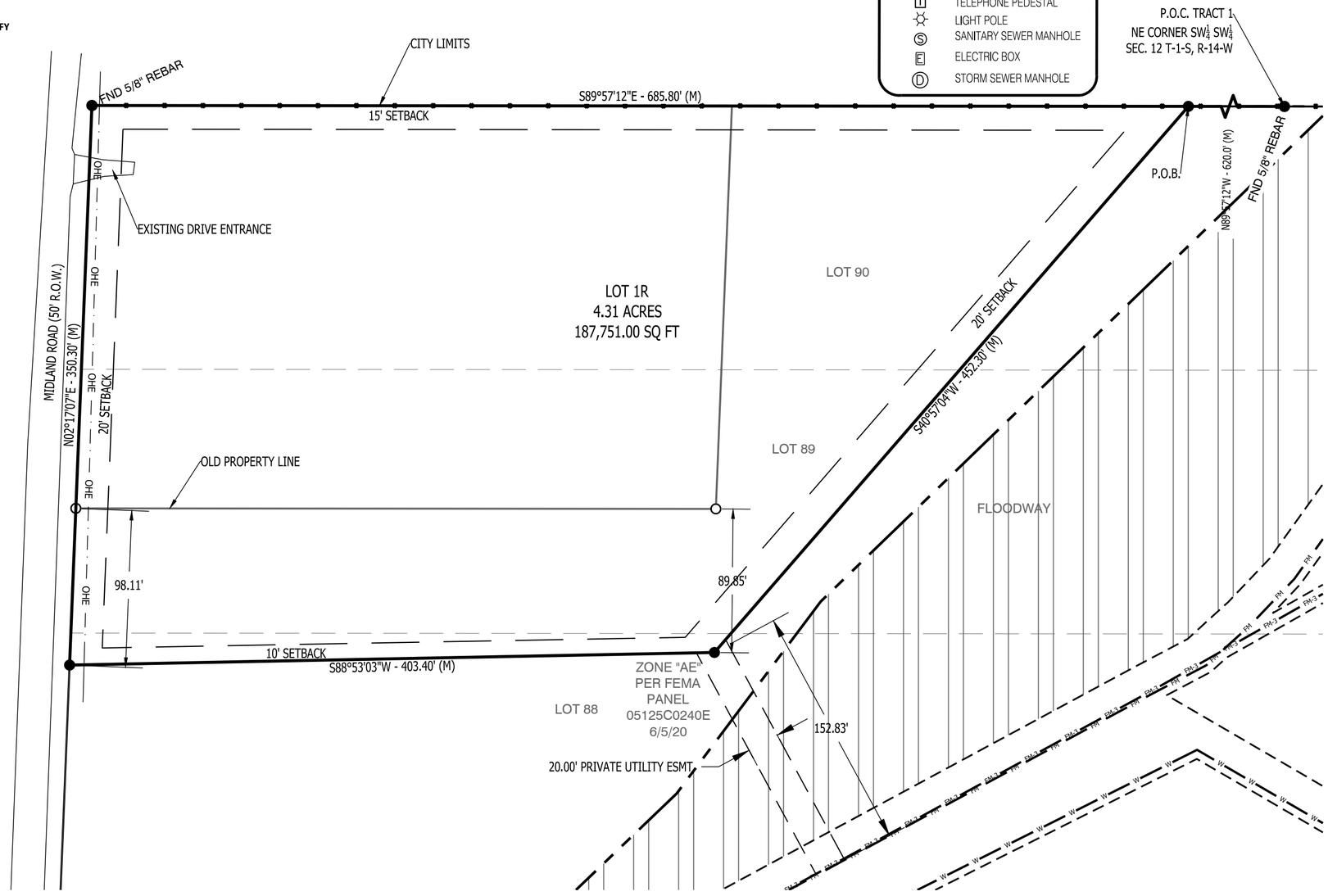
PROPERTY ADDRESS
MIDLAND ROAD
BRYANT, AR 72022

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

0 60 120 Feet

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 - 620.00 FEET ALONG THE NORTH LINE THEREOF TO A 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE S40°57'04"W - 452.30 FEET TO A SET 1/2" REBAR WITH CAP #1853; THENCE S88°53'10"W - 403.40 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 - 350.30 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 - 685.801 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 4.31 ACRES, MORE OR LESS.

LEGEND
- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- R/W — RIGHT-OF-WAY
- OHE — OVERHEAD UTILITIES
- x — FENCE
- ROADWAY CENTERLINE
- GUY WIRE
- POWER/LIGHT POLE
- (M) MEASURED
- (R) RECORDED DISTANCE
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- WV WATER VALVE
- FIRE HYDRANT
- W WATER METER
- T TELEPHONE PEDESTAL
- LIGHT POLE
- S SANITARY SEWER MANHOLE
- E ELECTRIC BOX
- D STORM SEWER MANHOLE



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

REGISTERED
STATE OF ARKANSAS
NO. 1853
SIGNATURE
10/07/2025
ZANE ROBBINS
PROFESSIONAL LAND SURVEYOR

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

FLOOD STATEMENT

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

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.

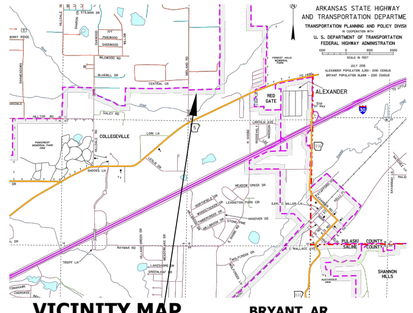
CERTIFICATE OF FINAL REPLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL REPLAT HAVE BEEN FULFILLED, APPROVAL OF THIS REPLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

_____
DATE OF EXECUTION

_____
BRYANT PLANNING COMMISSION



VICINITY MAP (NTS)

SITE LOCATION

PLAT CODE: 500-01S-14W-0-12-300-62-1853

DATE	REVISIONS

MIDLAND ROAD
SALINE COUNTY
BRYANT, ARKANSAS
LOT 1R, A REPLAT 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: 501.425.6380 | EMAIL: ZANEROBBINS3@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	10/07/2025
SCALE	1"=60'
PROJECT No.	2025725
PAGE	1 of 1

Y:\2025\2025725 AMANDA TARVER MIDLAND\2025725.dwg | PLOTTED BY: Ray | PLOT DATE: 10/9/2025 6:46:02 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED