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.

_____
DATE OF EXECUTION

Zane Robbins
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.

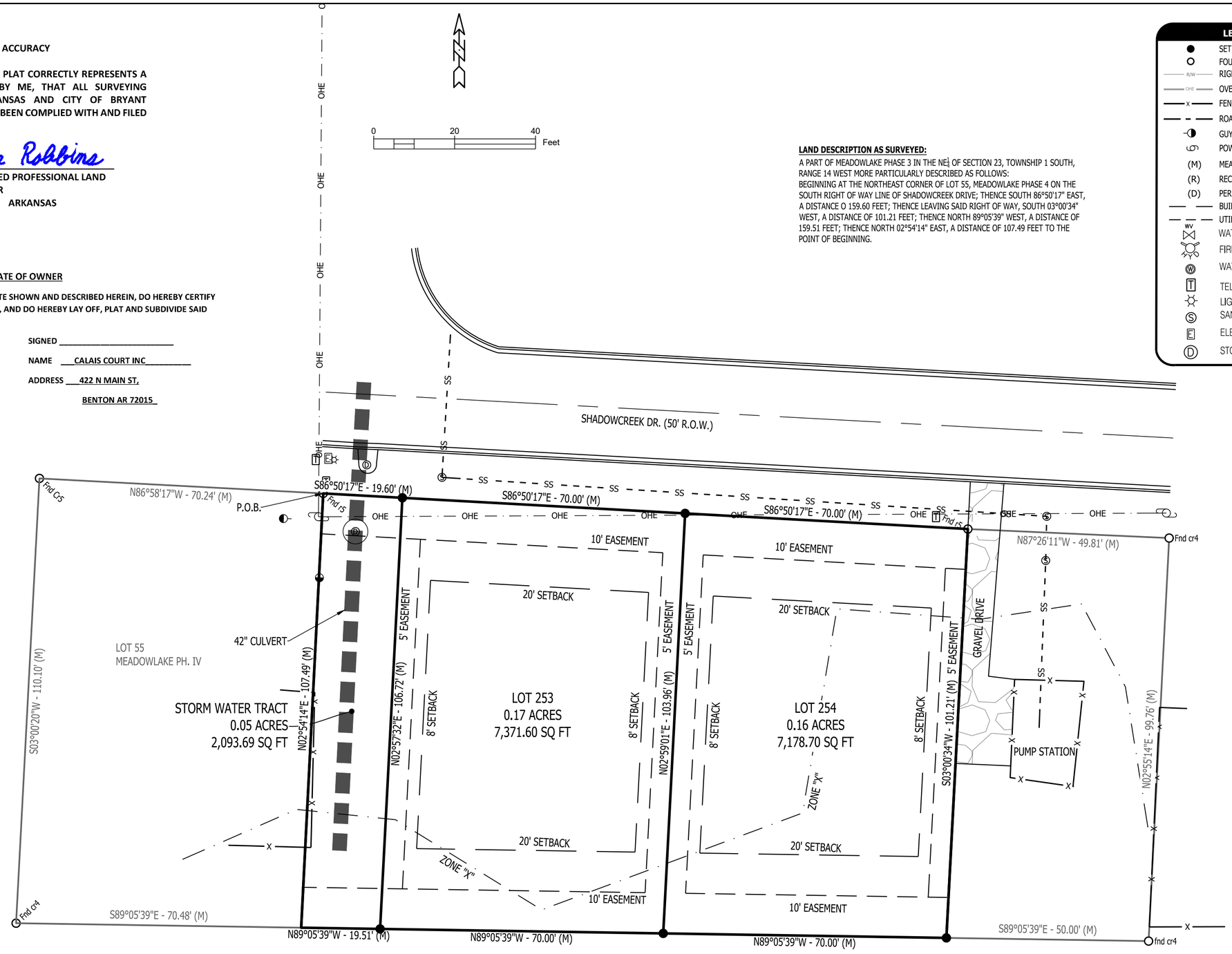
DATE OF EXECUTION _____

SIGNED _____

NAME CALAIS COURT INC

ADDRESS 422 N MAIN ST,
BENTON AR 72015

SOURCE OF TITLE:



LAND DESCRIPTION AS SURVEYED:

A PART OF MEADOWLAKE PHASE 3 IN THE NE¼ OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 55, MEADOWLAKE PHASE 4 ON THE SOUTH RIGHT OF WAY LINE OF SHADOWCREEK DRIVE; THENCE SOUTH 86°50'17" EAST, A DISTANCE O 159.60 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 03°00'34" WEST, A DISTANCE OF 101.21 FEET; THENCE NORTH 89°05'39" WEST, A DISTANCE OF 159.51 FEET; THENCE NORTH 02°54'14" EAST, A DISTANCE OF 107.49 FEET TO THE POINT OF BEGINNING.

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
Zane Robbins
SIGNATURE
9/25/2024
ZANE ROBBINS
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. PHASES 3, 4, AND 5 MEADOWLAKE SUBDIVISION.
3. ZONING CLASSIFCATION: R-1S

CURRENT OWNER OF RECORD
CALAIS COURT INC
422 N MAIN ST
BENTON AR 72015

PROPERTY ADDRESS
SHADOW CREEK DR
BRYANT, AR 72002

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 #05125C0380E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD

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.

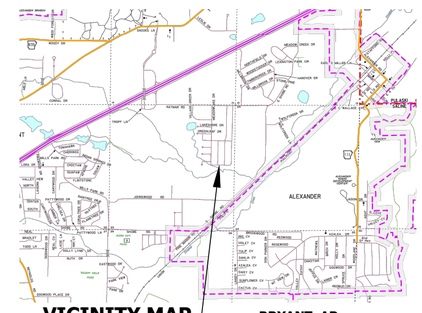
CERTIFICATE OF FINAL PLAT APPROVAL

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

SIGNED,

_____
DATE OF EXECUTION

_____
BRYANT PLANNING COMMISSION



VICINITY MAP (NTS) BRYANT, AR

SITE LOCATION

DATE	REVISIONS

LOTS 253 AND 254, A REPLAT OF STORM SEWER DETENTION BASIN, MEADOWLAKE, PHASE 3, CITY OF BRYANT SALINE COUNTY, ARKANSAS

REPLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6380 | EMAIL: ZANEROBBINS36@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	09/25/2025
SCALE	1"=20'
PROJECT No.	2025745
PAGE	1 of 1

Y:\2025\2025745 PENFIELD MEADOWLAKE REPLAT\2025745.dwg | PLOTTED BY: Ray | PLOT DATE: 11/26/2025 10:53:25 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED