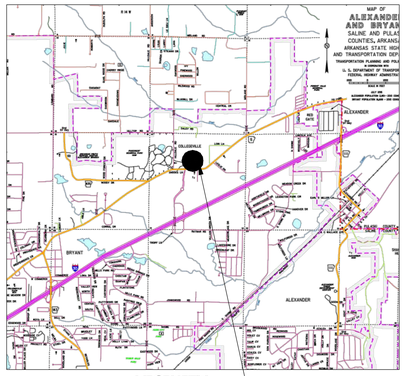
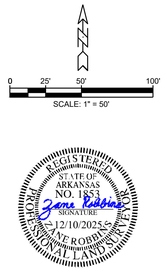


VICINITY MAP
NTS





CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT 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 Doug Hendrix

ADDRESS 1500 Christy Lane, Alexander, AR, 72002

SOURCE OF TITLE: INSTRUMENT No. 2023-015335
2023-016337

CERTIFICATE OF FINAL PLAT 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.

SIGNED,

DATE OF EXECUTION

NAME,
BRYANT PLANNING COMMISSION

SUBDIVIDER:

EAST NORTH REAL ESTATE VII LLC
1500 CHRISTY LN
ALEXANDER, AR 72002

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).
2. REFERENCES:
   A. INSTRUMENT NO. 2018-013165 FILED 07/13/2018
   B. INSTRUMENT NO. 2018-013162 FILED 07/13/2018
   C. INSTRUMENT NO. 2017-021243 FILED 11/08/2017
   D. INSTRUMENT NO. 2017-021242 FILED 11/08/2017
   E. SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 06/21/2018.
   F. AMENDED FINAL PLAT VERNIA PARK SUBDIVISION PHASE 1

LOT "B"

PART OF THE NE¼ NW¼, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST TO BE PLATTED AS VERNIA PARK SUBDIVISION PHASE 2, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ⅝" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST ¼ NORTHEAST ¼ NORTHWEST ¼ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE NORTH 87°45'00" WEST A DISTANCE OF 231.73 FEET TO A POINT; THENCE CONTINUE NORTH 87°45'00" WEST A DISTANCE OF 60.38 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HENRY AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY AND CONTINUE NORTH 87°45'00" WEST A DISTANCE OF 353.99 FEET TO A POINT A POINT ON THE EAST RIGHT OF WAY OF BRYANT PARKWAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 01°33'25" WEST A DISTANCE OF 167.30 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87°58'00" EAST A DISTANCE OF 138.47 FEET TO A POINT; THENCE SOUTH 49°33'54" EAST A DISTANCE OF 251.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 195.70 FEET, RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°09'23" WEST - 189.85 FEET TO A POINT; THENCE NORTH 24°13'08" EAST A DISTANCE OF 48.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 62.44 FEET, RADIUS OF 126.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 10°01'23" EAST A DISTANCE OF 61.80 FEET TO A POINT; THENCE NORTH 04°10'22" WEST A DISTANCE OF 26.76 FEET TO THE POINT OF BEGINNING , CONTAINING 1.60 ACRES MORE OR LESS.

LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER	N	NORTH		ASPHALT	
WATER METER	S	SOUTH		CONCRETE	
GUY WIRE	E	EAST			
POWER/UTILITY POLE	W	WEST			
TELEPHONE PEDESTAL	(M)	AS MEASURED			
SEWER MANHOLE	(D)	PER DEED		SET 1/2" REBAR w/ CAP #1853	
WATER VALVE	R/W	RIGHT-OF-WAY		SET COTTON-PICKER SPINDLE	
FIRE HYDRANT	L.A.	LANDSCAPED AREA		FOUND MONUMENT (DESC. NOTED)	
SIGNS	CR4	CAPPED 1/2" REBAR		COMPUTED CORNER (NOT SET)	
LIGHT POLE	CONC.	CONCRETE			
TELEPHONE MANHOLE	P.O.C.	POINT OF COMMENCEMENT			
SANITARY SEWER LINE	P.O.B.	POINT OF BEGINNING			
WATER LINE	CMP	CORRUGATED METAL PIPE			
STORM SEWER PIPE	RCP	REINFORCED CONCRETE PIPE			
ROADWAY CENTERLINE	ESMT	EASEMENT			
WATER & SEWER EASEMENT	SUBD	SUBDIVISION			
BUILDING SETBACK LINE	HDPE	HIGH DENSITY POLYETHYLENE			
ROADWAY RIGHT-OF-WAY	FDC	FIRE DEPARTMENT CONNECTION			
OVERHEAD ELECTRIC LINES					
UNDERGROUND TELEPHONE					
UNDERGROUND GAS					
UNDERGROUND FIBER OPTIC					
FENCE					
STEEL GUARD RAIL					
[100] SURFACE CONTOUR LINE & ELEVATION					

LOTS "C" AND "D"

PART OF THE NE¼ NW¼, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST TO BE PLATTED AS VERNIA PARK SUBDIVISION PHASE 2, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ⅝" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST ¼ NORTHEAST ¼ NORTHWEST ¼ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE NORTH 02°55'14" WEST A DISTANCE OF 142.90 FEET TO THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE SOUTH 86°48'21" EAST A DISTANCE OF 26.60 FEET TO A CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 181.54 FEET, LENGTH OF 140.23 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 64°03'28" WEST - 136.77 FEET; THENCE SOUTH 41°44'12" WEST A DISTANCE OF 35.22 FEET; THENCE SOUTH 53°12'17" WEST A DISTANCE OF 42.41 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 185.26 FEET, LENGTH OF 35.39 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 67°21'26" EAST - 35.34 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 04°10'22" EAST A DISTANCE OF 30.02 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 92.17 FEET, RADIUS OF 186.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 10°01'23" WEST - 91.23 FEET TO A POINT; THENCE SOUTH 24°13'08" WEST A DISTANCE OF 48.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 137.91 FEET, RADIUS OF 170.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00°58'41" WEST- 134.16 FEET TO A POINT; THENCE SOUTH 24°23'28" EAST A DISTANCE OF 54.35 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 191.55, RADIUS OF 186.00, AND A CHORD BEARING AND DISTANCE OF SOUTH 04°58'18" WEST - 183.20 FEET TO A POINT; THENCE SOUTH 56°53'38" EAST A DISTANCE OF 12.28 FEET TO A POINT; THENCE SOUTH 87°13'49" EAST A DISTANCE OF 225.70 FEET TO A POINT; THENCE NORTH 02°47'35" EAST A DISTANCE OF 262.94 FEET; THENCE NORTH 02°48'24" WEST A DISTANCE OF 266.37 FEET TO THE POINT OF BEGINNING , CONTAINING 3.38 ACRES MORE OR LESS.

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 X, AREAS OF MINIMAL FLOOD HAZARD.

PLAT CODE: 500-01S-14W-0-14-410-62-1853

4.98 ACRES IN THE NE¼ NW¼ SEC. 14, T-1-S, R-14-W

REVISIONS	DATE

VERNIA PARK SUBDIVISION PHASE 2, A REPLAT OF LOTS 1, 2, 3, 10, 11, 12 & 14, AND PART OF THE ABANDONED R.O.W. OF NORTHERN AVE, NORTH ST., COLLEGE ST., EASTERN AVE., STATE ST., & CONGRESS ST. SURROUNDING SAID BLOCKS. OF THE ORIGINAL TOWN OF COLLEGEVILLE, PLAT DATED JUNE 21, 1838.

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
EN-VI-RON-MEN-TAL LLC
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 757 | BRYANT, ARKANSAS 72089
479 847-2472 | 501 425-5303 | FAX 501 588-9656
479 847-2472 | 501 425-5303 | FAX 501 588-9656

DRAWN BY	ZR
DESIGNED	
CHECKED	ZR
DATE	12-10-25
SCALE	1" = 50'
PROJECT NO.	2021180
SHEET NO.	