

DATE	REVISIONS

**6907 HIGHWAY 5 NORTH
BRYANT
SALINE COUNTY, ARKANSAS
LOTS 1 & 2 WOODY DRIVE ADDITION
FINAL PLAT**

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

OFFICE: 1000 W. MAIN ST., BRYANT, AR 72809
PHONE: 501-533-1111 | FAX: 501-533-1112 | WWW.ROBBINSLANDSERVICES.COM

DRAWN BY: ZR
CHECKED BY: ZR
DATE: 03-13-26
SCALE: 1"=50'
PROJECT No.: 2024130
SHEET: 1
PAGE: 1 of 1

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|--|--------------------------------|--------------------------------|
| ○ GAS METER | Ⓜ STORM DRAIN MANHOLE | ASPHALT |
| ○ WATER METER | Ⓜ/N SEWER CLEANOUT | CONCRETE |
| ○ GUY WIRE | N NORTH | |
| ○ POWER/UTILITY POLE | S SOUTH | |
| ○ TELEPHONE PEDESTAL | E EAST | |
| ○ SEWER MANHOLE | W WEST | |
| ○ WATER VALVE | (M) AS MEASURED | ● SET 1/2" REBAR w/ CAP #1853 |
| ○ FIRE HYDRANT | (D) PER DEED | ● SET COTTON-PICKER SPINDLE |
| ○ SIGNS | R/W RIGHT-OF-WAY | ○ FOUND MONUMENT (DESC. NOTED) |
| ○ LIGHT POLE | L.A. LANDSCAPED AREA | △ COMPUTED CORNER (NOT SET) |
| ○ TELEPHONE MANHOLE | CR4 CAPPED 1/2" REBAR | ▲ CORRESPONDS TO DRAWING NOTE |
| --- SS --- SANITARY SEWER LINE | CONC. CONCRETE | |
| --- W --- WATER LINE | P.O.C. POINT OF COMMENCEMENT | |
| --- S --- STORM SEWER PIPE | P.O.B. POINT OF BEGINNING | |
| --- R --- ROADWAY CENTERLINE | CMP CORRUGATED METAL PIPE | |
| --- U --- UTILITY EASEMENT | RCP REINFORCED CONCRETE PIPE | |
| --- B --- BUILDING SETBACK LINE | ESMT EASEMENT | |
| --- RW --- ROADWAY RIGHT-OF-WAY | HDPE HIGH DENSITY POLYETHYLENE | |
| --- OHE --- OVERHEAD ELECTRIC LINES | SUBD SUBDIVISION | |
| --- UT --- UNDERGROUND TELEPHONE | FDC FIRE DEPARTMENT CONNECTION | |
| --- G --- UNDERGROUND GAS | CPS COTTON PICKER SPINDLE | |
| --- FO --- UNDERGROUND FIBER OPTIC | PS 5/8" PIPE | |
| --- X --- FENCE | R5 5/8" REBAR | |
| --- SGR --- STEEL GUARD RAIL | R4 1/2" REBAR | |
| --- [100] --- SURFACE CONTOUR LINE & ELEVATION | PK SURVEY NAIL | |
| | PB TELEPHONE PULL BOX | |

UTILITY NOTES

- U1.** UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION ONLY. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.
- GENERAL NOTES**
1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE GRID NORTH. DISTANCES SHOWN ARE GROUND DISTANCES.
 2. REFERENCES:
 - A. SPECIAL WARRANTY DEED TO H & S BRYANT, LLC. INSTRUMENT NO. 2012-05527.
 - B. SURVEY BY RASBERRY SURVEYING DATED 07-14-11.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
03/13/2026

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
1000 W. MAIN ST., SUITE 200
BRYANT, AR 72809
#4151

PROPERTY ADDRESS
6907 HWY 5 N
BRYANT, AR

CURRENT OWNER OF RECORD
H & S BRYANT, LLC
5 HALTED CIRCLE SUITE #1
ROGERS AR 72756

FOR THE USE & BENEFIT OF

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: H & S BRYANT, LLC
 ADDRESS _____

SOURCE OF TITLE: INSTRUMENT NO. 2012-10466

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

LAND DESCRIPTION PROVIDED

PART OF THE NE 1/4 SE 1/4, SECTION 15, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE 1/4 SE 1/4, SECTION 15, THENCE S87°49'20"E ALONG THE NORTH LINE OF SAID NE 1/4 SE 1/4, 137.48 FT. TO THE POINT OF BEGINNING, THENCE CONTINUING S87°45'20"E ALONG SAID NORTH LINE, 1114.53 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5 (60' R.O.W.), THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: (1) S62°13'25"W, 268.42 FT.; (2) S62°13'48"W, 256.59 FT.; (3) S62°07'38"W, 192.93 FT.; (4) S62°18'05"W, 204.54 FT.; (5) S01°56'27"W, 103.23 FT.; (6) S80°46'25"W, 95.54 FT.; (7) S58°53'00"W, 86.05 FT. AND (8) S57°12'55"W, 94.47 FT.; THENCE N02°35'29"E, 865.03 FT. TO THE POINT OF BEGINNING, CONTAINING 361.935 SQ. FT. OR 8.31 ACRES MORE OR LESS.

