

NO PERMANENT OR TEMPORARY
OBSTRUCTIONS MAY BE PLACED IN
DRAINAGE OR ACCESS EASEMENTS

LOT 13R

NOTE:
PURPOSE OF THIS REPLAT IS TO REDUCE THE BUILDING SETBACK
LINE (B.S.L.) FROM 40' TO 30'.

LOT 13R
A REPLAT OF LOT 13 OF
ROMAIN HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CASON HILL BLVD.
50' R/W
R=50.00, CH=50.52
N88° 10' 37\"/>

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____
Source of Title: _____ Deed # 24-009670

CERTIFICATE OF FINAL SURVEYING ACCURACY:

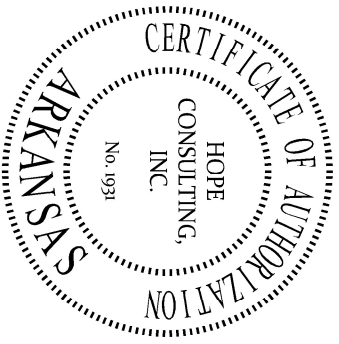
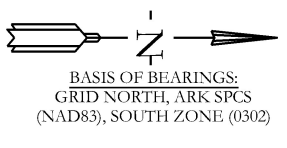
I, William Corbit R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Rules and Regulations.

Date of Execution _____
William Corbit R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____ Name _____
Bryant Planning Director



30' 15' 0' 30'

LEGEND

- ⊙ - Found Aliquot Corner
- - Found Monument
- ⊙ - Sect 1/2" Rebar w. Cap
- △ - Computed point
- (M) - Measured
- (P) - Platted
- x — - Fence

Drawn By: _____ Checked: _____

By affixing my seal and signature, I, Corbit Shoffner, PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E, dated: 06/05/2020



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For the Exclusive Use and Benefit of:

Address _____ Date 05-28-2026
500 _____ 0 _____ 1664

