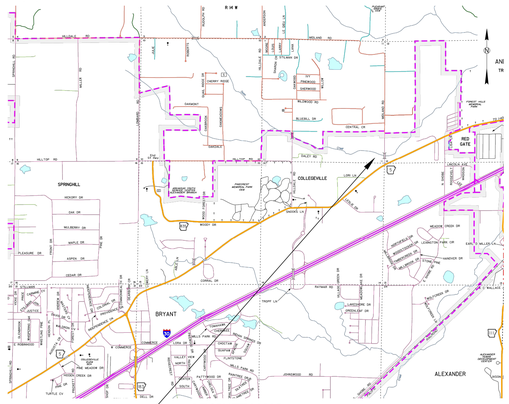
LEGEND OF SYMBOLS & ABBREVIATIONS

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

GRID NORTH

0 10' 20' 40'
SCALE: 1" = 20'



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

SURVEY NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

SURVEY & DOCUMENT REFERENCES:

a. WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
b. DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
c. DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
d. RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
e. RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
f. PLAT OF KING'S CROSSING PHASE 1.

CURRENT OWNERSHIP INFORMATION

OWNER:
PX2 PROPERTIES LLC
3525 HWY 5
BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

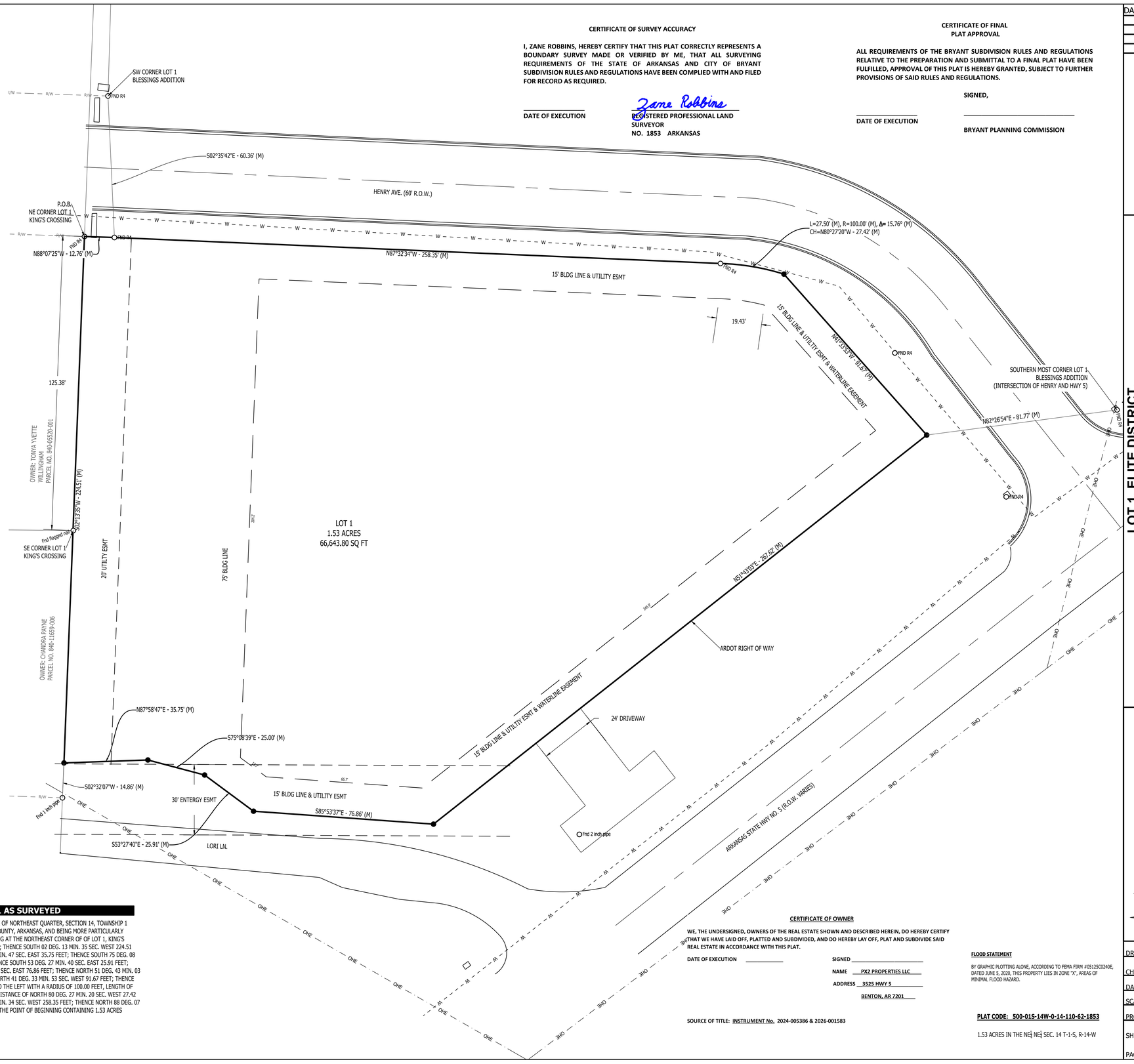
FOR USE AND BENEFIT: PX2 PROPERTIES, LLC

STATE OF ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1853 SIGNATURE ZANE ROBBINS 08/12/2026

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

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. 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.



LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 87 DEG. 58 MIN. 47 SEC. EAST 35.75 FEET; THENCE SOUTH 75 DEG. 08 MIN. 39 SEC. EAST 25.00 FEET; THENCE SOUTH 53 DEG. 27 MIN. 40 SEC. EAST 25.91 FEET; THENCE SOUTH 85 DEG. 53 MIN. 37 SEC. EAST 76.86 FEET; THENCE NORTH 51 DEG. 43 MIN. 03 SEC. EAST 267.62 FEET; THENCE NORTH 41 DEG. 33 MIN. 53 SEC. WEST 91.67 FEET; THENCE ALONG A NONTANGENTAL CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, LENGTH OF 27.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 80 DEG. 27 MIN. 20 SEC. WEST 27.42 FEET; THENCE NORTH 87 DEG. 32 MIN. 34 SEC. WEST 258.35 FEET; THENCE NORTH 88 DEG. 07 MIN. 25 SEC. WEST 12.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.53 ACRES (66,643.80 S.F.) MORE OR LESS.

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 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

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 PX2 PROPERTIES LLC

ADDRESS 3525 HWY 5

BENTON, AR 7201

SOURCE OF TITLE: INSTRUMENT No. 2024-005386 & 2026-001583

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-0-14-110-62-1853

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

DATE	REVISIONS

PROPERTY ADDRESS:

8425 AR. STATE HWY NO. 5 N
ALEXANDER, AR. 72002

LOT 1, ELITE DISTRICT, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.8300 | EMAIL: ZANEROBBINS@EMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	8-12-26
SCALE	1"=20'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1

S:\DRAWINGS\# PROJECTS\BRYANT\2024 PROJ\Proj. 2024105 (E. BRYANT)\DWG\2024105 PLAT.DWG, 8/13/2026 3:24:25 PM, CEDS ROBBINS PROFESSIONAL LAND SERVICES, INCORPORATED