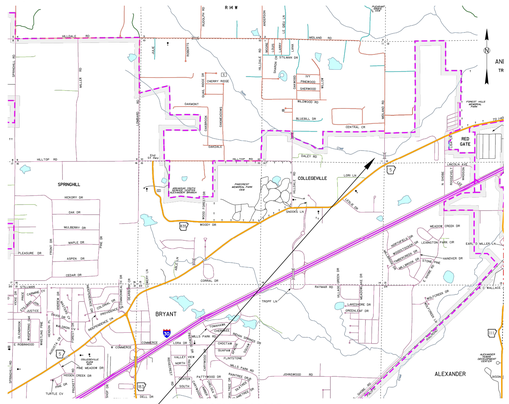
## LEGEND OF SYMBOLS & ABBREVIATIONS

| | | | |
|---|---|---|---|
| GAS METER | STORM DRAIN MANHOLE | ASPHALT | |
| WATER METER | SEWER CLEANOUT | CONCRETE | |
| GUY WIRE | NORTH | SET 1/2" REBAR w/ CAP #1853 | |
| POWER/UTILITY POLE | SOUTH | SET COTTON-PICKER SPINDLE | |
| TELEPHONE PEDESTAL | EAST | FOUND MONUMENT (DESC. NOTED) | |
| SEWER MANHOLE | WEST | COMPUTED CORNER (NOT SET) | |
| WATER VALVE | AS MEASURED | CORRESPONDS TO DRAWING NOTE | |
| FIRE HYDRANT | PER DEED | | |
| SIGNS | RECORDED | | |
| LIGHT POLE | RIGHT-OF-WAY | | |
| TELEPHONE MANHOLE | LANDSCAPED AREA | | |
| GAS VALVE | CAPPED 1/2" REBAR | | |
| | CONCRETE | | |
| | POINT OF COMMENCEMENT | | |
| | POINT OF BEGINNING | | |
| | CORRUGATED METAL PIPE | | |
| | REINFORCED CONCRETE PIPE | | |
| | EASEMENT | | |
| | HIGH DENSITY POLYETHYLENE | | |
| | SUBDIVISION | | |
| | FIRE DEPARTMENT CONNECTION | | |
| | COTTON PICKER SPINDLE | | |
| | 5/8" PIPE | | |
| | 5/8" REBAR | | |
| | 1/2" REBAR | | |
| | SURVEY NAIL | | |
| | TELEPHONE PULL BOX | | |

SS — SANITARY SEWER LINE
W — WATER LINE
STORM SEWER PIPE
ROADWAY CENTERLINE
UTILITY EASEMENT
BUILDING SETBACK LINE
R/W — ROADWAY RIGHT-OF-WAY
OHE — OVERHEAD ELECTRIC LINES
UGT — UNDERGROUND TELEPHONE
G — UNDERGROUND GAS
F.O. — UNDERGROUND FIBER OPTIC
X — X — FENCE
STEEL GUARD RAIL
[100] — SURFACE CONTOUR LINE & ELEVATION

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

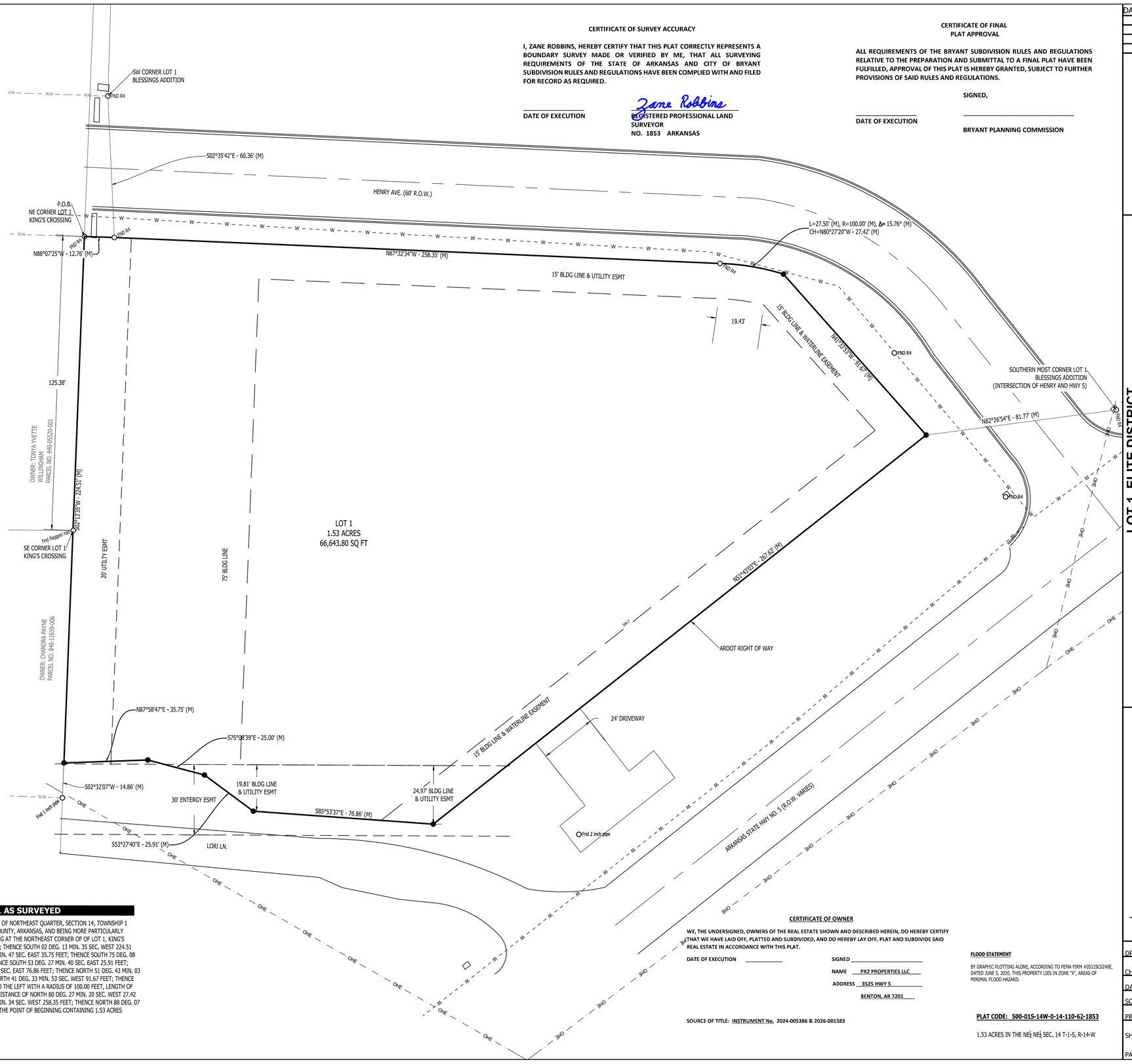
FOR USE AND BENEFIT: PX2 PROPERTIES, LLC

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

CERTIFICATE OF AUTHORIZATION ROBBINS PROFESSIONAL LAND SERVICES #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\dwg, 8/27/2026 3:46:14 PM, EVE SAYE, 8/26/2026 3:38:52 AM, \\192.168.0.99\HP_PROFESSIONAL LAND SERVICES (NAD83\NAD83 FP.ctb