FLOODPLAIN CERTIFICATION

BY AFFIXING MY SEAL AND SIGNATURE, I JARED PAVATT, PLS No. 1526, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION.

NOTE: THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

ACCORDING TO THE FEDRAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SALINE COUNTY UNINCORPORATED AREAS, PANEL #05125C0225D DATED 06/19/2012, NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY.

PROPERTY SPECIFICATIONS

OWNER: BRUSHMASTERS CONSTRUCTION & DEVELOPMENT INC.
4411 MILLBROOK DR
BRYANT, ARKANSAS 72022

DEVELOPOR/ SUBDIVIDER: BRUSHMASTERS CONSTRUCTION & DEVELOPMENT INC.
4411 MILLBROOK DR
BRYANT, ARKANSAS 72022

ENGINEERS: PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022

NAME OF SUBDIVISION: SPRINGHILL MANOR SUBDIVISION

ZONING CLASSIFICATION: R-1.S

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK _____ PAGE _____

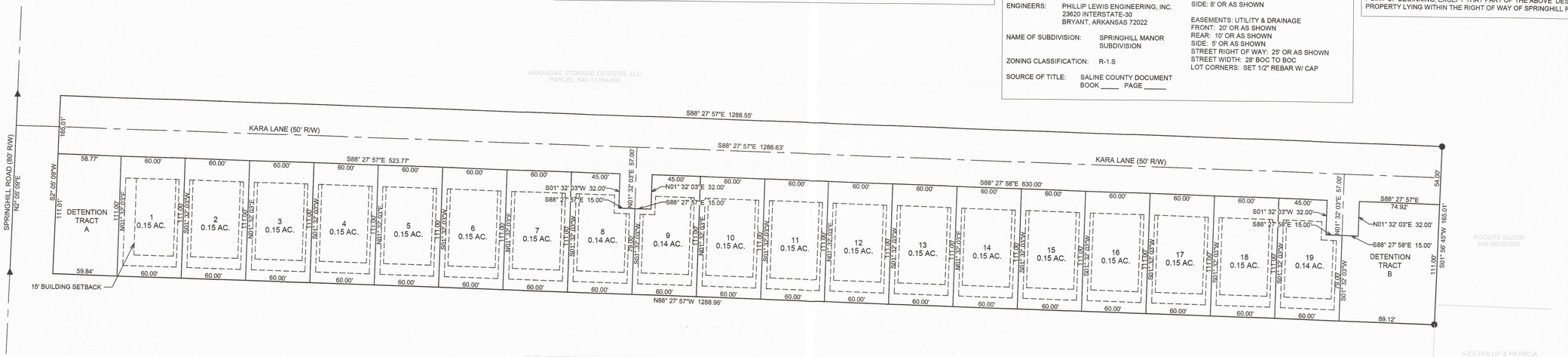
MIN. LOT SIZE: 6,180 S.F.
NUMBER OF LOTS: 19
SOURCE OF WATER: SALEM WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP

BUIDING SETBACKS:
FRONT: 20' OR AS SHOWN
REAR: 20' OR AS SHOWN
SIDE: 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE
FRONT: 20' OR AS SHOWN
REAR: 10' OR AS SHOWN
SIDE: 5' OR AS SHOWN
STREET RIGHT OF WAY: 25' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR W/ CAP

PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 476 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4, WHICH POINT IS 2170.6 FEET NORTH OF THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 16, AND RUN THENCE EAST 1333 FEET TO THE EAST LINE OF SAID NW 1/4, OF THE SW 1/4 THENCE SOUTH 165 FEET; THENCE WEST 1333 FEET TO THE WEST LINE OF SAID NW 1/4, OF THE SW 1/4; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF SPRINGHILL ROAD.



FINAL PLAT
SPRINGHILL ESTATES SUBDIVISION
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

CITY OF BRYANT CERTIFICATES

OWNER
Name: Brushmasters Construction & Development Inc.
Address: 4411 Millbrook Dr Bryant, Arkansas

DEVELOPER
Name: Brushmasters Construction & Development Inc.
Address: 4411 Millbrook Dr Bryant, 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 the within plat.

5/14/21
Date of Execution

Robert Moser
Brushmaster Construction & Development

Source of Title

D.R. _____ Page _____

SURVEYING ACCURACY
I, Jared Pavatt, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on September 5th, 2019; that the boundary lines shown heron correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

05/14/21
Date of Execution

Signed:
Jared Pavatt
Registered Professional Land Surveyor
No. 1526
Arkansas

CERTIFICATE OF ENGINEERING ACCURACY
I, Phillip Lewis, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown heron actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

05/14/21
Date of Execution

Signed:
Phillip Lewis
Registered Professional Engineer
No. 9540
Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

This Certificate shall expire _____

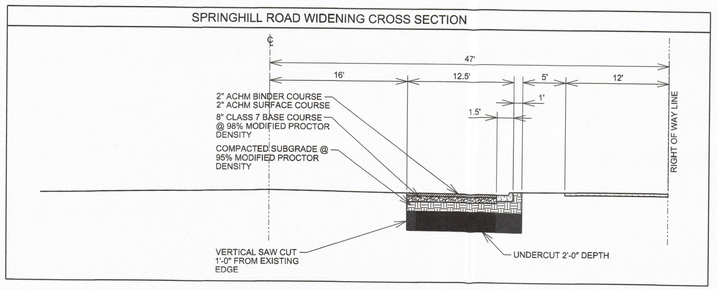
5-14-21
Date of Execution

Chairman
Bryant Planning Commission

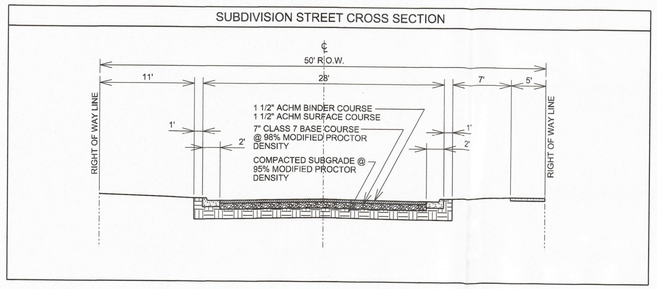
CERTIFICATE OF RECORDING
This document, number _____, filed for record _____, 20___, in Plat Book _____, Page _____.

_____
Name (Clerk)

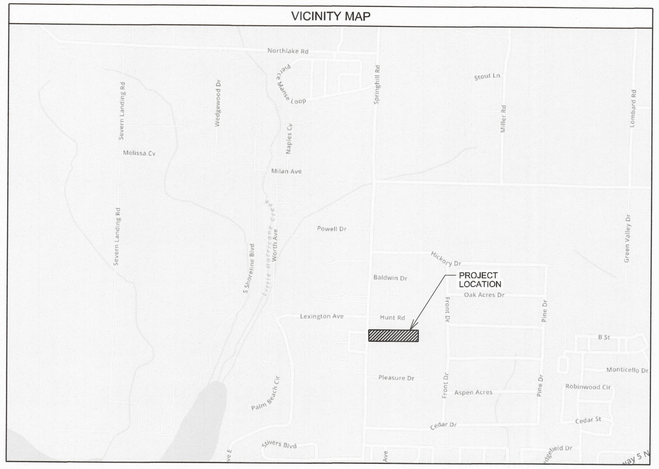
SPRINGHILL ROAD WIDENING CROSS SECTION



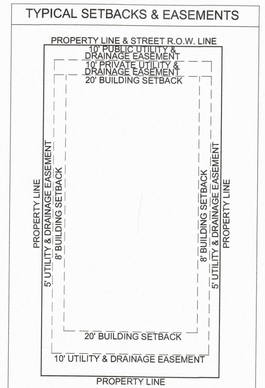
SUBDIVISION STREET CROSS SECTION



VICINITY MAP



TYPICAL SETBACKS & EASEMENTS



2021-012630
I certify this instrument was filed on:
05/17/2021 02:56:59 PM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 1
C ANDERSON

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND ON THE DRAWING.

- ● FOUND IRON PIN
- ○ SET IRON PIN
- ▲ CALCULATED OR ANGLE POINT

50 25 0 50 100FT
SCALE: 1"= 50'

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

SPRINGHILL ESTATES SUBDIVISION
FINAL PLAT
Bryant, Arkansas

PROJECT NUMBER:

SHEET ISSUE DATE: 03-29-2021

PAGE TITLE: FINAL PLAT

SHEET NUMBER: C1.0