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.

SIGNED _____ DATE OF EXECUTION _____

NAME _____ ADDRESS _____

SOURCE OF TITLE: DOC. No. 2018-013607

Certificate of Final Surveying Accuracy

I, Kenneth A. Bau, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Signed: _____
Kenneth A. Bau
Registered Land Surveyor
No. 1480, Arkansas

Certificate of Final Engineering Accuracy

I, Dave R. Hobbs, hereby certify that this plat correctly represents a plan made or reviewed by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

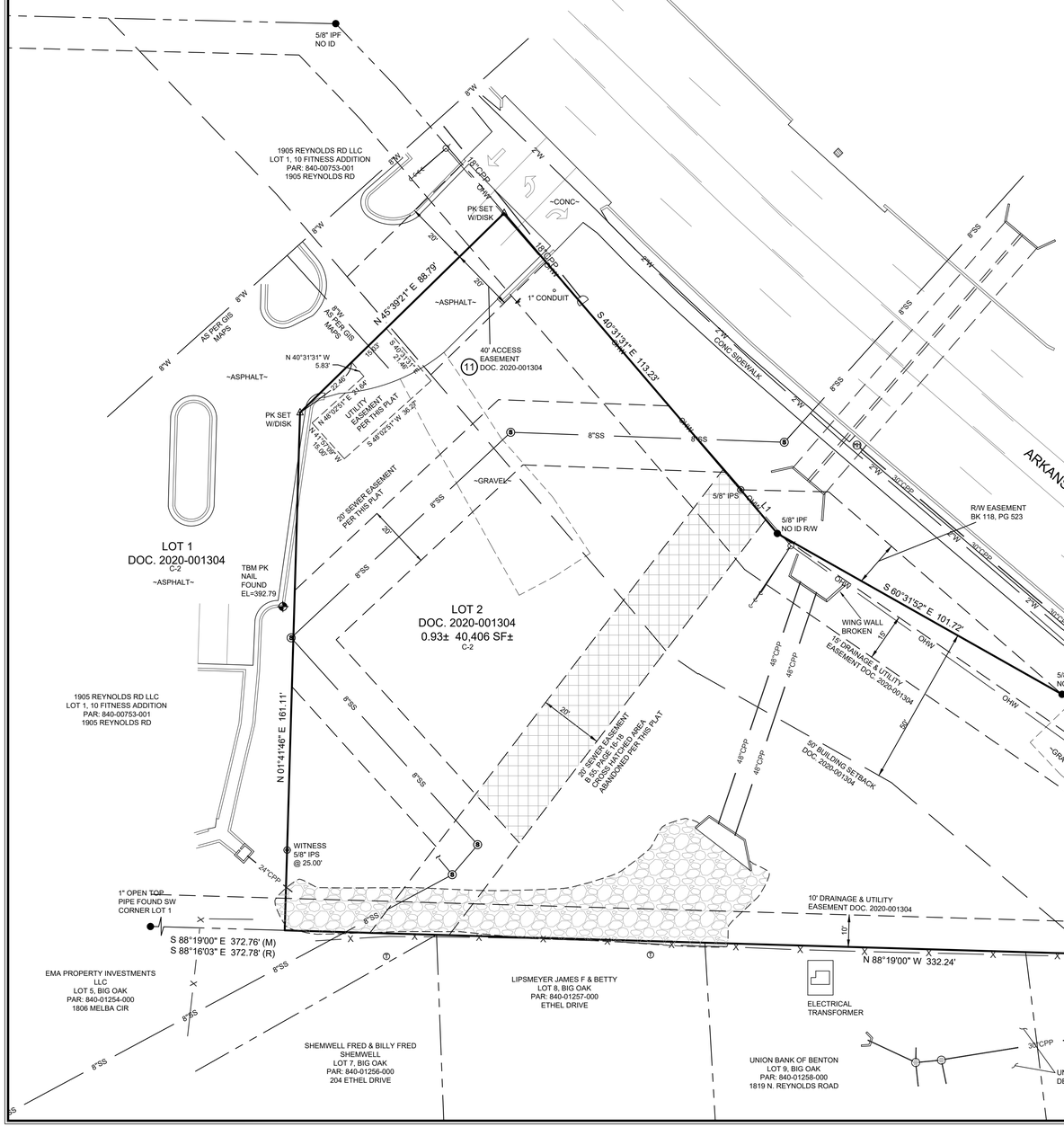
Signed: _____
Dave R. Hobbs
Registered Professional Engineer
No. 13340, Arkansas

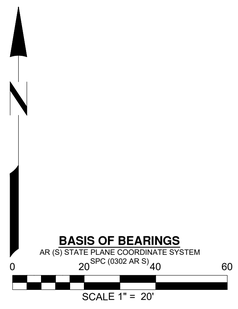
Certificate of Final Plat Approval

Pursuant to the City of Bryant Subdivision Rules and Regulations, This document was given approval by the Bryant Planning Commission at a Meeting Held _____, 2022. All of the Document is hereby accepted, and this certificate executed under the Authority of said Rules and Regulations.

_____ _____
Date of Execution Bryant Planning Commission

Certificate of Recording





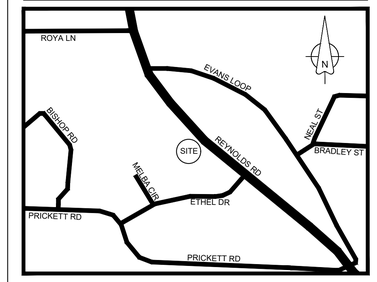
CODE: 500-01S-15W-0-27-440-62-1480

LINE	BEARING	DISTANCE
L1	S 39°57'33" E	17.75'
L2	S 49°31'26" E	40.01'
L3	S 40°50'39" W	5.03'

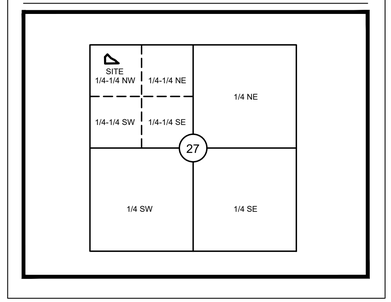
LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- P. K. NAIL SET (PKS)
- BENCHMARK, AS NOTED
- SIGN, AS NOTED
- SEWER CLEAN OUT
- SEWER MANHOLE
- MAIL BOX
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- IRRIGATION VALVE
- FOC LOCATION POST
- FOC PULL BOX
- TELEPHONE BOX
- GRATE INLET
- STORM MANHOLE
- CIRCLE STORM INLET
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OHW — OVERHEAD WIRE
- X — FENCE LINE
- G — GAS LINE, AS NOTED
- ST — STORM SEWER PIPE, AS NOTED
- FOC — STORM SEWER PIPE, AS NOTED
- G — GAS LINE, AS NOTED
- W — WATER LINE, AS NOTED
- SS — SANITARY SEWER, AS NOTED

LOCATION MAP NTS



SECTION MAP



SURVEY NOTES:

REASON FOR REPLAT: TO ABANDONED A PORTION OF THE SEWER EASEMENT RECORDED IN BOOK 55, PAGE 16-18, AND DEDICATE SEWER EASEMENT.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (AR ONE CALL SYSTEM, INC. OR 811).

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

ZONING CLASSIFICATION: C-2

SIDE BUILDING SETBACK LINES HAVE NOT BEEN SHOWN FOR CLARITY AND SHALL CONFORM TO THE CITY OF BRYANT'S SUBDIVISIONS RULES AND REGULATIONS.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 05125C0380E, WITH AN EFFECTIVE DATE OF JUNE 5, 2020, IN SALINE COUNTY, STATE OF ARKANSAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, 24" IN LENGTH, WITH A RED PLASTIC CAP STAMPED "BAU 1480"

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND I HEREBY CERTIFY THAT THIS IS A CATEGORY "A" SURVEY AND THAT THE RELATIVE POSITIONAL ACCURACY IS BETTER THAN ±(0.25'), AS SHOWN HEREON.

YOUNG - HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

ARKANSAS
YOUNG, HOBBS AND ASSOCIATES
NO. 1592
CERTIFICATE OF AUTHORIZATION

No.	Date	Revision

AMPLER DEVELOPMENT, LLC

2601 NORTHWEST EXPRESSWAY,
BUILDING #100W
OKLAHOMA CITY, OK 73112

REPLAT LOT 2 10 FITNESS ADDITION

OWNER INFORMATION

FAN 4 INVESTMENTS 2, LLC, an Arkansas limited liability company
DOC. 2018-013607
PARCEL 840-00753-002

PART OF THE NW ¼ OF THE NW ¼
SECTION 27, T1S, R15W

SALINE COUNTY, ARKANSAS

DRAWN BY:	KAB-CLH
APPROVED BY:	KAB
DATE: (FIELD)	10/13/2021
DATE: (OFFICE)	11/2/2021
YHA PRO. #	196-21

SHEET 1 OF 1