LOT A,
ANDRES GARDENS,
PHASE 1,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



VICINITY MAP
(NTS)

#4 REBAR

N 65°08'13" E 443.87'

THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 04°36'54" W	51.01'	50.50'	53.48'
C2	S 20°08'13" W	35.36'	24.93'	39.30'

N 65°08'13" E 105.00'

10' UTILITY EASEMENT

8' BUILDING LINE

25' BUILDING LINE

S 24°39'04" E 77.09'

RB W/CAP#1141

S 65°11'23" W 64.24'

RB W/CAP#1141

LOT A
0.32 ACRES
13830 SQ. FT.

C1

GARDEN CLUB DRIVE
(26' PRIVATE DRIVE)

N 24°39'04" W 146.35'

8' BUILDING LINE

25' BUILDING LINE

10' UTILITY EASEMENT

C2

LOT 7R,
ANDRES GARDENS,
PHASE 1

S 65°17'39" W 55.15'

GARDEN CLUB DRIVE
(28' PRIVATE DRIVE)

SIGNAL IN SIDEWALK

S 65°21'19" W 85.37'

SIGNAL IN SIDEWALK

Certificate of Recording

This document, number _____ filed for record _____, 20_____

in Plat Book _____, page _____.

Circuit Clerk _____

For Bill of Assurance see:
Deed Record Book _____, Page _____.

Certificate of Surveying Accuracy

I, James Aaron Rasburry, 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 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.

Date of Execution:_____ _____

Registered Land Surveyor
No. 1506, 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 Owner

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

_____ NAME: _____

Date of Execution ADDRESS: _____

Sign _____

Sign _____

Source of Title _____

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1506
- △ - COMPUTED POINT
- ⊕ - CONTROLLING CORNER
- -x- FENCE

20 0 20 40
Scale: 1" = 20'

BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FEMA
PANEL NO.: 05125C0240E
DATE: 6-5-2020

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
JERRY LEE

PROPERTY ADDRESS:
GARDENS CLUB DRIVE
BRYANT, AR.

FILE: C:\DRAWINGS\ANDRES GARDENS\POA

FIELDWORK DATE: 2-24-22
PLAT DATE: 3-18-22

DRAWN BY: DCR

JOB#: 22-047

CHECKED BY: JAR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A. RASBURRY