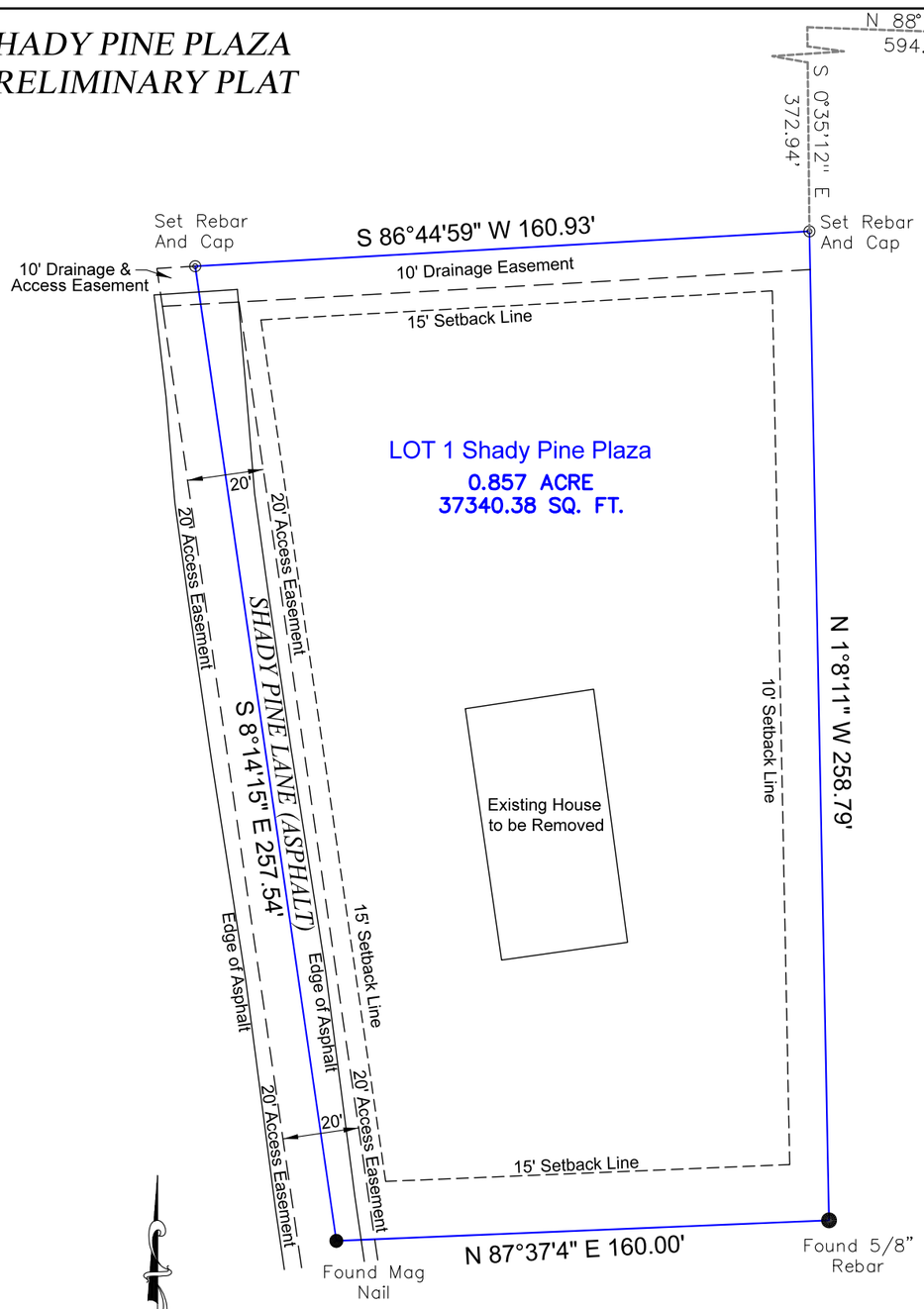
SHADY PINE PLAZA
PRELIMINARY PLAT



PRELIMINARY SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 20, 2023; that the boundary lines shown hereon 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.

_____ _____
Name Date of Execution
Registered Land Surveyor No. _____, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

This Certificate shall expire _____ ____, _____.

_____ _____
Signature of Bryant Planning Commission Date of Execution



Vicinity Map
Not to Scale

FLOOD INFORMATION

ACCORDING TO FEMA MAP NUMBER 05125C0360E,
DATED JUNE 5, 2020,
THIS PROPERTY IS NOT LOCATED IN A FLOOD
HAZARD AREA.

SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 40 SEC. EAST 372.94 FEET TO A SET REBAR AND CAP AND THE POINT OF BEGINNING; THENCE SOUTH 86 DEG. 44 MIN. 59 SEC. WEST 160.93 FEET TO A SET REBAR AND CAP; THENCE SOUTH 08 DEG. 14 MIN. 15 SEC. EAST ALONG SHADY PINE LANE 257.54 FEET TO A FOUND MAG NAIL IN SHADY PINE LANE; THENCE NORTH 87 DEG. 37 MIN. 04 SEC. EAST LEAVING SAID ROADWAY 160.00 FEET TO A REBAR; THENCE NORTH 01 DEG. 08 MIN. 11 SEC. EAST 258.79 FEET TO THE POINT OF BEGINNING CONTAINING 0.857 ACRE MORE OR LESS..
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY, BEING 20 FEET WIDE, THE CENTERLINE OF SAID 20 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 OF SE 1/4; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 4.0 SEC. EAST 383.12 FEET TO A REBAR (DEED SOUTH 02 DEG. 53 MIN. EAST 382.99 FEET); THENCE SOUTH 84 DEG. 44 MIN. 54 SEC. WEST 160.06 FEET TO A REBAR (DEED SOUTH 84 DEG. 46 MIN. WEST 160.17 FEET) AND THE POINT OF BEGINNING AND CENTERLINE OF SAID 20 FOOT EASEMENT; THENCE SOUTH 10 DEG. 06 MIN. 52 SEC. EAST ALONG SAID CENTERLINE 509.74 FEET (DEED SOUTH 10 DEG. 14 MIN. EAST 509.74 FEET) TO THE END OF SAID EASEMENT AND THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #5.

0 40 80
Scale 1" = 40'

BASIS OF BEARING
GPS OBSERVATION IN
ARKANSAS STATE PLANE SOUTH

LEGEND
- FOUND MONUMENT
- SET #4 REBAR W/CAP
- COMPUTED POSITION
- FORTY CORNER
- BOUNDARY
- EXISTING FENCE LINE
- SECTION LINE
- SCALE BREAK

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
LOT1SHADYPINEPLAZA	02/20/23	1 OF 1	MO

SHADY PINE PLAZA

SHADY PINE LANE
BRYANT, ARKANSAS