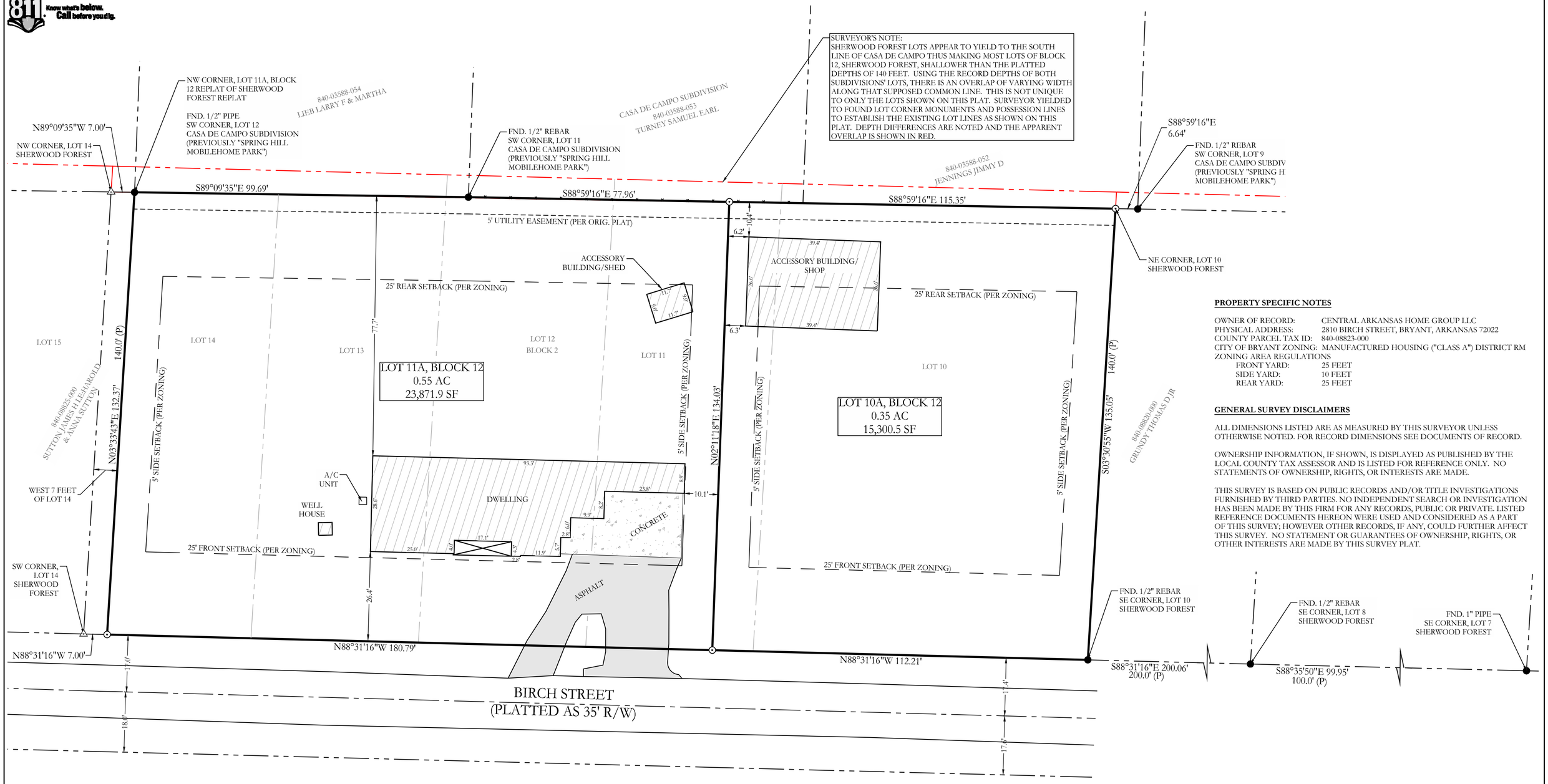
811 Know what's below. Call before you dig.



PROPERTY SPECIFIC NOTES

OWNER OF RECORD: CENTRAL ARKANSAS HOME GROUP LLC
PHYSICAL ADDRESS: 2810 BIRCH STREET, BRYANT, ARKANSAS 72022
COUNTY PARCEL TAX ID: 840-08823-000
CITY OF BRYANT ZONING: MANUFACTURED HOUSING ("CLASS A") DISTRICT RM
ZONING AREA REGULATIONS
FRONT YARD: 25 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

GENERAL SURVEY DISCLAIMERS

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS DISPLAYED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

BASIS OF BEARINGS: GRID NORTH, ARK SPCS (NAD83), SOUTH ZONE (0302)

0 10' 20' 40'
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
2/15/23
CORBITT R. SHOFFNER
WILLIAM
ORIGINAL SIGNATURE ON FILE

OWNER NAME: Roy West
Address: 2810 Birch St.
Bryant, Arkansas 72022

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 plat.

Date of Execution Name:

Source of Title: Saline County Documents # 2022-017456

RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-017456

LOTS 10, 11, 12, 13 AND 14 BLOCK 2, IN SHERWOOD FOREST, BEING A PART OF THE NE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, AS SURVEYED, PLATTED AND RECORDED IN THE OFFICE OF THE CIRCUIT CLERK OF SALINE COUNTY, ARKANSAS, LESS AND EXCEPT THE WEST 7 FEET OF LOT 14.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt Shoffner, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

2/15/2023
Date of Execution

Name: Corbitt Shoffner
Registered Professional
Land Surveyor No. 1664
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Community Services Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson
Bryant Planning Director

LEGEND
- Found Aliquot Corner
- Found Survey Monument
- Set ½" Rebar & Cap (#1664)
- Computed Point (Not Set)
(M) - Measured
(P) - Per Plat/Deed Records
- Property Line
- Fence

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E, dated: 06/05/2020.

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 N. Main Street | Benton, Arkansas 72015
o: (501) 315-2626 | f: (501) 315-0024
www.HopeConsulting.com

LOT 10A AND LOT 11A, BLOCK 2, BEING A REPLAT OF LOTS 10, 11, 12, 13 AND THE EAST 43 FEET OF LOT 14, BLOCK 2, OF SHERWOOD FOREST SUBDIVISION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
ROY WEST

DATE: 2/15/2023		CAD BY: JPP				DRAWING NUMBER:	
REVISED:		CHECKED BY:				22-1400	
SHEET: 1 OF 1		SCALE: 1" = 20'					
500	01S	14W	0	20	110	62	1664

K:\Land Projects 2004\Surveys\2022\22-1400 S & Replat Lots 10-14 Sherwood Forest\DWG\22-1400 Replat Lots 10- 14 Sherwood Forest.dwg | Plotted: 2/15/2023 4:41 PM | ©2022 Hope Consulting, Inc.