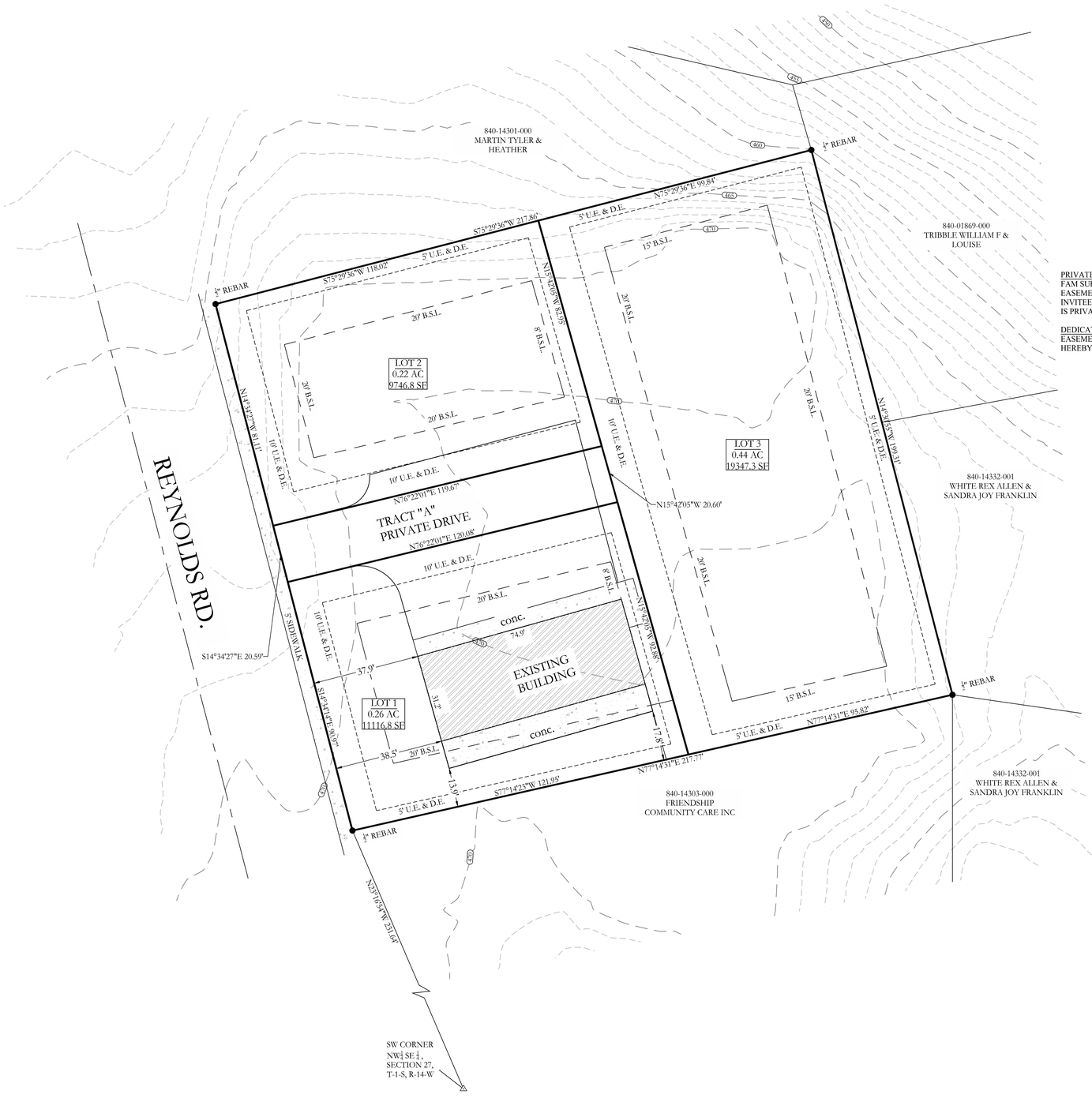
811 Know what's below. Call before you dig.



PROPERTY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1 /4 OF SE 1 /4; THENCE NORTH 24 DEG. 55 MIN. WEST 230.4 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRYANT-BAUXITE ROAD, BEING ALSO THE POINT OF BEGINNING; THENCE NORTH 17 DEG. 11 MIN. WEST ALONG SAID RIGHT-OF-WAY LINE 200 FEET; THENCE NORTH 72 DEG. 49 MIN. EAST 217.8 FEET; THENCE SOUTH 17 DEG. 11 MIN. EAST 200 FEET; THENCE SOUTH 72 DEG. 49 MIN. WEST 217.8 FEET TO THE POINT OF BEGINNING.

PRIVATE ROADWAYS AND DRAINAGE:
FAM SUBDIVISION SHALL BE A PRIVATE COMMUNITY. ALL ROADWAYS ARE PRIVATE ACCESS EASEMENTS FOR VEHICULAR TRAFFIC ONLY AND FOR THE USE OF THE OWNERS, THEIR GUESTS AND INVITEES, POA BOARD OF DIRECTORS, AND OTHERS AS DEEMED BY THE POA BOARD. ALL DRAINAGE IS PRIVATE AND THE RESPONSIBILITY OF THE POA.

DEDICATION OF EASEMENTS:
EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE AND UTILITY LINES ARE HEREBY DEDICATED AS SHOWN ON PLAT.

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

By affixing my seal and signature, I Jonathan Hope, Arkansas PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0380E , Dated: 06/05/2020 .

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

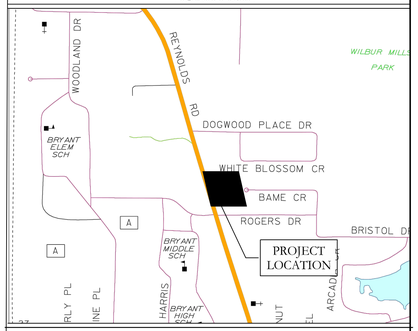
REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE 5/22/23 PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER NO. 20876 KAZI TAMZIDUL ISLAM

LEGEND

- Found Aliquot Corner
- Found monument
- Set 1/2" Rebar #1664
- Computed point
(M)- Measured
(P) - Deed/Plat
- Grate Inlet
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line

VICINITY MAP:



CERTIFICATIONS:

OWNER:

FAM INVESTMENT LLC
15600 HARTFORD ST.
LITTLE ROCK, AR 72022

DEVELOPER:

Name: FAM INVESTMENT LLC
Address: 15600 HARTFORD ST.
LITTLE ROCK, AR 72022

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.

Date of Execution _____ Name: _____

Source of Tile: BOOK 2022 PAGE 027752

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: FAM INVESTMENTS LLC
15600 HARTFORD ST
LITTLE ROCK, AR 72223

DEVELOPER/ SUBDIVIDER: FAM INVESTMENTS LLC
15600 HARTFORD ST
LITTLE ROCK, AR 72223

ENGINEERS: HOPE CONSULTING INC.
129 N MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: FAM SUBDIVISION

ZONING CLASSIFICATION: PROPOSED R-1

SOURCE OF TITLE: BOOK 2022 PAGE 027752

NUMBER OF LOTS: 3
MIN SQ. FT. 6,000

SOURCE OF WATER: BENTON UTILITIES
SOURCE OF SEWER: BENTON UTILITIES
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
INTERIOR SIDE - 8' OR AS SHOWN
EXTERIOR SIDE - 15' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP

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

PRELIMINARY PLAT FAM SUBDIVISION IN THE CITY OF BRYANT SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
FAM INVESTMENTS LLC

DATE: 02/20/2023	CAD BY: MD	PROJECT NUMBER:
REVISED:	CHECKED BY:	23-0017
SHEET: 1 OF 1	SCALE: 1" = 20'	

ARKANSAS STATE LAND SURVEY CODE: 500 - 01S - 14W - 0 - 27 - 110 - 62 -1664

Last Saved by: MD on 5/22/2023 1:26 PM | Path: C:\Users\Hope Consulting\Desktop\Projects\2023\23-0017 FAM Subdivision\Drawings\23-0017 FAM Subdivision.dwg