Property Description

Part of the South ½ of the Northwest ¼ of Section 27, Township 1 South, Range 14 West, Saline County, Arkansas being more particularly described as follows;

Commencing at the Northwest corner of the Southeast ¼ of the Northwest ¼ of Section 27; thence South 02°43'12" East along the West line of said Southeast ¼ of the Northwest ¼, a distance of 261.21' feet the Point of Beginning; thence South 88°24'32" East, a distance of 417.88 feet to a point on the Westerly right-of-Way line of North Reynolds Road (Arkansas State Highway 183); thence along said Right-of-Way along a curve to the right having a radius of 1535.98 feet, an arc length of 272.34' and a chord which bears South 21°06'13" East 271.99 feet; thence North 88°52'06" West, a distance of 528.04 feet; thence South 02°22'14" West, a distance of 472.40 feet; thence North 88°54'55" West, a distance of 493.39 feet to the Southeast corner of Lot 2, Woodland Acres, Subdivision; thence North 01°11'43" East along the East line of said Lot 2, a distance of 137.86 feet to the Northeast corner of said Lot 2 being on the Southerly Right-of-Way line of Sheffield Drive (60' R/W); thence North 86°57'18" West along said Southerly Right-of-Way, a distance of 13.14 feet; thence North 88°40'59" West along said Southerly Right-of-Way a distance of 113.21 feet to a point on the Westerly Right-of-Way line of Woodland Drive, (60' R/W); thence North 02°11'37" East along said Right-of-Way, a distance of 59.96 feet to a point on the Northerly Right of Way line of Sheffield Drive being the Southwest corner of Lot 4, Woodland Acres, Subdivision; thence South 87°42'06" East along said Northerly Right-of-Way line, a distance of 112.94 feet to the Southeast corner of Lot 4, Woodland Acres, Subdivision; thence North 02°18'26" East along the Easterly line of said Lot 2, a distance of 145.02 feet; thence South 88°31'54" East, a distance of 370.33 feet; thence North 02°09'04" East, a distance of 350.23 feet; thence South 88°23'52" East, a distance of 142.70 feet; thence North 02°16'51" East, a distance of 39.70 feet to the Point of Beginning containing 7.985 acres, more or less.

CERTIFICATE OF SURVEYING ACCURACY:

REGISTERED STATE OF ARKANSAS NO. 1348 SIGNATURE PROFESSIONAL LAND SURVEYOR

I, ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE

MICHAEL JOHNSTON, REGISTERED LAND SURVEYOR NO. 1348 ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 12742 JOSH MINTON

I, JOSH MINTON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATION HAVE BEEN COMPLIED WITH.

DATE

JOSH MINTON,
REGISTERED PE
NO. 12742 ARKANSAS

CERTIFICATE OF FINAL 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.

BRYANT PLANNING

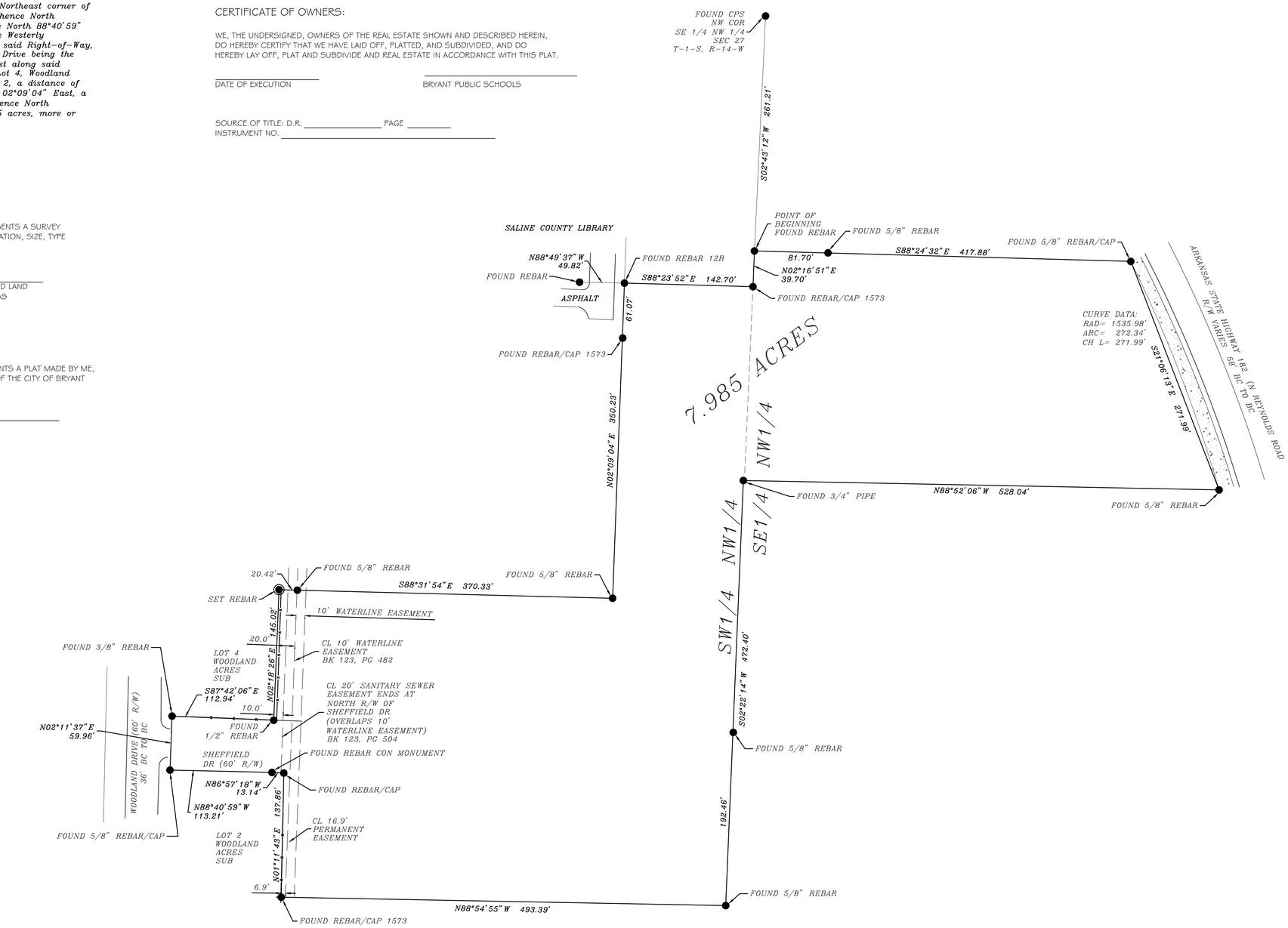
CERTIFICATE OF OWNERS:

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 AND REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION

BRYANT PUBLIC SCHOOLS

SOURCE OF TITLE: D.R. _____ PAGE _____
INSTRUMENT NO. _____



NORTH

1 FP1.0 FINAL PLAT – LOT 1 BRYANT ADMIN

SCALE: 1" = 60'

0 60 120

LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.9302 • WWW.LEMVRW.COM

FINAL PLAT
LOT 1 - BRYANT ADMIN.
CITY OF BRYANT, AR

DATE: APRIL 4, 2023
PROJECT NO: 23001
DRAWN BY: JM
REVISION:

FP1.0
1 of 1