PROPERTY SPECIFIC NOTES:

OWNER OF RECORD: ANTHONY FARR, BOBBIE FARR, AND KRISTIE FARR
PHYSICAL ADDRESS: 2009 JOHNSWOOD ROAD, BRYANT, ARKANSAS 72022
COUNTY PARCEL TAX ID: 840-13190-001; 840-13193-000

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.

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: DOCUMENT #2010-64297

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the Saline County 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.

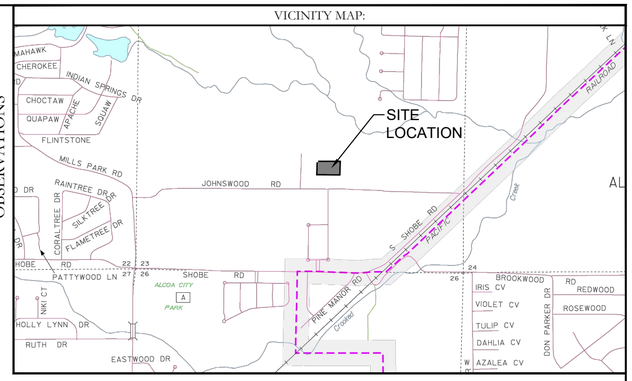
_____ _____

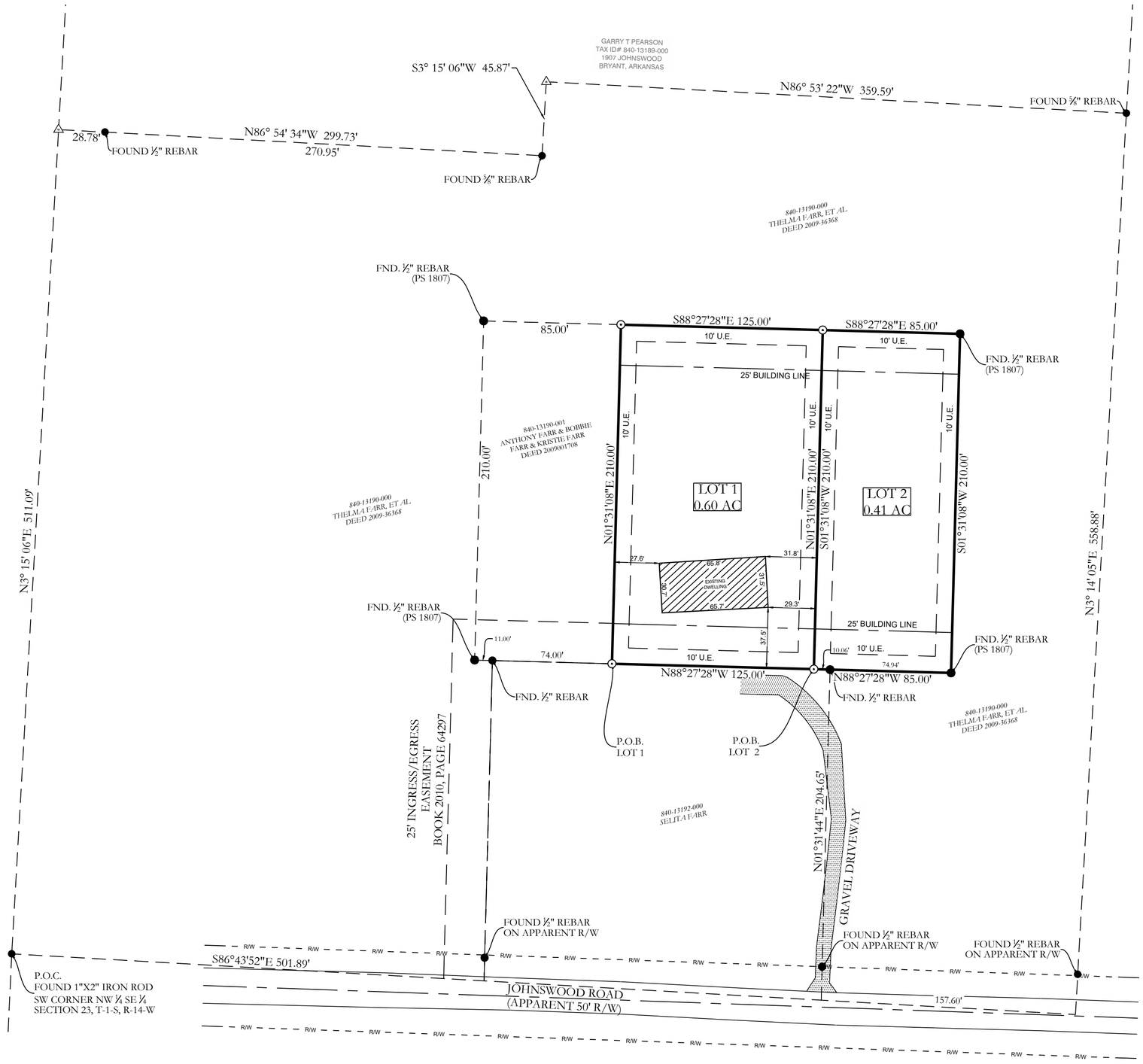
Date of Execution Bryant Planning Commissioner

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

50' 25' 0 50'

VICINITY MAP:





PARENT TRACT RECORD DESCRIPTION:
SALINE COUNTY DEED BOOK 2010, PAGE 64297

ALL THAT PART OF THE W1/2 OF THE NW1/4 SE1/4, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBE AS FOLLOWS: ,BEGINNING AT A POINT THAT IS 367.3 FEET EAST AND 209 FEET NORTH OF THE SOUTHWEST CORNER OF SAID W 1/4 NW1/4 SE 1/4 AND RUN THENCE WEST 85 FEET; THENCE NORTH 210 FEET; THENCE EAST 85 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

ALL THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS 367.3 FEET EAST AND 209 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER AND RUN THENCE EAST 210 FEET; THENCE NORTH 210 FEET; THENCE WEST 210 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: A PART OF THE WEST ONE-FOURTH OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID WEST HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER THAT IS 293.3 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 209 FEET; THENCE EAST 74 FEET; THENCE NORTH 25 FEET; THENCE WEST 99 FEET; THENCE SOUTH 234 FEET TO SOUTH LINE THEREOF; THENCE EAST 25 FEET TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTIONS

LOT 1
A PART OF THE WEST 1/2, NORTHWEST 1/4, SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1X2 IRON AT THE SOUTHWEST CORNER OF SAID NW1/4, SE1/4 OF SECTION 23; THENCE S86°43'52"E A DISTANCE OF 501.89 FEET TO A POINT; THENCE N01°31'44"E A DISTANCE OF 204.65 FEET TO A 1/2" REBAR; THENCE N88°27'28"W A DISTANCE OF 10.06 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE N 88°27'28" W A DISTANCE OF 125.00 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE N 01°31'08" E A DISTANCE OF 210.00 FEET TO A 1/2" REBAR & CAP (PS 1665); THENCE S 88°27'28" E A DISTANCE OF 125.00 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE S 01°31'08" W A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; CONTAINING 26,250.00 SQUARE FEET, OR 0.603 ACRES, MORE OR LESS.

LOT 2
A PART OF THE WEST 1/2, NORTHWEST 1/4, SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1x2 IRON AT THE SOUTHWEST CORNER OF SAID NW1/4, SE1/4 OF SECTION 23; THENCE S86°43'52"E A DISTANCE OF 501.89 FEET TO A POINT; THENCE N01°31'44"E A DISTANCE OF 204.65 FEET TO A 1/2" REBAR; THENCE N88°27'28"W A DISTANCE OF 10.06 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE N 01°31'08" E A DISTANCE OF 210.00 FEET TO A POINT; THENCE S 88°27'28" E A DISTANCE OF 85.00 FEET TO A FND. 1/2" REBAR (PS 1807); THENCE S 01°31'08" W A DISTANCE OF 210.00 FEET TO A FND. 1/2" REBAR (PS 1807); THENCE N 88°27'28" W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; CONTAINING 17,850.00 SQUARE FEET, OR 0.410 ACRES, MORE OR LESS.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER

ORIGINAL SIGNATURE ON FILE

By affixing my seal and signature, I Corbitt Shoffner, Arkansas PLS No, 1664, 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 # 05125C0380D , Dated: 6/19/2012 .

LEGEND
- Computed point
- Found monument
- Set ½" Rebar
(M)- Measured
(P) - Plat/Deed

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BOBBIE FARR

FARR SUBDIVISION
A SUBDIVISION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 04/05/2023	C.A.D. BY: JPAYNE	DRAWING NUMBER:	
REVISED:	CHECKED BY:	23-0320 (17-049)	
SHEET:	SCALE: 1"=50'		

500	01S	14W	0	23	240	62	1807

K:\Land Projects 2004\Surveys\2023\23-0320 FS 2009 Johnswood Dr\DWG\23-0320 FS 2009 JOHNSWOOD RD BRYANT.dwg