LOT 19 CR
Drawing No.

OWNER:

Name: HERITAGE HOMES & DEVELOPMENT OF CENTERAL ARK INC

Address: 520 REUBEN DR.

BRYANT, ARKANSAS 72022

DEVELOPER:

Name: HERITAGE HOMES & DEVELOPMENT OF CENTERAL ARK INC

Address: 520 REUBEN DR

BRYANT, ARKANSAS 72022

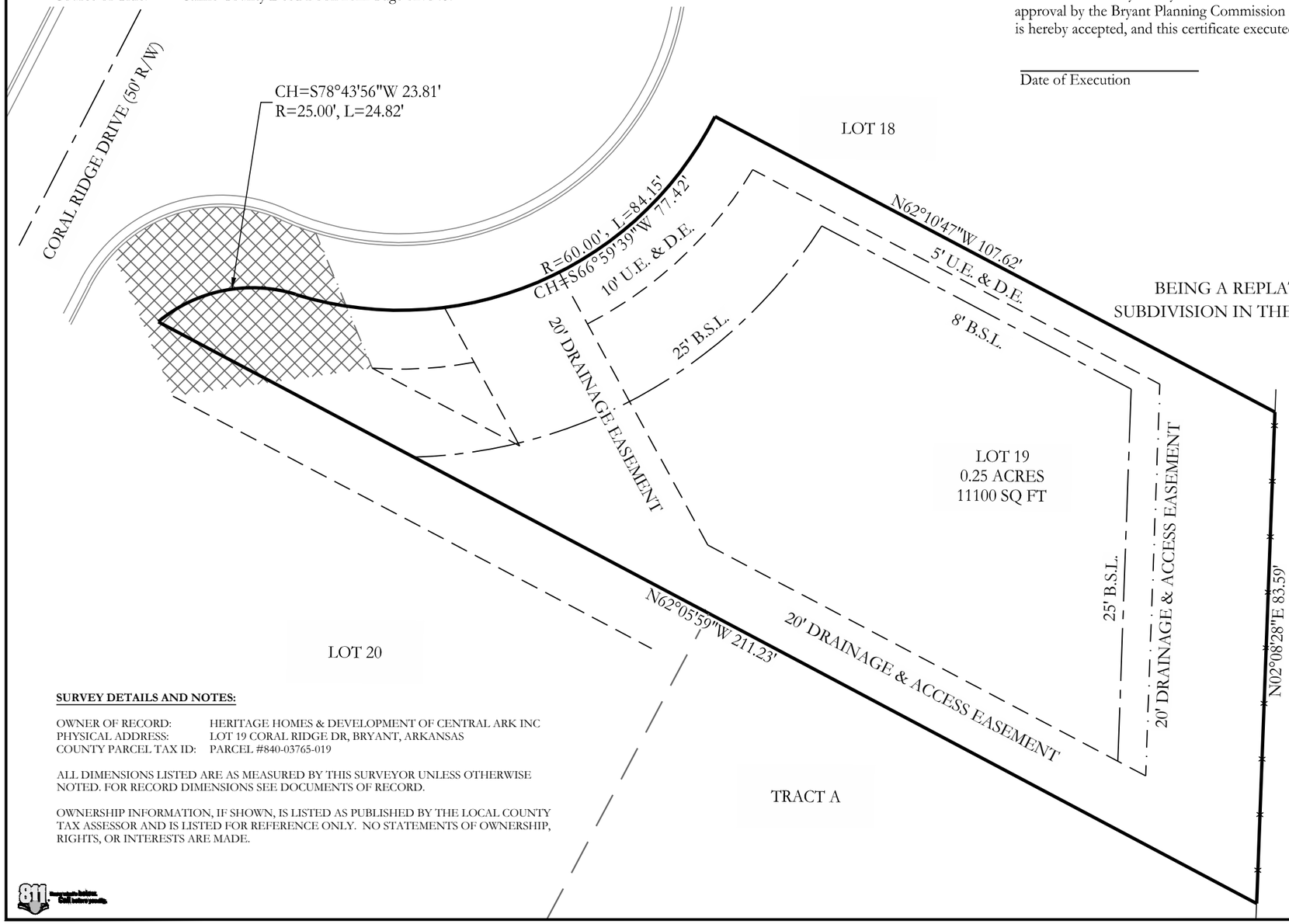
CERTIFICATE OF OWNER:

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 within plat.

Date of Execution

Name:

Source of Title: Saline County Deed Book 2022 Page 027345.



SURVEY DETAILS AND NOTES:

OWNER OF RECORD: HERITAGE HOMES & DEVELOPMENT OF CENTRAL ARK INC
PHYSICAL ADDRESS: LOT 19 CORAL RIDGE DR, BRYANT, ARKANSAS
COUNTY PARCEL TAX ID: PARCEL #840-03765-019

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

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

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

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt R. 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.

Date of Execution

Name: Corbitt R. 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 Planning Commission at a meeting held _____ 20___. All documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson
Bryant Planning Commission

LOT 19R

BEING A REPLAT OF LOT 19, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

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

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

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

ORIGINAL SIGNATURE ON FILE

LEGEND
- Found Aliquot Corner
- Found Monument
- Set 1/2" Rebar & Cap
- Computed point
(M) - Measured
(P) - Platted/Record
-Fence

20' 10' 0' 20'

Drawn By: MD Checked:

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
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.

FLOOD STATEMENT
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 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

For the Exclusive Use and Benefit of:
Heritage Homes

Address Lot 19 Coral Ridge Dr.
Bryant, AR

Date

500	01S	14W	0	07	130	62	1664

K:\Land Projects 2004\Subdivisions\2021\21-0209 Ohman Northlake (Coral Ridge)\LOT 19 REPLAT FOR DRAINAGE EASEMENT.dwg | Plotted: 3/30/2023 3:32 PM | ©2023 Hope Consulting, Inc.