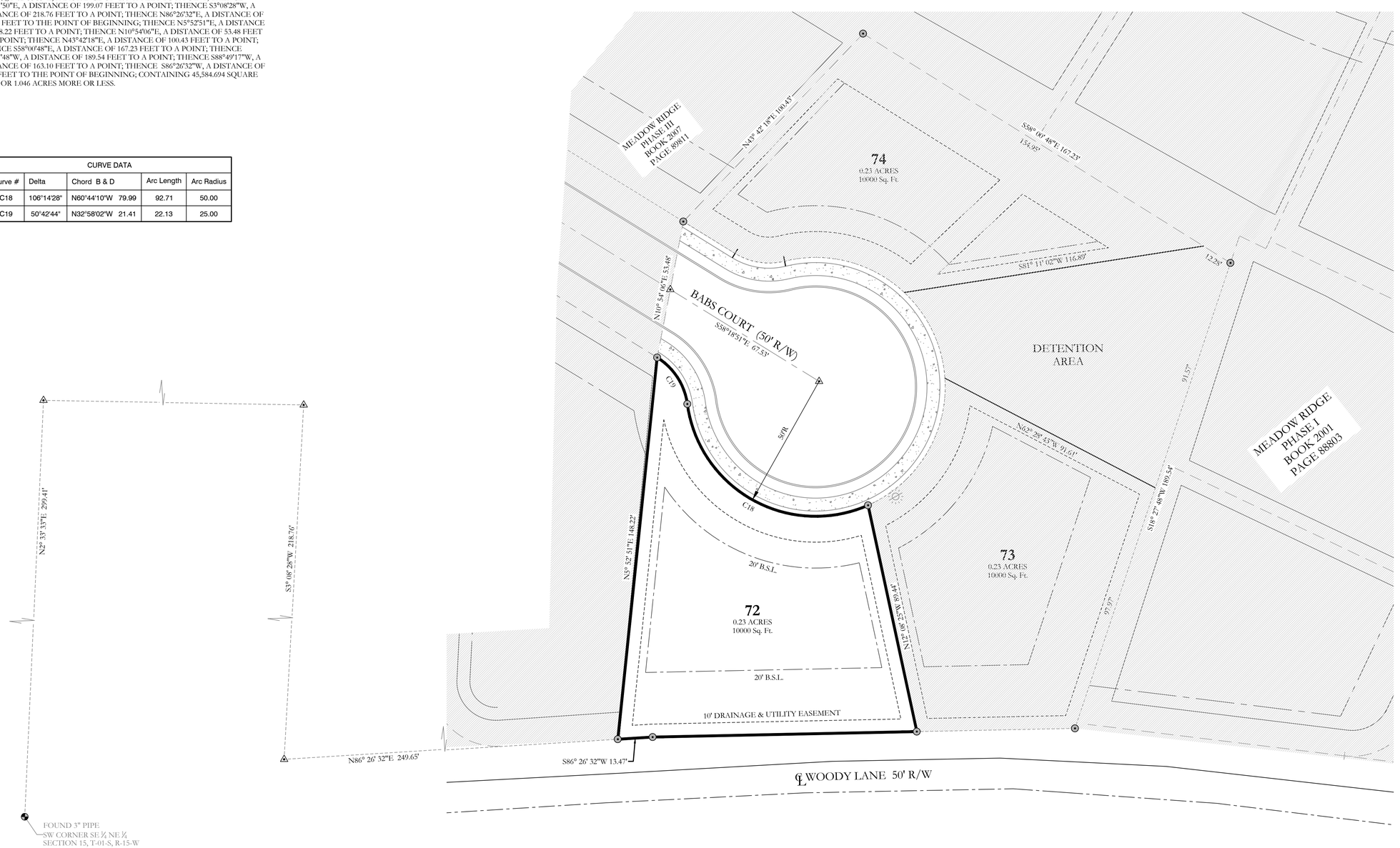
811 Know what's **below.** **Call** before you dig.

PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE ¼ NW ¼) OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SE ¼ NW ¼ OF SECTION 15, A FOUND 3" PIPE; THENCE, ALONG THE WEST LINE OF THE SE ¼ NW ¼, N02°33'33"E, A DISTANCE OF 299.41 FEET TO A POINT; THENCE S89°01'50"E, A DISTANCE OF 199.07 FEET TO A POINT; THENCE S3°08'28"W, A DISTANCE OF 218.76 FEET TO A POINT; THENCE N86°26'32"E, A DISTANCE OF 249.65 FEET TO THE POINT OF BEGINNING; THENCE N5°52'51"E, A DISTANCE OF 148.22 FEET TO A POINT; THENCE N10°54'06"E, A DISTANCE OF 53.48 FEET TO A POINT; THENCE N43°42'18"E, A DISTANCE OF 100.43 FEET TO A POINT; THENCE S58°00'48"E, A DISTANCE OF 167.23 FEET TO A POINT; THENCE S18°27'48"W, A DISTANCE OF 189.54 FEET TO A POINT; THENCE S88°49'17"W, A DISTANCE OF 163.10 FEET TO A POINT; THENCE S86°26'32"W, A DISTANCE OF 13.47 FEET TO THE POINT OF BEGINNING; CONTAINING 45,584.694 SQUARE FEET OR 1.046 ACRES MORE OR LESS.

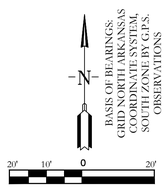
CURVE DATA				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C18	106°14'28"	N60°44'10"W 79.99	92.71	50.00
C19	50°42'44"	N32°58'02"W 21.41	22.13	25.00



REPLAT OF LOT 72

MEADOW RIDGE SUBDIVISION PHASE 4

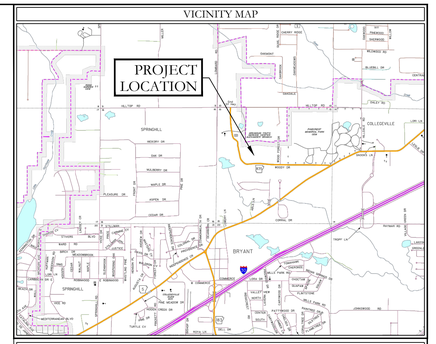
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



LEGEND

- ▬ – Stop Sign
- ☼ – Street light
- ⊹ – Fire Hydrant
- △ – Computed point
- ● – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

VICINITY MAP



CERTIFICATIONS:

OWNER:

Name: _____

Address: _____

_____

DEVELOPER:

Name: _____

Address: _____

_____

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: _____

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 FINAL ENGINEERING ACCURACY:

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

_____ _____

Date of Execution Kazi Islam
Registered Professional
Engineer, No. 20876
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 of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

_____ _____

Date of Execution Rick Jordan,
Bryant Planning Commission

REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 14048 WILLIAM M. McFADDEN

By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my 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 Federal Insurance Rate Map, panel #05125C0240D, Sated: 06/19/2012.

PROPERTY SPECIFICATIONS:

OWNER: TED VAN TASSEL
5110 TALLEY ROAD
LITTLE ROCK, AR 72204

DEVELOPER/: TED VAN TASSEL
SUBDIVIDER 5110 TALLEY ROAD
LITTLE ROCK, AR 72204

ENGINEERS: HOPE CONSULTING INC.
117 S. MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: MEADOW RIDGE PHASE 4

INSTRUMENT # 00 - 32314
00 - 32316

ZONING: R2

AVERAGE LOT SIZE: 10,000 SQ FT
NUMBER OF LOTS: 1
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY

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

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

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:
TED VAN TASSEL

REPLAT OF LOT 72
MEADOW RIDGE SUBDIVISION PHASE 4
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	6/16/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	18-0440
SHEET:		SCALE: 1" = 20'	

500	01S	14W	0	15	420	62	1762

Civil Design CAD Drawings/2023/2023 Master Dwgs/Lots 1 to 5 Land Master Dwgs/Lot 1 to 5.dwg