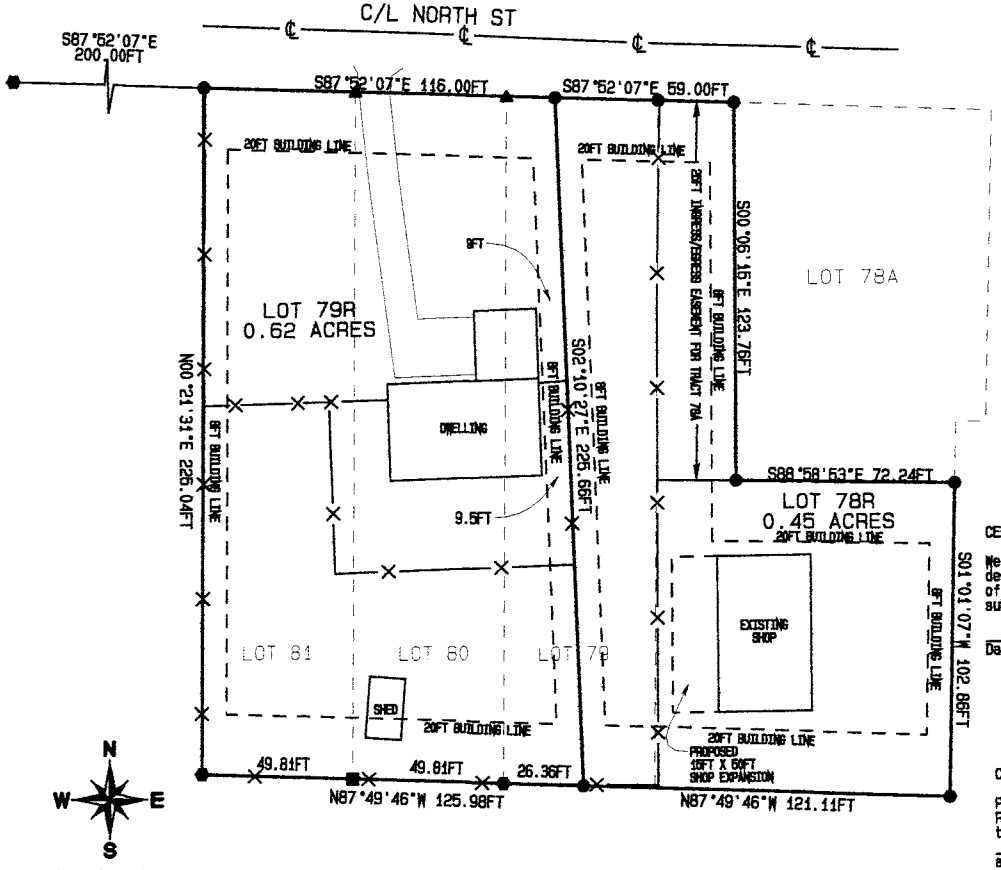
LOTS 78R AND 79R
BEING A REPLAT OF LOTS 78B, 79, 80, 81
PIKEWOOD SUBDIVISION NO.2



BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION

SCALE 1"=40'

0 40 80

PROPERTY ADDRESS
512 NORTH ST
BRYANT AR 72022
DATE: 20 JUNE 2023
JOB#23-01
SCALE: 1IN.=50FT.
DRAWN BY: BW

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1864
Brian J Watson
SIGNATURE
06-20-23
BRIAN J WATSON

CERTIFICATE OF AUTHORIZATION
WATSON SURVEYING LLC
No. 3955
ARKANSAS

LOT 79R

LEGAL DESCRIPTION: All that part of Lots 79, 80, and 81, Pikewood Subdivision #2, to the City of Bryant, Saline County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of said Lot 81; thence North 00 deg. 21 min. 31 sec. East along the West line thereof a distance of 225.04 feet to the Northwest corner of said Lot 81; thence South 87 deg. 52 min. 07 sec. East a distance of 116.00 feet to a rebar on the North line of said Lot 79; thence South 02 deg. 10 min. 27 sec. East a distance of 225.66 feet to a rebar and the South line of said Lot 79; thence North 87 deg. 49 min. 46 sec. West a distance of 125.98 to the Point of Beginning, containing 0.62 acres, more or less

LOT 78R

LEGAL DESCRIPTION: All that part of Lots 78B and 79 Pikewood Subdivision #2, to the City of Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of said Lot 81; thence North 00 deg. 21 min. 31 sec. East along the West line thereof a distance of 225.04 feet to the Northwest corner of said Lot 81; thence South 87 deg. 52 min. 07 sec. East a distance of 116.00 feet to a rebar on the North line of said Lot 79 and the Point of Beginning; thence continue South 87 deg. 52 min. 07 sec. East a distance of 59.00 feet; thence South 00 deg. 06 min. 15 sec. East a distance of 123.76 feet; thence South 88 deg. 58 min. 53 sec. East a distance of 72.24 feet to a rebar; thence South 01 deg. 01 min. 07 sec. West a distance of 102.86 feet; thence North 87 deg. 49 min. 46 sec. West a distance of 121.11 feet; thence North 02 deg. 10 min. 27 sec. West a distance of 225.66 feet to the Point of Beginning, containing 0.45 acres, more or less

CERTIFICATE OF OWNER

We, the undersigned, owners of the Real Estate, shown and described herein, do hereby certify that we caused to be laid off, platted, and subdivided, and do hereby layoff, plat, and subdivide said Real Estate in accordance with the Plat

Date of Execution

Jeff Porter

Deanna Porter

Owner/Developer: Jeff and Deanna Porter
2511 Laverne St
Bryant AR 72022

I hereby certify that the hereon plat and described survey was completed under my supervision to the best of my professional knowledge and ability.

Brian J Watson
BRIAN J. WATSON
P.L.S. #1864

No investigation or other search was performed for easements or other records that an accurate and current title search may disclose

CERTIFICATE OF FINAL PLAT 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 _____, 2023. All of the Document is hereby accepted, and this certificate executed under the authority of said Rules and Regulations

Bryant Planning Commission

Date of Execution

SOURCE OF TITLE:
SALINE COUNTY DOCUMENT #'S
2020/019749
2022/020792

Symbol	Description
▲	COMPUTED
⊕	IRON ROD
●	FOUND REBAR
■	PIPE
●	SET REBAR
——℄——	CENTER LINE
——x——	FENCE CO LINE
———	PROPERTY LINE

WATSON LAND SURVEYING
501-529-1140
10700 HWY. 89N SHERIDAN, AR

FOR THE USE AND BENEFIT OF
JEFF AND DEANNA PORTER