

PROPERTY DESCRIPITION:

REPLAT OF LOTS 7R, 8R, 9R, 10R, 11R, 12R AND 13R, BLOCK 8, MIDTOWN BRYANT, PHASE 1 BRYANT, ARKANSAS.

PROPERTY SPECIFICATIONS:

OWNER: GRAHAM SMITH
12 PINE MANOR
LITTLE ROCK, AR 72207

DEVELOPER/: GRAHAM SMITH
SUBDIVIDER 12 PINE MANOR
LITTLE ROCK, AR 72207

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

NAME OF SUBDIVISION: MIDTOWN BRYANT PHASE 1

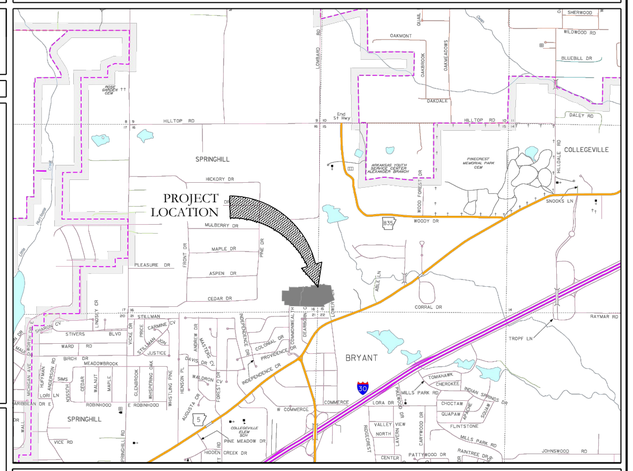
ZONING CLASSIFICATION: TND OVERLAY DISTRICT

SOURCE OF TITLE: #2021-009614 AND #2009-32129

NUMBER OF LOTS: 7
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20'
SIDE - 0' TOTAL MIN.
BACK - 10'

VICINITY MAP:



CERTIFICATIONS:

OWNER:
Name: GRAHAM SMITH
Address: 12 PINE MANOR
LITTLE ROCK, AR 72207

DEVELOPER:
Name: GRAHAM SMITH
Address: 12 PINE MANOR
LITTLE ROCK, AR 72207

REPLAT OF LOTS 7R, 8R, 9R, 10R, 11R, 12R AND 13R, BLOCK 8, MIDTOWN BRYANT, PHASE 1 BRYANT, ARKANSAS.

* THE PURPOSE OF THIS REPLAT IS TO CHANGE FRONT BUILDING SETBACK LINE LINE TO 20 FEET AND REAR BUILDING SETBACK LINE LINE TO 10 FEET.

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 plat.

Date of Execution _____ Name: _____

Source of Title: Saline County Document # _____

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Jonathan L. Hope, 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: Jonathan L. Hope,
Registered Professional
Land Surveyor, No. 1762 Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Community Services Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson
Bryant Community Services Director

N

BASIS FOR BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, BASED ON G.P.S. OBSERVATIONS.

50 25 0 50
BAR SCALE:

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

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 #05119C0420G, Dated: 07/06/2015 .

HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH

REPLAT OF LOTS 7R, 8R, 9R, 10R, 11R, 12R AND 13R, BLOCK 8, MIDTOWN BRYANT, PHASE 1 BRYANT, ARKANSAS.

DATE: 09-05-2023		C.A.D. BY: BJOHNSON	DRAWING NUMBER: 07-0032
REVISED:		CHECKED BY:	
		SCALE: 1"=50'	

500	15	14W	0	15	304	62	1762

K:\Land Projects 2004\Subdivisions 2007\07-0032 MIDTOWN BRYANT (AARON JONES)\DWG\OTHER DWGS\Final Plat Phase 2\07-0032 Replat 1-28-24.dwg [Posted: 9/5/2023 2:47 PM] ©2023 Hope Consulting, Inc.