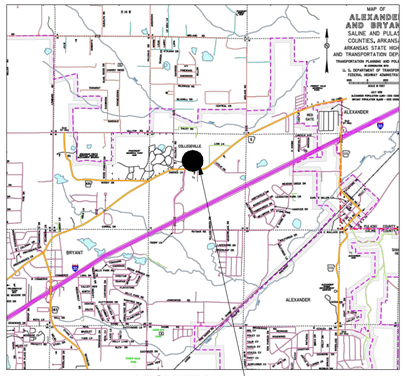


VICINITY MAP
NTS

SITE LOCATION

0 15' 30' 60'
SCALE: 1" = 30'

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
09/20/2023
ZANE ROBBINS

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS SURVEYING

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

9-20-23
DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

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 THIS PLAT.

DATE OF EXECUTION ___-___-___ SIGNED _____
NAME _____
ADDRESS _____

SOURCE OF TITLE: INSTRUMENT No.

CERTIFICATE OF ENGINEERING ACCURACY

I, PHILLIP A. LEWIS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

SIGNED,

DATE OF EXECUTION
REGISTERED PROFESSIONAL ENGINEER
NO. 9540 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION
NAME,
BRYANT BUILDING OFFICIAL

OWNER OF RECORD:

AF PARTNERS LLC
1500 Christy Lane,
Alexander, AR,
72002

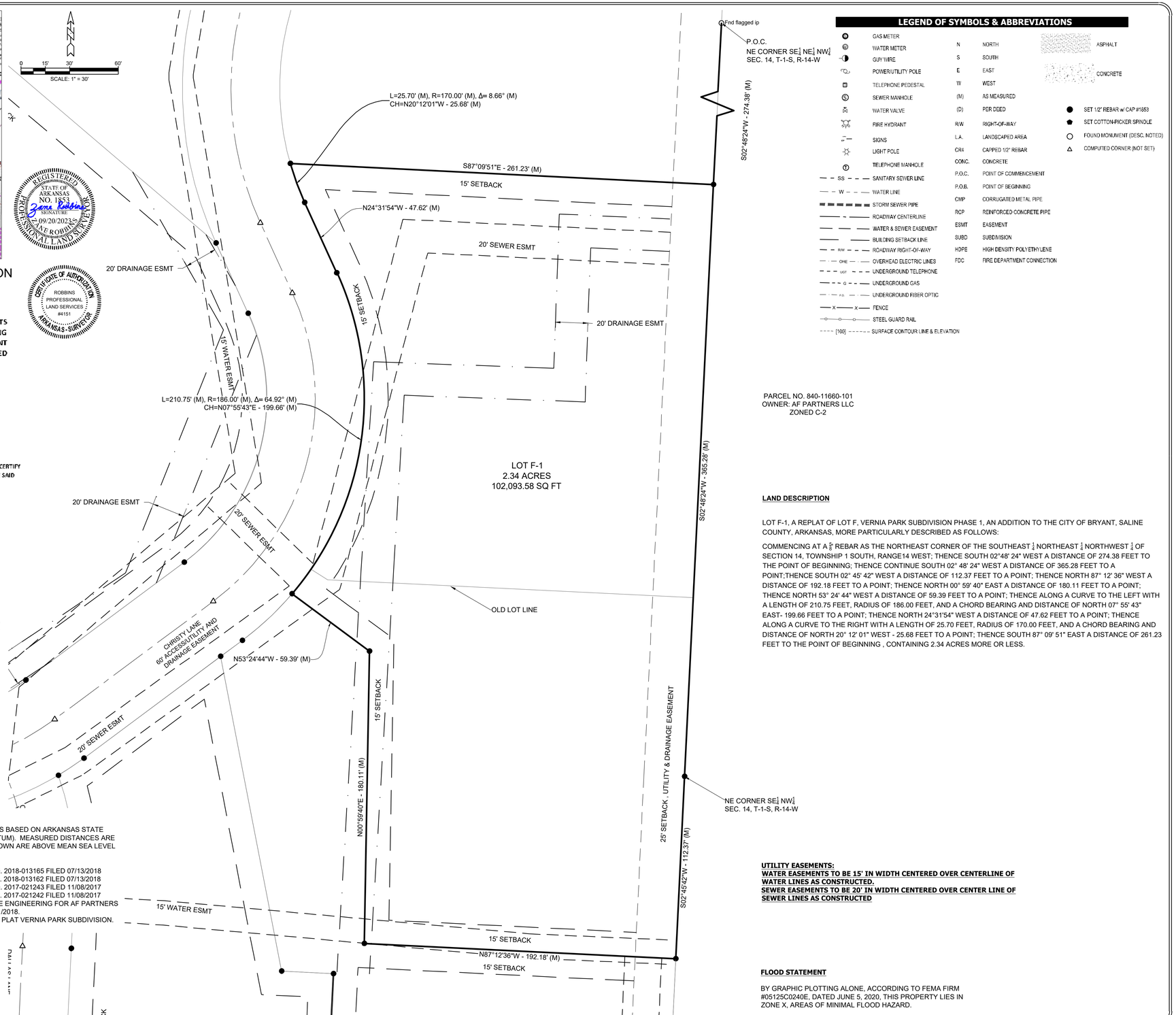
GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).
2. REFERENCES:
   A. INSTRUMENT NO. 2018-013165 FILED 07/13/2018
   B. INSTRUMENT NO. 2018-013162 FILED 07/13/2018
   C. INSTRUMENT NO. 2017-021243 FILED 11/08/2017
   D. INSTRUMENT NO. 2017-021242 FILED 11/08/2017
   E. SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 06/21/2018.
   F. AMENDED FINAL PLAT VERNIA PARK SUBDIVISION.

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853



LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER	N	NORTH	ASPHALT
WATER METER	S	SOUTH	
GUY WIRE	E	EAST	CONCRETE
POWER/UTILITY POLE	W	WEST	
TELEPHONE PEDESTAL	(M)	AS MEASURED	
SEWER MANHOLE	(D)	PER DEED	SET 1/2" REBAR w/ CAP #1853
WATER VALVE	R/W	RIGHT-OF-WAY	SET COTTON-PICKER SPINDLE
FIRE HYDRANT	L.A.	LANDSCAPED AREA	FOUND MONUMENT (DESC. NOTED)
SIGNS	CR4	CAPPED 1/2" REBAR	COMPUTED CORNER (NOT SET)
LIGHT POLE	CONC.	CONCRETE	
TELEPHONE MANHOLE	P.O.C.	POINT OF COMMENCEMENT	
SANITARY SEWER LINE	P.O.B.	POINT OF BEGINNING	
WATER LINE	CMP	CORRUGATED METAL PIPE	
STORM SEWER PIPE	RCP	REINFORCED CONCRETE PIPE	
ROADWAY CENTERLINE	ESMT	EASEMENT	
WATER & SEWER EASEMENT	SUBD	SUBDIVISION	
BUILDING SETBACK LINE	HDPE	HIGH DENSITY POLYETHYLENE	
ROADWAY RIGHT-OF-WAY	FDC	FIRE DEPARTMENT CONNECTION	
OVERHEAD ELECTRIC LINES			
UNDERGROUND TELEPHONE			
UNDERGROUND GAS			
UNDERGROUND FIBER OPTIC			
FENCE			
STEEL GUARD RAIL			
[100] SURFACE CONTOUR LINE & ELEVATION			

PARCEL NO. 840-11660-101
OWNER: AF PARTNERS LLC
ZONED C-2

LAND DESCRIPTION

LOT F-1, A REPLAT OF LOT F, VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A $\frac{5}{8}$" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ NORTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE14 WEST; THENCE SOUTH 02°48' 24" WEST A DISTANCE OF 274.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02° 48' 24" WEST A DISTANCE OF 365.28 FEET TO A POINT;THENCE SOUTH 02° 45' 42" WEST A DISTANCE OF 112.37 FEET TO A POINT; THENCE NORTH 87° 12' 36" WEST A DISTANCE OF 192.18 FEET TO A POINT; THENCE NORTH 00° 59' 40" EAST A DISTANCE OF 180.11 FEET TO A POINT; THENCE NORTH 53° 24' 44" WEST A DISTANCE OF 59.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 210.75 FEET, RADIUS OF 186.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07° 55' 43" EAST- 199.66 FEET TO A POINT; THENCE NORTH 24°31'54" WEST A DISTANCE OF 47.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 25.70 FEET, RADIUS OF 170.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 20° 12' 01" WEST - 25.68 FEET TO A POINT; THENCE SOUTH 87° 09' 51" EAST A DISTANCE OF 261.23 FEET TO THE POINT OF BEGINNING , CONTAINING 2.34 ACRES MORE OR LESS.

UTILITY EASEMENTS:
WATER EASEMENTS TO BE 15' IN WIDTH CENTERED OVER CENTERLINE OF WATER LINES AS CONSTRUCTED.
SEWER EASEMENTS TO BE 20' IN WIDTH CENTERED OVER CENTER LINE OF SEWER LINES AS CONSTRUCTED

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

REVISIONS	DATE

LOT F-1, A REPLAT OF LOT "F" VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REPLAT

ROBBINS PROFESSIONAL LAND SERVICES
LPLS-ROBPLS@AT&T.NET
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 3297 | BRYANT, ARKANSAS 72089
(O) 501.425.6300 | FAX: 501.908.9458

DRAWN BY	ZR
DESIGNED	
CHECKED	ZR
DATE	9-20-23
SCALE	1" = 30'
PROJECT NO.	2023225
SHEET NO.	