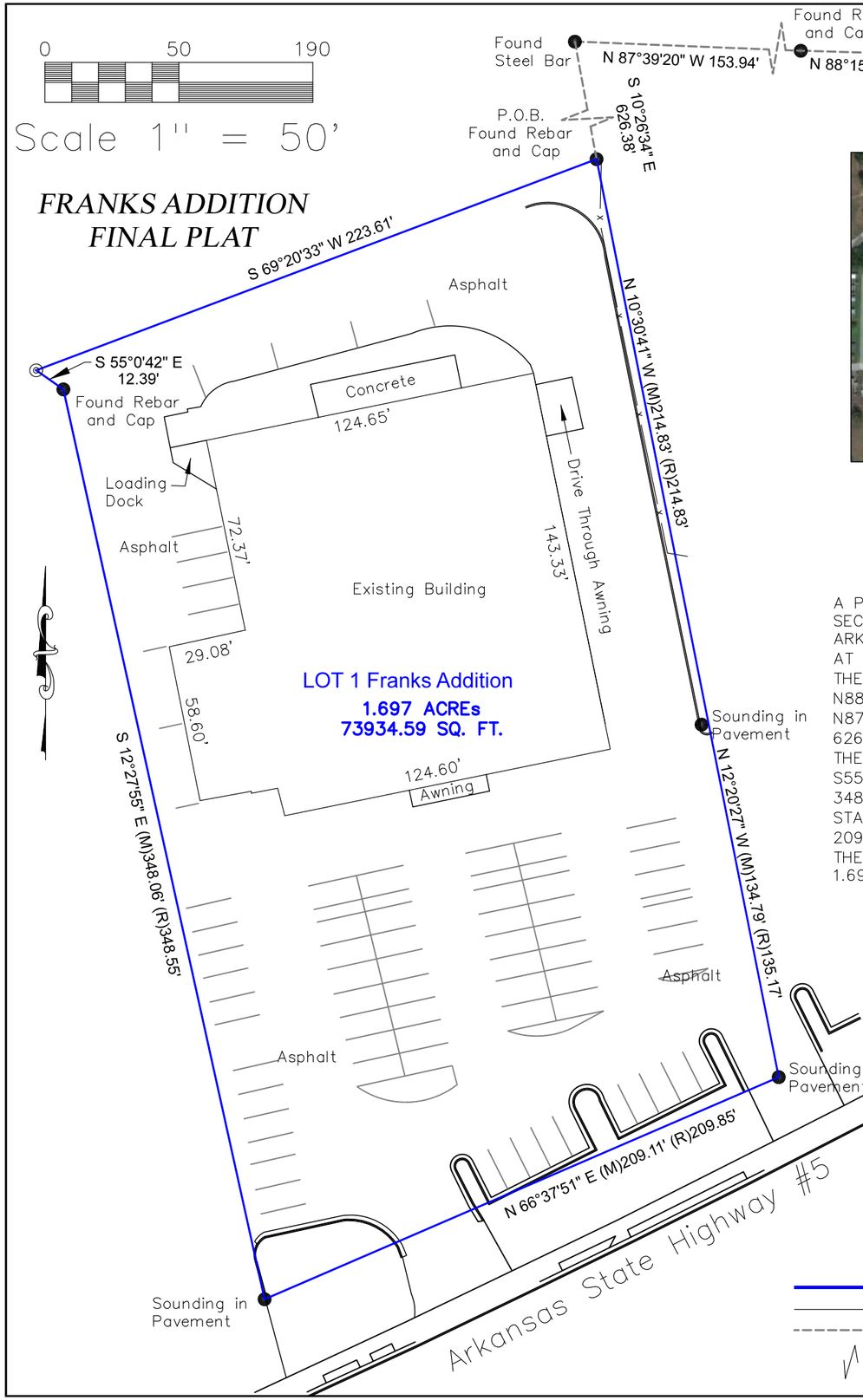
0 50 190

Scale 1" = 50'

FRANKS ADDITION FINAL PLAT



Vicinity Map
Not to Scale



SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4, SE 1/4, AND RUN THENCE N88°15'06"W 594.77' TO A FOUND REBAR AND CAP; THENCE N88°15'06"W 210.52' TO A FOUND REBAR AND CAP; THENCE N87°39'20"W 153.94' TO A FOUND STEEL BAR; THENCE S10°26'34"E 626.38' TO A FOUND REBAR AND CAP AT THE POINT OF BEGINNING; THENCE S69°20'33"W 223.61' TO A SET REBAR AND CAP; THENCE S55°00'42"E 12.39' TO A FOUND REBAR AND CAP; THENCE S12°27'55"E 348.06' TO A POINT ON THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY N66°3'51"E 209.11'; THENCE LEAVING SAID RIGHT OF WAY N12°20'27"W 134.79'; THENCE N10°30'41"W 214.83' TO THE POINT OF BEGINNING CONTAINING 1.697 ACRES MORE OR LESS.

FLOOD INFORMATION

ACCORDING TO FEMA MAP NUMBER 05125C0360E, DATED JUNE 5, 2020, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

BASIS OF BEARING

GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

LEGEND

- FOUND MONUMENT
- SET #4 REBAR W/CAP
- COMPUTED POSITION
- FORTY CORNER
- BOUNDARY
- EXISTING FENCE LINE
- SECTION LINE
- SCALE BREAK

500-01S-14W-0-20-220-62-1665

CERTIFICATE OF SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 20, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Name _____ Date of Execution _____

Registered Land Surveyor No. _____, 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 the within plat.

Date of Execution _____ Name _____

Address _____

Source of Title _____ D. R. _____ Page _____

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 2023, in Plat Book _____, Page _____.

Name (Clerk) _____

For Bill of Assurance, see Deed Record: Book _____, Page _____.

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Name _____ Date of Execution _____

Registered Professional Engineer No. _____, 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 on _____ ____, 2023. All of the document is hereby accepted and this certificate executed under the authority of said rules and regulations.

Signature of Bryant Planning Commission _____ Date of Execution _____

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred and twenty (120) days from the date of execution of this certificate.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
T1SR14WSEC20FRANKS	06/12/23	1 OF 1	MO

FRANKS EYE CLINIC

HIGHWAY 5
BRYANT, ARKANSAS