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

BASIS OF BEARINGS:
GRID NORTH, NAD 83
(NAD83), SOUTH ZONE (0502)

0 25' 50' 100'

SCALE: 1" = 50'

TRACT A1 PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR & CAP (PS 1664) AND THE NE CORNER OF SAID NW1/4, SE1/4 OF SECTION 28;

THENCE ALONG THE EASTERLY LINE OF SAID NW1/4, SE1/4 SOUTH 02°21'15" WEST A DISTANCE OF 238.81 FEET TO A FND. 5/8" REBAR;

THENCE LEAVING SAID EASTERLY LINE NORTH 89°14'39" WEST A DISTANCE OF 287.91 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING;

THENCE NORTH 89°14'39" WEST A DISTANCE OF 287.91 FEET TO A FND. 5/8" REBAR IN A GRAVEL DRIVEWAY;

THENCE NORTH 02°15'29" EAST A DISTANCE OF 236.13 FEET TO A FND. 3/4" HEXAGONAL IRON BAR ON THE NORTHERLY LINE OF SAID NW1/4, SE1/4;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°30'32" EAST A DISTANCE OF 288.15 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE LEAVING SAID NORTHERLY LINE SOUTH 02°18'23" WEST A DISTANCE OF 237.47 FEET TO THE POINT OF BEGINNING; CONTAINING 68,177.85 SQUARE FEET, OR 1.57 ACRES, MORE OR LESS.

SUBJECT TO A 25' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES ALONG THE SOUTH LINE AS DESCRIBED ABOVE.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS EXTENDING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28 AND RUN THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. EAST 742.40 FEET; THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST 924.50 FEET; THENCE NORTH 00 DEG. 13 MIN. 06 SEC. WEST 30.70 FEET TO THE CENTERLINE OF A GRAVEL DRIVE AND THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT; THENCE ALONG THE SAID CENTERLINE OF EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 57 DEG, 49 MIN. 12 SEC. WEST 4.69 FEET; SOUTH 82 DEG. 34 MIN. 23 SEC. WEST 90.32 FEET; SOUTH 87 DEG. 15 MIN. 21 SEC. WEST 77.76 FEET; SOUTH 88 DEG. 55 MIN. 18 SEC. WEST 30.33 FEET; NORTH 73 DEG. 40 MIN. 27 SEC. WEST 43.46 FEET; NORTH 40 DEG. 11 MIN. 36 SEC. WEST 33.53 FEET; NORTH 09 DEG. 14 MIN. 57 SEC. WEST 34.94 FEET; NORTH 08 DEG. 42 MIN. 20 SEC. EAST 578.01 FEET; NORTH 05 DEG. 43 MIN. 52 SEC. EAST 78.68 FEET; NORTH 26 DEG. 29 MIN. 22 SEC. EAST 86.75 FEET: NORTH 14 DEG. 26 MIN. 28 SEC. EAST 72.25 FEET; NORTH 04 DEG. 00 MIN. 15 SEC. WEST 222.94 FEET; NORTH 01 DEG. 33 MIN. 33 SEC. EAST 87.44 FEET; THENCE NORTH 18 DEG. 29 MIN. 28 SEC. EAST 109.19 FEET TO THE CENTERLINE OF SHOAL ROAD AND TERMINATION OF SAID EASEMENT.

TRACT A2 PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (PS 1664) AND THE NE CORNER OF SAID NW1/4, SE1/4 OF SECTION 28;

THENCE ALONG THE EASTERLY LINE OF SAID NW1/4, SE1/4 SOUTH 02°21'15" WEST A DISTANCE OF 238.81 FEET TO A FND. 5/8" REBAR;

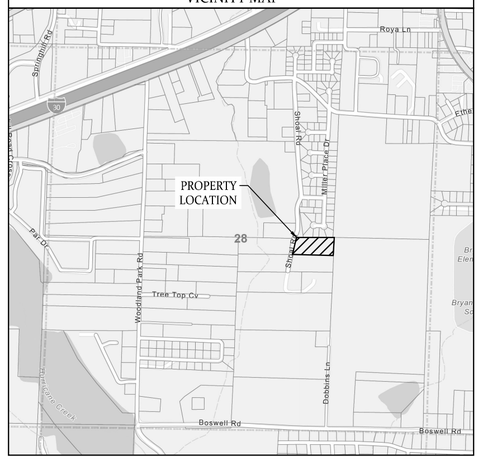
THENCE LEAVING SAID EASTERLY LINE NORTH 89°14'39" WEST A DISTANCE OF 287.91 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

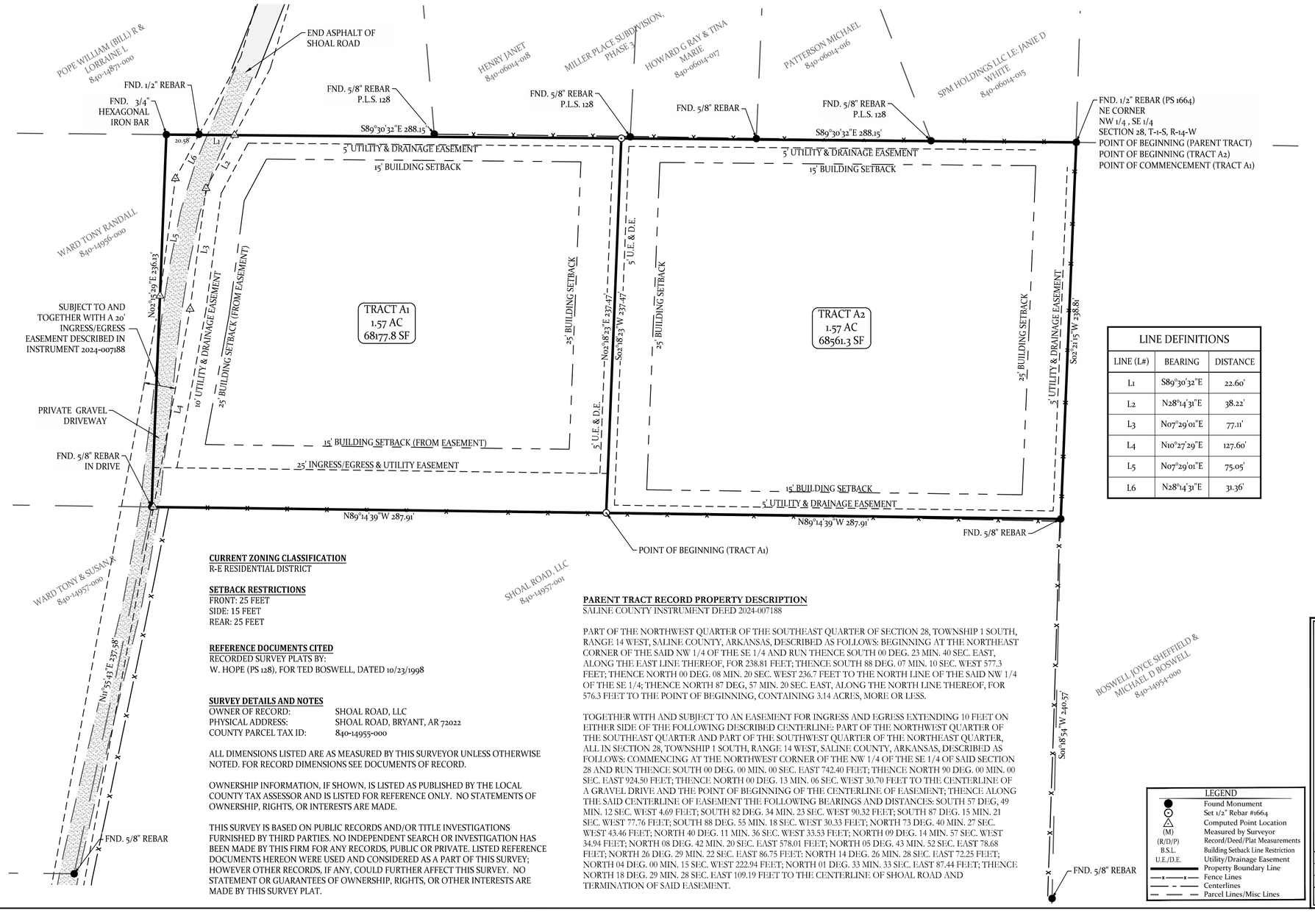
THENCE NORTH 02°18'23" EAST A DISTANCE OF 237.47 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE NORTHERLY LINE OF SAID NW1/4, SE1/4;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°30'32" EAST A DISTANCE OF 288.15 FEET TO THE POINT OF BEGINNING; CONTAINING 68,561.33 SQUARE FEET, OR 1.57 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS EXTENDING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28 AND RUN THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. EAST 742.40 FEET; THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST 924.50 FEET; THENCE NORTH 00 DEG. 13 MIN. 06 SEC. WEST 30.70 FEET TO THE CENTERLINE OF A GRAVEL DRIVE AND THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT; THENCE ALONG THE SAID CENTERLINE OF EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 57 DEG, 49 MIN. 12 SEC. WEST 4.69 FEET; SOUTH 82 DEG. 34 MIN. 23 SEC. WEST 90.32 FEET; SOUTH 87 DEG. 15 MIN. 21 SEC. WEST 77.76 FEET; SOUTH 88 DEG. 55 MIN. 18 SEC. WEST 30.33 FEET; NORTH 73 DEG. 40 MIN. 27 SEC. WEST 43.46 FEET; NORTH 40 DEG. 11 MIN. 36 SEC. WEST 33.53 FEET; NORTH 09 DEG. 14 MIN. 57 SEC. WEST 34.94 FEET; NORTH 08 DEG. 42 MIN. 20 SEC. EAST 578.01 FEET; NORTH 05 DEG. 43 MIN. 52 SEC. EAST 78.68 FEET; NORTH 26 DEG. 29 MIN. 22 SEC. EAST 86.75 FEET: NORTH 14 DEG. 26 MIN. 28 SEC. EAST 72.25 FEET; NORTH 04 DEG. 00 MIN. 15 SEC. WEST 222.94 FEET; NORTH 01 DEG. 33 MIN. 33 SEC. EAST 87.44 FEET; THENCE NORTH 18 DEG. 29 MIN. 28 SEC. EAST 109.19 FEET TO THE CENTERLINE OF SHOAL ROAD AND TERMINATION OF SAID EASEMENT.

VICINITY MAP





LINE DEFINITIONS		
LINE (L#)	BEARING	DISTANCE
L1	S89°30'32"E	22.60'
L2	N28°14'31"E	38.22'
L3	N07°29'01"E	77.11'
L4	N10°27'29"E	127.60'
L5	N07°29'01"E	75.05'
L6	N28°14'31"E	31.36'

CURRENT ZONING CLASSIFICATION
R-E RESIDENTIAL DISTRICT

SETBACK RESTRICTIONS
FRONT: 25 FEET
SIDE: 15 FEET
REAR: 25 FEET

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
W. HOPE (PS 128), FOR TED BOSWELL, DATED 10/23/1998

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	SHOAL ROAD, LLC
PHYSICAL ADDRESS:	SHOAL ROAD, BRYANT, AR 72022
COUNTY PARCEL TAX ID:	840-14955-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

PARENT TRACT RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT DEED 2024-007188

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NW 1/4 OF THE SE 1/4 AND RUN THENCE SOUTH 00 DEG. 23 MIN. 40 SEC. EAST, ALONG THE EAST LINE THEREOF, FOR 238.81 FEET; THENCE SOUTH 88 DEG. 07 MIN. 10 SEC. WEST 577.3 FEET; THENCE NORTH 00 DEG. 08 MIN. 20 SEC. WEST 236.7 FEET TO THE NORTH LINE OF THE SAID NW 1/4 OF THE SE 1/4; THENCE NORTH 87 DEG, 57 MIN. 20 SEC. EAST, ALONG THE NORTH LINE THEREOF, FOR 576.3 FEET TO THE POINT OF BEGINNING, CONTAINING 3.14 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS EXTENDING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28 AND RUN THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. EAST 742.40 FEET; THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST 924.50 FEET; THENCE NORTH 00 DEG. 13 MIN. 06 SEC. WEST 30.70 FEET TO THE CENTERLINE OF A GRAVEL DRIVE AND THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT; THENCE ALONG THE SAID CENTERLINE OF EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 57 DEG, 49 MIN. 12 SEC. WEST 4.69 FEET; SOUTH 82 DEG. 34 MIN. 23 SEC. WEST 90.32 FEET; SOUTH 87 DEG. 15 MIN. 21 SEC. WEST 77.76 FEET; SOUTH 88 DEG. 55 MIN. 18 SEC. WEST 30.33 FEET; NORTH 73 DEG. 40 MIN. 27 SEC. WEST 43.46 FEET; NORTH 40 DEG. 11 MIN. 36 SEC. WEST 33.53 FEET; NORTH 09 DEG. 14 MIN. 57 SEC. WEST 34.94 FEET; NORTH 08 DEG. 42 MIN. 20 SEC. EAST 578.01 FEET; NORTH 05 DEG. 43 MIN. 52 SEC. EAST 78.68 FEET; NORTH 26 DEG. 29 MIN. 22 SEC. EAST 86.75 FEET: NORTH 14 DEG. 26 MIN. 28 SEC. EAST 72.25 FEET; NORTH 04 DEG. 00 MIN. 15 SEC. WEST 222.94 FEET; NORTH 01 DEG. 33 MIN. 33 SEC. EAST 87.44 FEET; THENCE NORTH 18 DEG. 29 MIN. 28 SEC. EAST 109.19 FEET TO THE CENTERLINE OF SHOAL ROAD AND TERMINATION OF SAID EASEMENT.

LEGEND
- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location
- (M) Measured by Surveyor
- (R/D/P) Record/Deed/Plat Measurements
- B.S.L. Building Setback Line Restriction
- U.E./D.E. Utility/Drainage Easement
- Property Boundary Line
- Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: DEED 2024-007188

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I,William Corbitt R. Shoffner, 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 sides.

Date of Execution

William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER
PROFESSIONAL LAND SURVEYOR

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 _____, 20_____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Name
Bryant Planning Commission Chairman

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

TRACT SPLIT

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
ERIC LACERTE & ISABELLE ALARIE

DATE: 06/27/2024	CAD BY: OV	PROJECT NUMBER: 24-0754
REVISED:	CHECKED BY: WCS	
SHEET: 1 OF 1	SCALE: 1" = 50'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 28 - 340 - 62 - 1664

K:\Land Projects 2024\Surveys\2024-24-0754 Split Tract A - Shoal Rd, Bryant\SURVEY\DWG\24-0754 Tract Split 06-14W-28 Shoal Road Bryant Lacerte.dwg | Plotted: 6/27/2024 3:53 PM | ©2024 Hope Consulting, Inc.