LEGEND OF SYMBOLS & ABBREVIATIONS

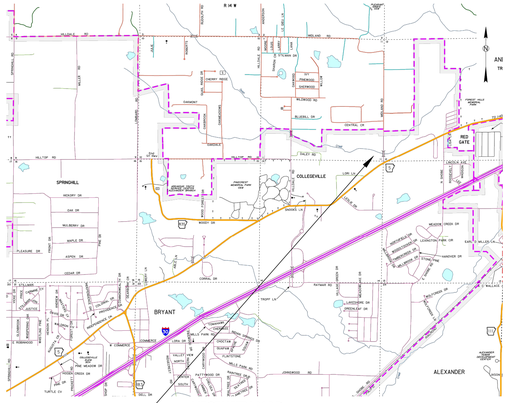
GAS METER
WATER METER
GUY WIRE
POWER/UTILITY POLE
TELEPHONE PEDESTAL
SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
SIGNS
LIGHT POLE
TELEPHONE MANHOLE
GAS VALVE
SANITARY SEWER LINE
WATER LINE
STORM SEWER PIPE
ROADWAY CENTERLINE
UTILITY EASEMENT
BUILDING SETBACK LINE
ROADWAY RIGHT-OF-WAY
OVERHEAD ELECTRIC LINES
UNDERGROUND TELEPHONE
UNDERGROUND GAS
UNDERGROUND FIBER OPTIC
FENCE
STEEL GUARD RAIL
[100] SURFACE CONTOUR LINE & ELEVATION

D	STORM DRAIN MANHOLE
S/O	SEWER CLEANOUT
N	NORTH
S	SOUTH
E	EAST
W	WEST
(M)	AS MEASURED
(D)	PER DEED
(R)	RECORDED
R/W	RIGHT-OF-WAY
L.A.	LANDSCAPED AREA
CR4	CAPPED 1/2" REBAR
CONC.	CONCRETE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
SUBD	SUBDIVISION
FDC	FIRE DEPARTMENT CONNECTION
CPS	COTTON PICKER SPINDLE
PS	5/8" PIPE
R5	5/8" REBAR
R4	1/2" REBAR
PK	SURVEY NAIL
PB	TELEPHONE PULL BOX

ASPHALT
CONCRETE

SET 1/2" REBAR w/ CAP #1853
SET COTTON-PICKER SPINDLE
FOUND MONUMENT (DESC. NOTED)
COMPUTED CORNER (NOT SET)

GRID NORTH
0 30' 60' 120'
SCALE: 1" = 60'



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

LAND DESCRIPTION PROVIDED

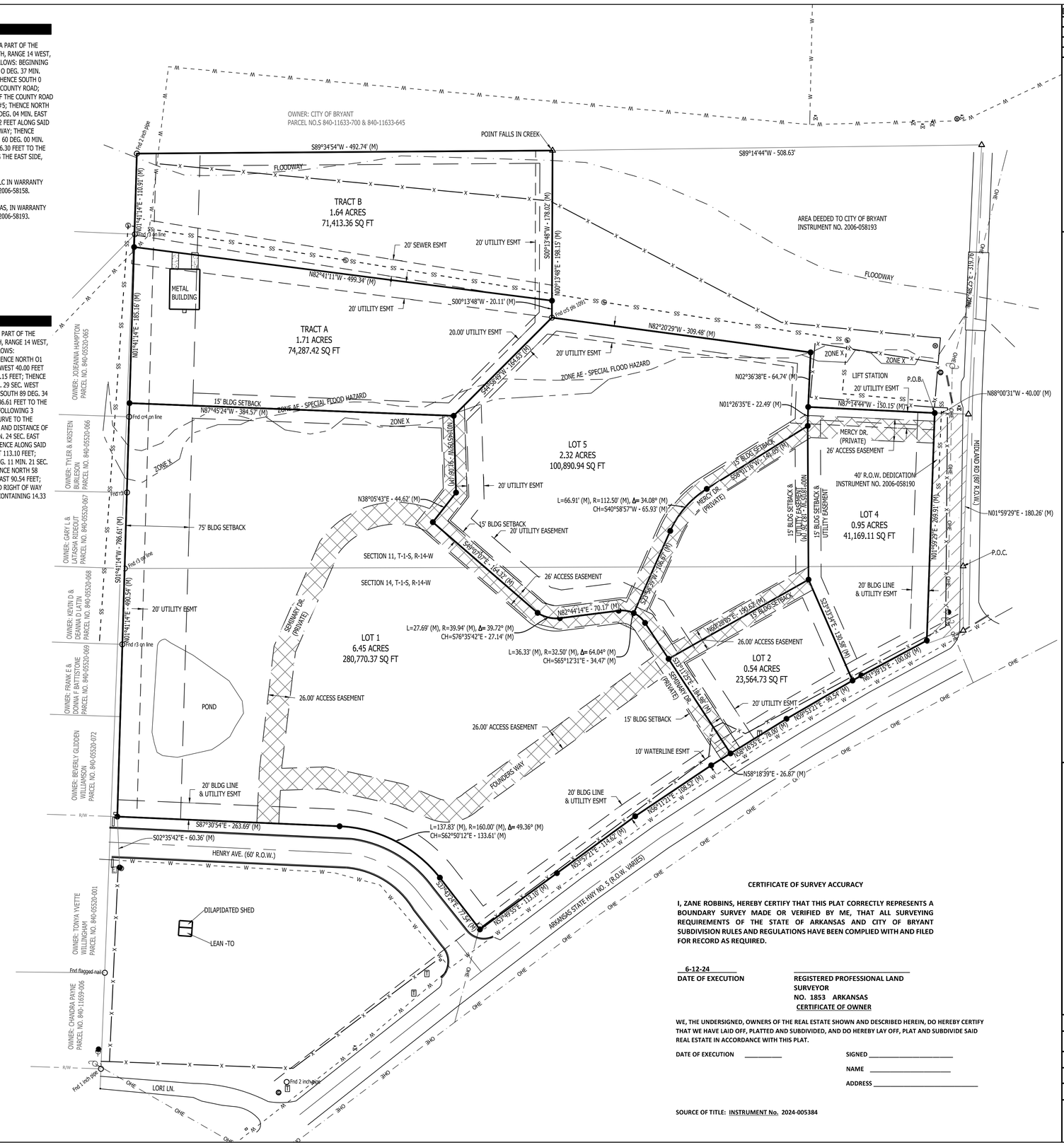
PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH O DEG. 37 MIN. EAST 496.97 FEET; THENCE SOUTH 87 DEG. 49 MIN. 40 SEC. WEST 999.96 FEET; THENCE SOUTH 0 DEG. 29 MIN. 35 SEC. WEST 1089.06 FEET TO THE NORTH RIGHT OF WAY OF THE COUNTY ROAD; THENCE SOUTH 87 DEG. 50 MIN. EAST 220.42 FEET ALONG SAID RIGHT OF WAY OF THE COUNTY ROAD TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE NORTH 50 DEG. 24 MIN. EAST 404.9 FEET ALONG SAID HIGHWAY #5; THENCE NORTH 52 DEG. 04 MIN. EAST 114.62 FEET ALONG SAID HIGHWAY; THENCE NORTH 54 DEG. 18 MIN. EAST 108.52 FEET ALONG SAID HIGHWAY; THENCE NORTH 56 DEG. 24 MIN. EAST 104.87 FEET ALONG SAID HIGHWAY; THENCE NORTH 58 DEG. 00 MIN. EAST 102.6 FEET ALONG SAID HIGHWAY; THENCE NORTH 60 DEG. 00 MIN. EAST 135.60 FEET ALONG SAID HIGHWAY; THENCE NORTH 0 DEG. 37 MIN. EAST 66.30 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 30 FOOT WIDE ROAD RIGHT OF WAY ALONG THE EAST SIDE, THEREOF.

LESS AND EXCEPT THAT PART CONVEYED TO CENTRAL ARKANSAS DEVELOPERS, LLC IN WARRANTY DEED FILED FOR RECORD MAY 26, 2006 AS SALINE COUNTY DOCUMENT NUMBER 2006-58158.

ALSO LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF BRYANT, ARKANSAS, IN WARRANTY DEED FILED FOR RECORD MAY 26, 2006 AS SALINE COUNTY DOCUMENT NUMBER 2006-58193.

LAND DESCRIPTION AS SURVEYED

PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH O1 DEG. 59 MIN. 29 SEC. EAST 180.26 FEET; THENCE NORTH 88 DEG. 00 MIN. 31 SEC. WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEG. 14 MIN. 28 SEC. WEST 150.15 FEET; THENCE NORTH 02 DEG. 36 MIN. 38 SEC. EAST 64.74 FEET; THENCE NORTH 82 DEG. 20 MIN. 29 SEC. WEST 309.48 FEET; THENCE NORTH 00 DEG. 13 MIN. 48 SEC. EAST 198.15 FEET; THENCE SOUTH 89 DEG. 34 MIN. 54 SEC. WEST 492.74 FEET; THENCE SOUTH 01 DEG. 41 MIN. 14 SEC. WEST 786.61 FEET TO THE NORTH RIGHT OF WAY OF HENRY AVE.; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: SOUTH 87 DEG. 30 MIN. 54 SEC. EAST 263.69 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 137.83 FEET, RADIUS OF 160.00 FEET; CHORD BEARING AND DISTANCE OF SOUTH 62 DEG. 50 MIN. 12 SEC. EAST 133.61 FEET; THENCE SOUTH 37 DEG. 43 MIN. 24 SEC. EAST 77.54 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES; NORTH 53 DEG. 49 MIN. 55 SEC. EAST 113.10 FEET; THENCE NORTH 53 DEG. 57 MIN. 21 SEC. EAST 114.62 FEET; THENCE NORTH 56 DEG. 11 MIN. 21 SEC. EAST 108.52 FEET; THENCE NORTH 58 DEG. 18 MIN. 39 SEC. EAST 26.87 FEET; THENCE NORTH 58 DEG. 16 MIN. 55 SEC. EAST 78.00 FEET; THENCE NORTH 59 DEG. 53 MIN. 21 SEC. EAST 90.54 FEET; THENCE NORTH 61 DEG. 39 MIN. 15 SEC. EAST 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 01 DEG. 59 MIN. 29 SEC. EAST 269.91 FEET TO THE POINT OF BEGINNING CONTAINING 14.33 ACRES (624,101.15 S.F.) MORE OR LESS.



PLAT NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID NORTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

S2. SURVEY & DOCUMENT REFERENCES:
- a. WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
- b. DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
- c. DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
- d. RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
- e. RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
- f. PLAT OF KING'S CROSSING PHASE 1.

S3. ZONING CLASSIFICATION: C2
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

S4. EACH LOT SHALL HAVE SITE PLAN APPROVAL FROM THE CITY OF BRYANT PRIOR TO ANY CONSTRUCTION.

S5. SETBACKS
FRONT - 20' (UNLESS NOTED)
SIDE - 15' (UNLESS NOTED)
REAR - 15' (UNLESS NOTED)

CURRENT OWNERSHIP INFORMATION

OWNER:
EAST NORTH REAL ESTATE XI LLC
1500 CHRISTY LN
ALEXANDER AR 72002
PARCEL #840-11659-001

SOURCE:
SALINE COUNTY ASSESSOR

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
07/24/2024
ZANE ROBBINS
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS SURVEYING

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

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

_____
BRYANT PLANNING COMMISSION

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, PORTIONS OF THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AND ZONE "AE" AREAS IN THE SPECIAL FLOOD HAZARD.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT 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.

6-12-24
DATE OF EXECUTION

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. 2024-005384

DATE	REVISIONS

PROPERTY ADDRESS:

AR. STATE HWY NO. 5
BRYANT, AR. 72022

LOTS 1-5, BLESSINGS ADDITION CITY OF BRYANT SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 339 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.8300 | EMAIL: ZANE@ROBBINSSURVEY.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	7-24-24
SCALE	1"=60'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1

C:\DRAWINGS\#1 # PAPERS (BOTH)\2024\2105 FINAL PLAT.dwg | ACTIVE BY: ZANE | PLOT DATE: 7/23/2024 8:36 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED