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.

7-24-24
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 STEVE LITTLETON

ADDRESS 2620 LESLIE LANE,
ALEXANDER, AR 72002

SOURCE OF TITLE: INSTRUMENT No. 2024-004102

TRACT 1:
All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet, thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar; thence South 89 deg. 29 min. 58 sec. West along the North right-of-way line of Leslie Drive 191.913 feet to a rebar and the point of beginning; thence continue South 89 deg. 29 min. 58 sec. West along said Road right-of-way line 191.913 feet to a rebar; thence North 01 deg. 20 min. 00 sec. West leaving said Road 293.43 feet to a 3/4 inch iron pin; thence North 00 deg. 20 min. 00 sec. West along a line common with the land of Central Arkansas Church of Christ 158.416 feet to a rebar; thence North 88 deg. 40 min. 00 sec. East 189.129 feet to a rebar; thence South 01 deg. 20 min. 00 sec. East 454.611 feet to the point of beginning, containing 1.9915 acres of land, more or less.

AND

TRACT 2:
All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet; thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar and the point of beginning; thence continue, South 89 deg. 29 min. 58 sec. West along the North right-of-way line of Leslie Drive 191.913 feet to a rebar; thence North 01 deg. 20 min. 00 sec. West leaving said Road 454.611 feet to a rebar; thence North 88 deg. 40 min. 00 sec. East 191.892 feet to a rebar; thence South 01 deg. 20 min. 00 sec. East 457.40 feet to the point of beginning, containing 2.0088 acres of land, more or Less.

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. DEED IN SALINE COUNTY DEED BOOK 368, PAGE 519.
   B. SURVEY BY HOPE CONSULTING FOR LANCE PENFIELD DATED 7-3-2018.
   C. SURVEY BY KERRY LANE FOR WILLIAM AND SHIRLEY HARTWICK DATED 9-29-10.
   D. SURVEY BY BEN KITTLER JR. FOR LENDERS TITLE COMPANY DATED 2-3-94.
3. ZONING CLASSIFCATION: R-E

CURRENT OWNER OF RECORD
STEVEN G & KAREN A LITTLETON
2620 LESLIE LANE
ALEXANDER AR 72002

PROPERTY ADDRESS
2620 LESLIE LANE
BRYANT, AR 72022

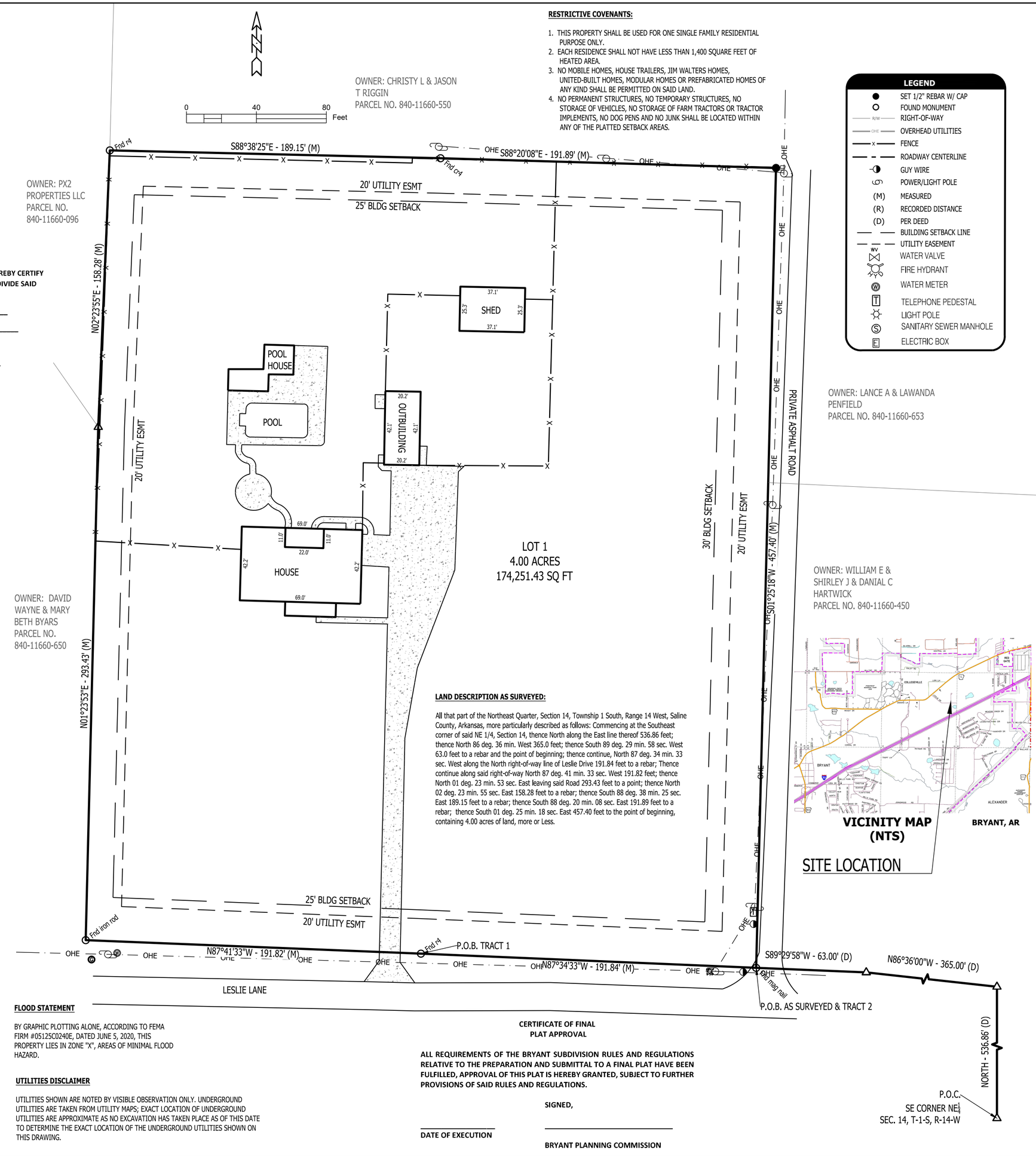
CERTIFICATE OF AUTHORIZATION — ROBBINS PROFESSIONAL LAND SERVICES #4151 — ARKANSAS - SURVEYOR

REGISTERED — STATE OF ARKANSAS — NO. 1853 — SIGNATURE — 7/24/2024 — PROFESSIONAL LAND SURVEYOR — ZANE ROBBINS

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



RESTRICTIVE COVENANTS:

1. THIS PROPERTY SHALL BE USED FOR ONE SINGLE FAMILY RESIDENTIAL PURPOSE ONLY.
2. EACH RESIDENCE SHALL NOT HAVE LESS THAN 1,400 SQUARE FEET OF HEATED AREA.
3. NO MOBILE HOMES, HOUSE TRAILERS, JIM WALTERS HOMES, UNITED-BUILT HOMES, MODULAR HOMES OR PREFABRICATED HOMES OF ANY KIND SHALL BE PERMITTED ON SAID LAND.
4. NO PERMANENT STRUCTURES, NO TEMPORARY STRUCTURES, NO STORAGE OF VEHICLES, NO STORAGE OF FARM TRACTORS OR TRACTOR IMPLEMENTS, NO DOG PENS AND NO JUNK SHALL BE LOCATED WITHIN ANY OF THE PLATTED SETBACK AREAS.

LAND DESCRIPTION AS SURVEYED:

All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet; thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar and the point of beginning; thence continue, North 87 deg. 34 min. 33 sec. West along the North right-of-way line of Leslie Drive 191.84 feet to a rebar; Thence continue along said right-of-way North 87 deg. 41 min. 33 sec. West 191.82 feet; thence North 01 deg. 23 min. 53 sec. East leaving said Road 293.43 feet to a point; thence North 02 deg. 23 min. 55 sec. East 158.28 feet to a rebar; thence South 88 deg. 38 min. 25 sec. East 189.15 feet to a rebar; thence South 88 deg. 20 min. 08 sec. East 191.89 feet to a rebar; thence South 01 deg. 25 min. 18 sec. East 457.40 feet to the point of beginning, containing 4.00 acres of land, more or Less.

VICINITY MAP (NTS) BRYANT, AR

SITE LOCATION

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.

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

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

DATE	REVISIONS

LOT 1, LESLIE ADDITION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6380 | EMAIL: ZANEROBBINS6@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	07/24/2024
SCALE	1"=40'
PROJECT No.	2024400
PAGE	1 of 1

Y:\2024\2024400 PENFIELD NEIGHBOR\2024400 FINAL PLAT.dwg | PLOTTED BY: Ray | PLOT DATE: 8/5/2024 9:50:22 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED