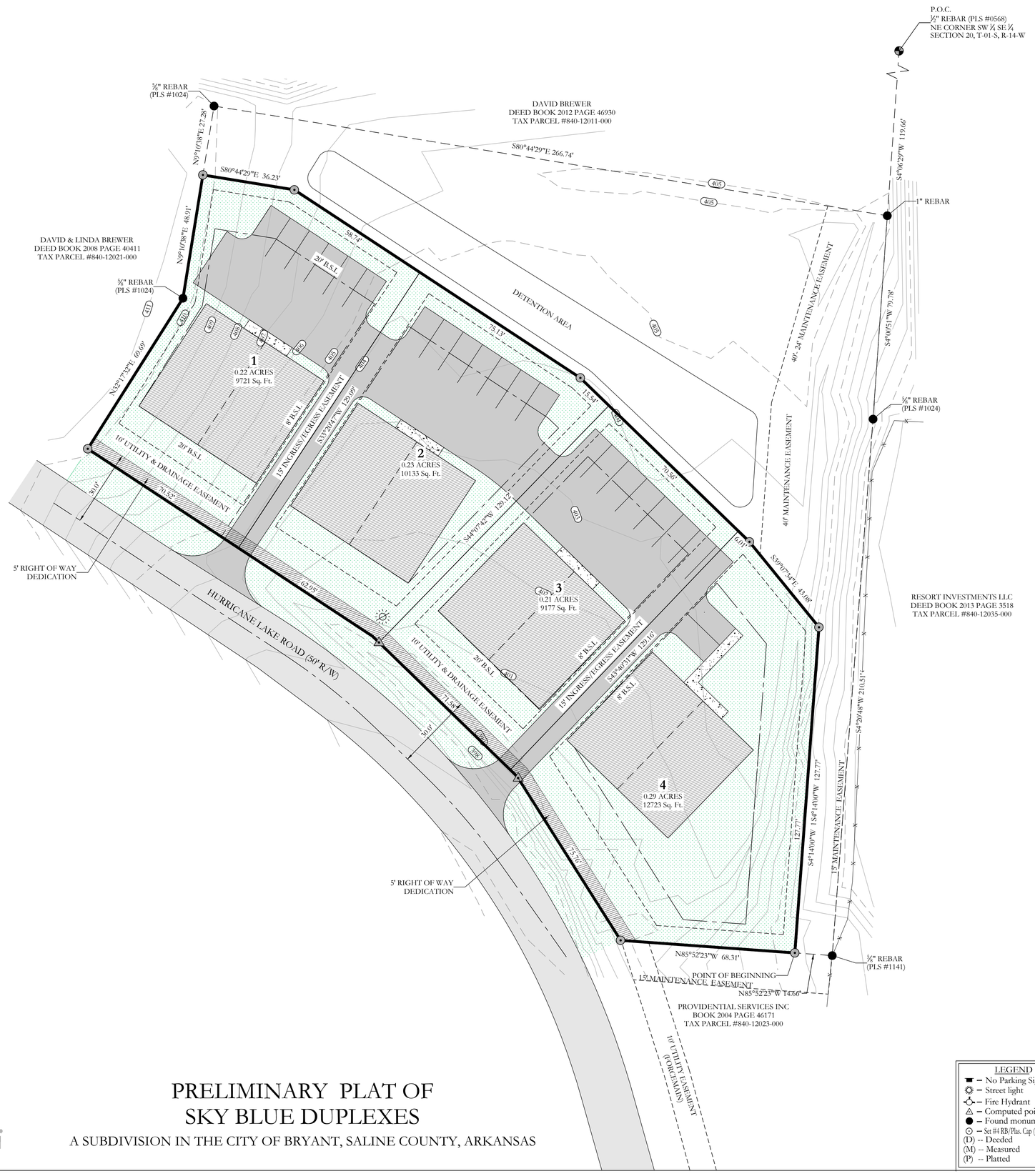


PRELIMINARY PLAT OF SKY BLUE DUPLEXES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

AS-SURVEYED DESCRIPTION:

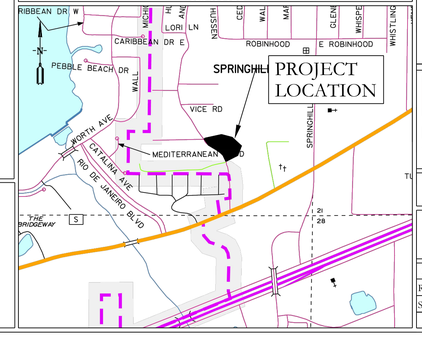
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET ; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET; THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET; THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET; THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING. CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

NOTE:

TRACT A WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT WHERE OPEN DITCHES ARE CONSTRUCTED.

VICINITY MAP



LEGEND

- ■ – No Parking Sign
- ☼ – Street light
- ◇– Fire Hydrant
- △ – Computed point
- ● – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

CERTIFICATIONS:

OWNER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

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 Tile: D.R. BOOK 2015 PAGE 7766

CERTIFICATE OF PROPERTY OWNERSHIP:

I, _____, hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat.

Dated: _____ _____
Certified Title Insurance Agent or Abstractor

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, William Corbitt R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me or under my supervision on _____, 20_____; that the boundary lines show 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.

_____ _____
Date of Execution
William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

_____ _____
Date of Execution
Kazi Islam
Regsitered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

_____ _____
Date of Execution
NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

By affixing my seal and signature, I Kazi Islam PE No, 20876, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0360E, Dated: 06/05/2020 .

PROPERTY SPECIFICATIONS:

OWNER: SKY BLUE, LLC
3263 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: SKY BLUE, LLC
3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
117 S. MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-X

AVERAGE LOT SIZE: 0.19 ACRES (8,437 SQ. FT.)
MINIMUM LOT SIZE: (7,200SQ. FT)
NUMBER OF LOTS: 4

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
BUILDING SETBACKS:
FRONT-20' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SKY BLUE, LLC

PRELIMINARY PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08/23/2024	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 19-0066
REVISED:		CHECKED BY:	
SHEET:	C-1.0	SCALE: 1"=20'	

500	01S	14W	0	20	230	62	1807

K:\CIVIL PROJECTS\2024\08\08-23-24 SKY BLUE DUPLEXES\DRAWINGS\08-23-24 SKY BLUE DUPLEXES.DWG, 8/23/2024 2:04:51 PM, JOHNSON