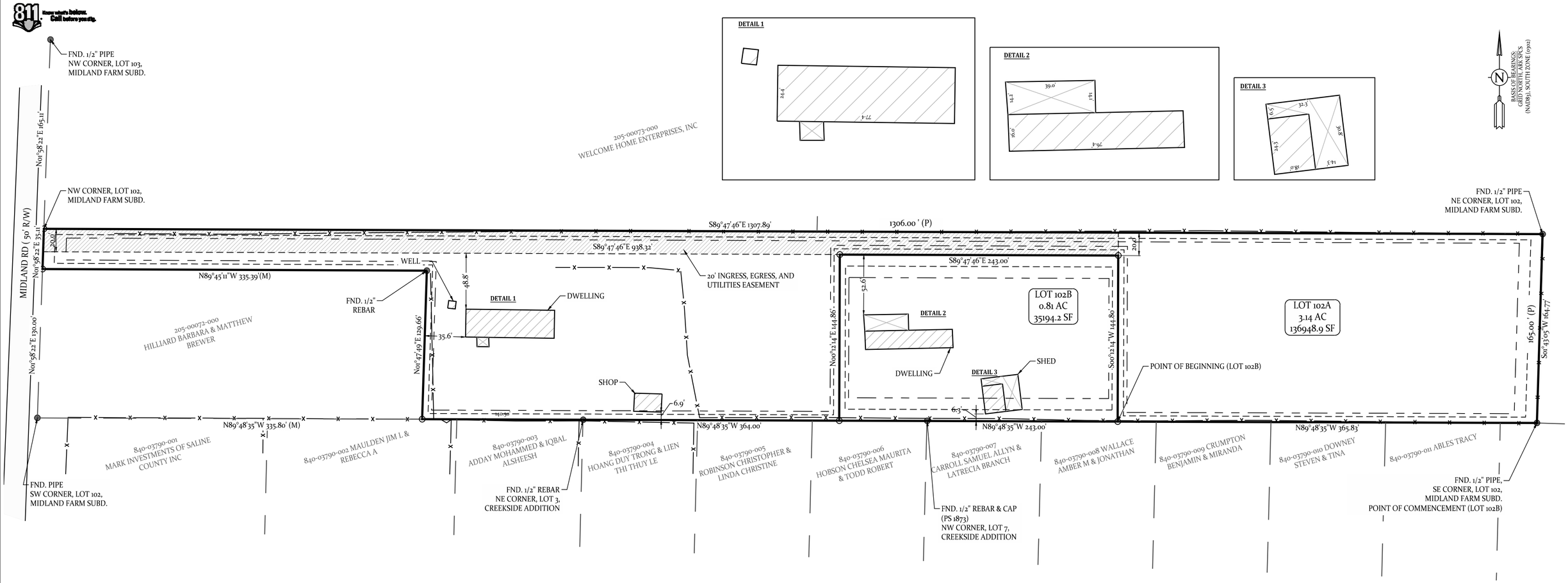
811 Know what's below. Call before you dig.



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 2019-008812

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.

8/8/2024
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
8/8/24
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

PROPERTY DESCRIPTION FROM SURVEY

LOT 102A
LOT 102 OF MIDLAND FARM SUBDIVISION, A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT, THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 130 FEET OF THE WEST 335.8 FEET OF LOT 102, MIDLAND FARM SUBDIVISION IN SALINE COUNTY, ARKANSAS:

ALSO LESS AND EXCEPT:
COMMENCING AT A FOUND 1/2" PIPE AND THE SOUTHEAST CORNER OF SAID LOT 102 OF MIDLAND FARM SUBDIVISION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°48'35" WEST A DISTANCE OF 365.83 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 89°48'35" WEST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 00°12'14" EAST A DISTANCE OF 144.86 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 89°47'46" EAST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 00°12'14" WEST A DISTANCE OF 144.80 FEET TO THE POINT OF BEGINNING; CONTAINING 35,194.2 SQUARE FEET, OR 0.80 ACRES, MORE OR LESS.

SUBJECT TO:
A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS THE NORTH 20 FEET OF THE WEST 938.32 FEET OF SAID LOT 102, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS.

LOT 102B
A PART OF LOT 102, MIDLAND FARM SUBDIVISION, AS FILED FOR RECORD IN PLAT BOOK 62, PAGE 10 OF THE RECORDS OF SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" PIPE AND THE SOUTHEAST CORNER OF SAID LOT 102 OF MIDLAND FARM SUBDIVISION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°48'35" WEST A DISTANCE OF 365.83 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 89°48'35" WEST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 00°12'14" EAST A DISTANCE OF 144.86 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 89°47'46" EAST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 00°12'14" WEST A DISTANCE OF 144.80 FEET TO THE POINT OF BEGINNING; CONTAINING 35,194.2 SQUARE FEET, OR 0.80 ACRES, MORE OR LESS.

ALONG WITH:
A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS THE NORTH 20 FEET OF THE WEST 938.32 FEET OF SAID LOT 102, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS.

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2019-008812

LOT 102 OF MIDLAND FARM SUBDIVISION A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT, THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 130 FEET OF THE WEST 335.8 FEET OF LOT 102, MIDLAND FARM SUBDIVISION IN SALINE COUNTY, ARKANSAS.

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
FINAL PLAT OF CREEKSIDE ADDITION, PHASE 1 (INSTRUMENT #2018-016749)
PLAT OF MIDLAND FARM SUBDIVISION (BOOK 62, PAGE 10)

SURVEY DETAILS AND NOTES:
OWNER OF RECORD: MARROQUIN ELVER A GUERRA
PHYSICAL ADDRESS: 3110 MIDLAND RD, ALEXANDER, AR 72002
COUNTY PARCEL TAX ID: 205-00073-000

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.

TRACT 1 RESTRICTIONS:

BUILDING SETBACKS:
FRONT - 20'
REAR - 20'
SIDE - 8'

UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS:
FRONT - 10'
REAR - 10'
SIDE - 5'

TRACT 2 RESTRICTIONS:

BUILDING SETBACKS:
FRONT - 20'
REAR - 20'
SIDE - 8'

UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS:
FRONT - 10'
REAR - 10'
SIDE - 5'

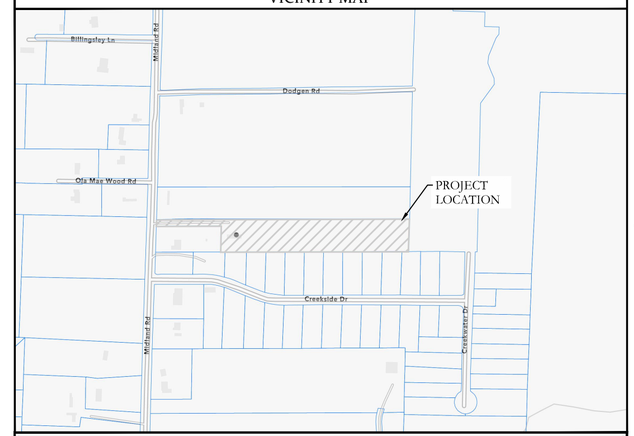
FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0240E, DATED: 06/05/2020 .

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

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

VICINITY MAP



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

LOT 102A AND 102B, A REPLAT OF LOT 102, MIDLAND FARM SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
ELVER GUERRA MARROQUIN

3110 MIDLAND ROAD, ALEXANDER ARKANSAS, 72002

DATE: 08/08/2024	CAD BY: OV	PROJECT NUMBER: 24-0881
REVISED:	CHECKED BY:	
SHEET: 1 OF 1	SCALE: 1" = 60'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 12 - 430 - 62 - 1664

K:\Land Projects 2024\Surveys\2024-088 Boundary - 3581 3110 Midland Rd, Alexander\SURVEY\DWG\24-088 Mdl Split 8-1.dwt - 3110 Midland Rd Alexander.dwg | Plotted: 8/8/2024 12:26 PM | ©2024 Hope Consulting, Inc.