

PROPERTY DESCRIPTION:

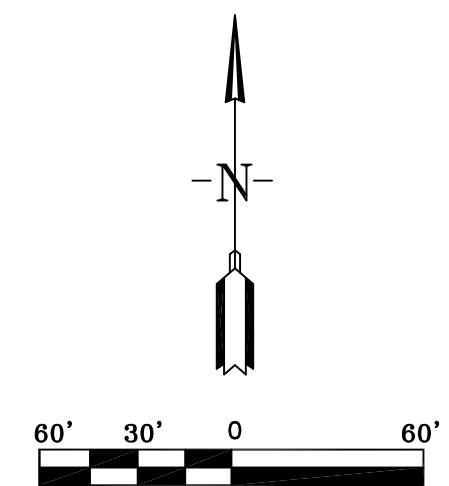
PART OF THE E/2 OF THE SW/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, THENCE N01°31'33"E FOR 1260 FEET; THENCE N88°45'20"W FOR 24.52 FEET TO A 1" SQUARE HEADED BOLT SET IN CONCRETE ON THE WEST RIGHT-OF-WAY LINE OF MILLER ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE N87°55'49"W 1318.01 FEET TO A FOUND 1/2" REBAR IN CONCRETE; THENCE N00°37'10"E 66.26 FEET TO A FOUND 2" PIPE, ALSO THE NW CORNER OF THE SE/4 SW/4 OF SECTION 9; THENCE N01°22'43"E 184.70 FEET TO A 1/2" REBAR IN CONCRETE; THENCE S87°58'22"E 1322.04 FEET TO A 1/2" ROD IN CONCRETE; THENCE S02°05'57"W 251.91 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 7.621 ACRES, OR 331953 SQ. FEET.

NOTES:

- ALL SET IRON PINS (SIP) ARE 1/2" REBAR WITH PLASTIC CAP STAMPED "HOPE 1179
- THE DRIVEWAY FOR LOT 1, 2 & 3 SHALL BE ON ALL-WEATHER SURFACE WITH A MINIMUM WIDTH OF 12 FEET THE DRIVE APRON AT MILLER ROAD SHALL HAVE A MINIMUM WIDTH OF 20 FEET AT THE STREET AND TAPER BACK TO THE MINIMUM ALLOWABLE WIDTH. THE FINAL DESIGN SHALL BE APPROVED BY THE FIRE CHIEF FOR EMERGENCY ACCESS.

FINAL PLAT POLLNOW ESTATES

A SUBDIVISION IN SALINE COUNTY, ARKANSAS



BASIS OF BEARINGS & ELEVATION:
NORTH AMERICAN DATUM OF 1983
(NAD-83) AR. SOUTH ZONE (0302)
GRID NORTH

PROPERTY SPECIFICATIONS:	
OWNER: JAMES AND SANDRA POLLNOW 5649 MILLER ROAD ALEXANDER, AR 72002	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: SEPTIC
DEVELOPER: JAMES AND SANDRA POLLNOW 5649 MILLER ROAD ALEXANDER, AR 72002	BUILDING SETBACKS: 25' 10' SETBACKS ALONG ALL RIGHTS OF WAY AND REAR LOT LINES 25' 10' SETBACK ALONG ALL SIDE LINES
ENGINEERS: HOPE CONSULTING INC. 216 W. SEVIER STREET BENTON, AR 72015	EASEMENTS: UTILITY & DRAINAGE: 1) SIDE & BACK 5' UTILITY EASEMENT 2) 10' EASEMENT ALONG ALL RIGHTS OF WAY
NAME OF SUBDIVISION: POLLNOW ESTATES	STREET RIGHT OF WAY: 60'
ZONING CLASSIFICATION: R-2	LOT CORNERS: FOUND MONUMENT OR SET 1/2" REBAR WITH HOPE CAP #1179
SOURCE OF TITLE: 1996-9562	NUMBER OF LOTS: 3

LEGEND 2	
(TEL R)- TELEPHONE PED.	(WM)- WATER METER
(GM)- GAS METER	(PP)- POWER POLE
(CMP)- CORRUGATED METAL PIPE	(RCP)- REINFORCED CONCRETE PIPE
LEGEND	
▲ - Computed point	● - Found monument
○ - Set #4 RB/Plas. Cap	(M)- Measured
(R)- Record	(P)- Platted



CERTIFICATIONS

OWNER
Name: JAMES & SANDRA POLLNOW
Address: 5649 MILLER ROAD
ALEXANDER, AR 72002

DEVELOPER
Name: JAMES & SANDRA POLLNOW
Address: 5649 MILLER ROAD
ALEXANDER, AR 72002

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 the plat.

Date of Execution Name: JAMES & SANDRA POLLNOW
5649 MILLER ROAD
ALEXANDER, AR 72002

Source of Title: D.R. BOOK 1996 PAGE 9562.

CERTIFICATE OF RECORDING:
This document, number _____ is filed for record this _____ day of _____, 2010, at _____ p.m.

For Bill of Assurance see Deed Record Book _____ Page _____
Circuit Clerk

CERTIFICATE OF FINAL SURVEYING ACCURACY:
I, Hurlay C. Clinton Jr, hereby certify that this plat correctly represents a survey completed by me, or under my supervision on _____, 2010, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution Name: HURLEY C. CLINTON JR,
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 1179
ARKANSAS

CERTIFICATE OF FINAL ENGINEERING ACCURACY:
I, Jacob A. Gillip, hereby certify that this plat correctly represents a plan of improvements made by me or under my supervision; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution Name: JACOB A. GILLIP,
REGISTERED PROFESSIONAL
ENGINEER, NO. 13204
ARKANSAS

CERTIFICATE OF FINAL 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 of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution Name: Name
BRYANT PLANNING
COMMISSION

By affixing my seal and signature, I Hurlay C. Clinton, PLS No. 1179, 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 flood plane, according to the Flood Insurance Rate Map, panel # 0501910175B. Dated: 11/17/1982

HopeConsulting
216 W. Sevier Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.biz

FOR USE AND BENEFIT OF:
JAMES & SANDRA POLLNOW

FINAL PLAT POLLNOW ESTATES

A SUBDIVISION IN SALINE COUNTY, ARKANSAS.

DATE: 12/1/2010	C.A.D. BY: [Signature]	DRAWING NUMBER:
REVISED: 12/2/2010	CHECKED BY:	10-0091
SHEET:	SCALE: AS SHOWN	
500	01S	14W 0 09 200 62 1179



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