

PROJECT LOCATION

CERTIFICATIONS:

OWNER: DAVID & RENEE BOND
Address: 1604 MORNING GLORY LANE, ALEXANDER, AR 72002

DEVELOPER: JIM POLLNOW
Address: 5649 MILLER ROAD, ALEXANDER, AR 72002

Name: JIM 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 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: _____
Date of Execution _____ Name: _____

Source of Title: D.R. BOOK _____ PAGE _____

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 FINAL SURVEYING ACCURACY:
I, Kyle Pennington, 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 side as required in accord with the City of Benton Subdivision Regulation Ordinance.

Date of Execution _____
Kyle Pennington
Registered Professional
Land Surveyor No. 1807 Arkansas

CERTIFICATE OF FINAL 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: DIRECTOR COMMUNITY DEVELOPMENT



By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

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

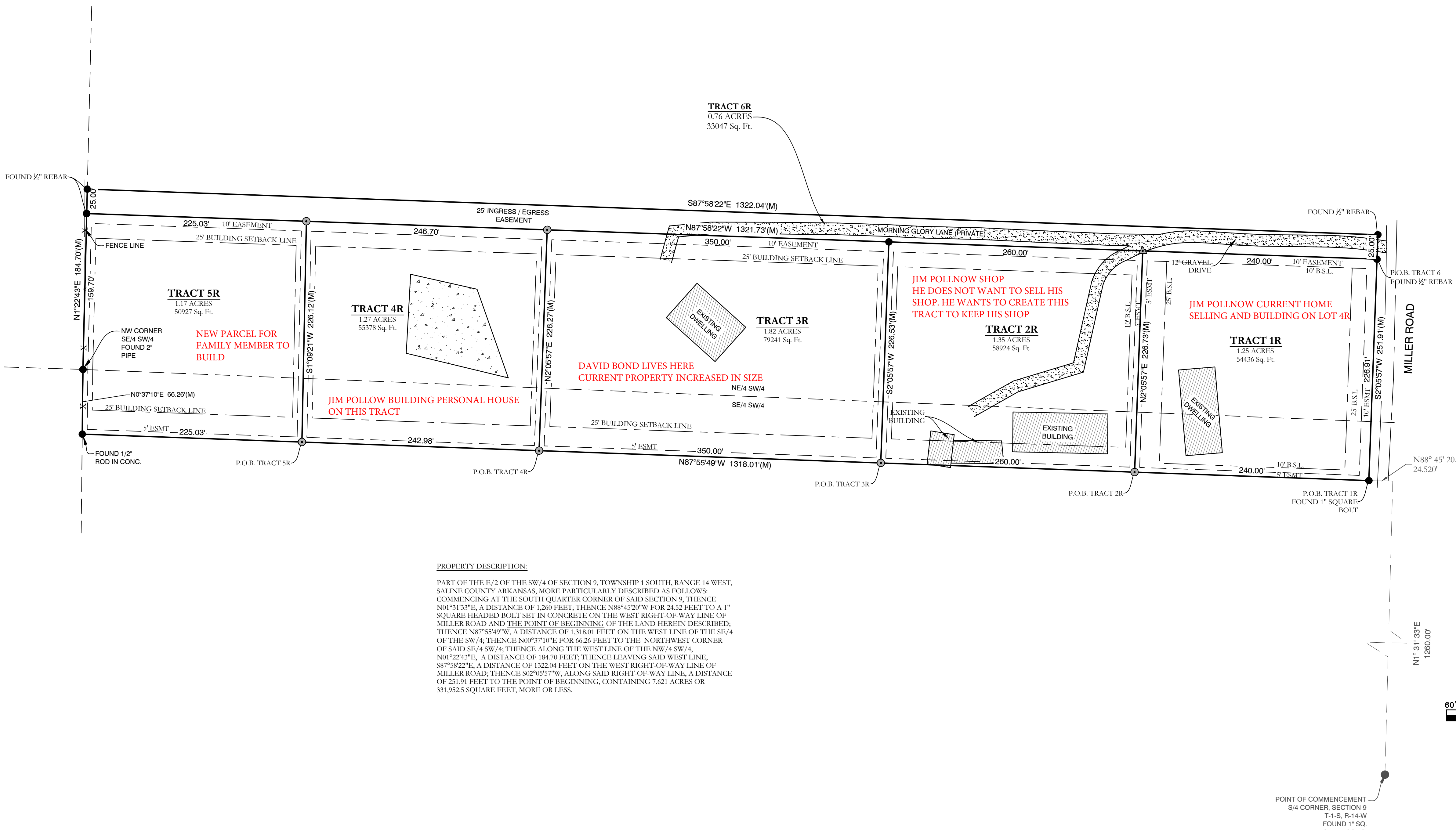
No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225D, Dated: 06/19/2012.

HOPE CONSULTING ENGINEERS - SURVEYORS
117 S. Market Street, Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

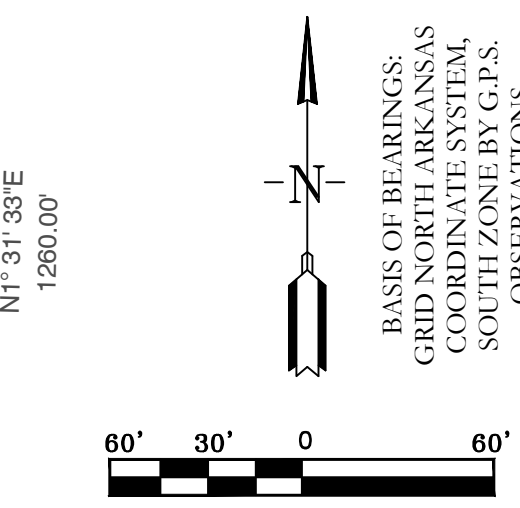
FOR USE AND BENEFIT OF:
JIM & SANDRA POLLNOW

Pollnow Estates Replat
PART OF THE E 1/2 OF THE SW 1/4 SECTION 09,
TOWNSHIP 01 SOUTH, RANGE 14 WEST
SALINE COUNTY, ARKANSAS

DATE:	11/08/2018	C.A.D. BY:	JPP	DRAWING NUMBER:
REVISED:	11/12/2018	CHECKED BY:		18-0843
SHEET:		SCALE:	1" = 60'	
500	01S	14W	0 09	200 62 1807



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, A DISTANCE OF 1,260 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, A DISTANCE OF 1,318.01 FEET ON THE WEST LINE OF THE SE/4 OF THE SW/4; THENCE N00°37'10"E FOR 66.26 FEET TO THE NORTHWEST CORNER OF SAID SE/4 SW/4; THENCE ALONG THE WEST LINE OF THE NW/4 SW/4, N01°22'43"E, A DISTANCE OF 184.70 FEET; THENCE LEAVING SAID WEST LINE, S87°58'22"E, A DISTANCE OF 1322.04 FEET ON THE WEST RIGHT-OF-WAY LINE OF MILLER ROAD; THENCE S02°05'57"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 251.91 FEET TO THE POINT OF BEGINNING, CONTAINING 7.621 ACRES OR 331,952.5 SQUARE FEET, MORE OR LESS.



- LEGEND**
- ▲ - Computed point
 - - Found monument
 - - Set 1/2" Rebar
 - (M) - Measured
 - (P) - Plat/Deed

PROPERTY SPECIFICATIONS:
NAME OF SUBDIVISION: POLLNOW ESTATES
ZONING CLASSIFICATION: R - 2
SOURCE OF TITLE: 1996 - 9562
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: SEPTIC
BUILDING SETBACK:
FRONT - 25' SETBACK OR AS SHOWN
REAR - 25' SETBACK OR AS SHOWN
SIDE - 5' SETBACK OR AS SHOWN
EASEMENT (UTILITY & DRAINAGE):
FRONT - 10' SETBACK OR AS SHOWN
REAR - 5' SETBACK OR AS SHOWN
SIDE - 5' SETBACK OR AS SHOWN