

LEGEND OF SYMBOLS & ABBREVIATIONS	
	GAS METER
	WATER METER
	GUY WIRE
	POWER/UTILITY POLE
	TELEPHONE PEDESTAL
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	SIGNS
	LIGHT POLE
	TELEPHONE MANHOLE
	GAS VALVE
	SS SANITARY SEWER LINE
	W WATER LINE
	SS STORM SEWER PIPE
	RDW ROADWAY CENTERLINE
	UTL UTILITY EASEMENT
	BLD BLDG SETBACK LINE
	R/W ROADWAY RIGHT-OF-WAY
	OHE OVERHEAD ELECTRIC LINES
	UGT UNDERGROUND TELEPHONE
	UGS UNDERGROUND GAS
	UGFO UNDERGROUND FIBER OPTIC
	F FENCE
	SGR STEEL GUARD RAIL
	[100] SURFACE CONTOUR LINE & ELEVATION
	SDM STORM DRAIN MANHOLE
	SC SEWER CLEANOUT
	N NORTH
	S SOUTH
	E EAST
	W WEST
	AS AS MEASURED
	(D) PER DEED
	(R) RECORDED
	R/W RIGHT-OF-WAY
	L.A. LANDSCAPED AREA
	CR4 CAPPED 1/2" REBAR
	CONC. CONCRETE
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	CMP CORRUGATED METAL PIPE
	RCP REINFORCED CONCRETE PIPE
	ESMT EASEMENT
	HDPE HIGH DENSITY POLYETHYLENE
	SUBD SUBDIVISION
	FDC FIRE DEPARTMENT CONNECTION
	CPS COTTON PICKER SPINDLE
	5/8" PIPE
	1/2" REBAR
	R4 SURVEY NAIL
	PK SURVEY NAIL
	PB TELEPHONE PULL BOX
	SET 1/2" REBAR W/ CAP #1853
	SET COTTON-PICKER SPINDLE
	FOUND MONUMENT (DESC. NOTED)
	COMPUTED CORNER (NOT SET)

**LAND DESCRIPTION PROVIDED**

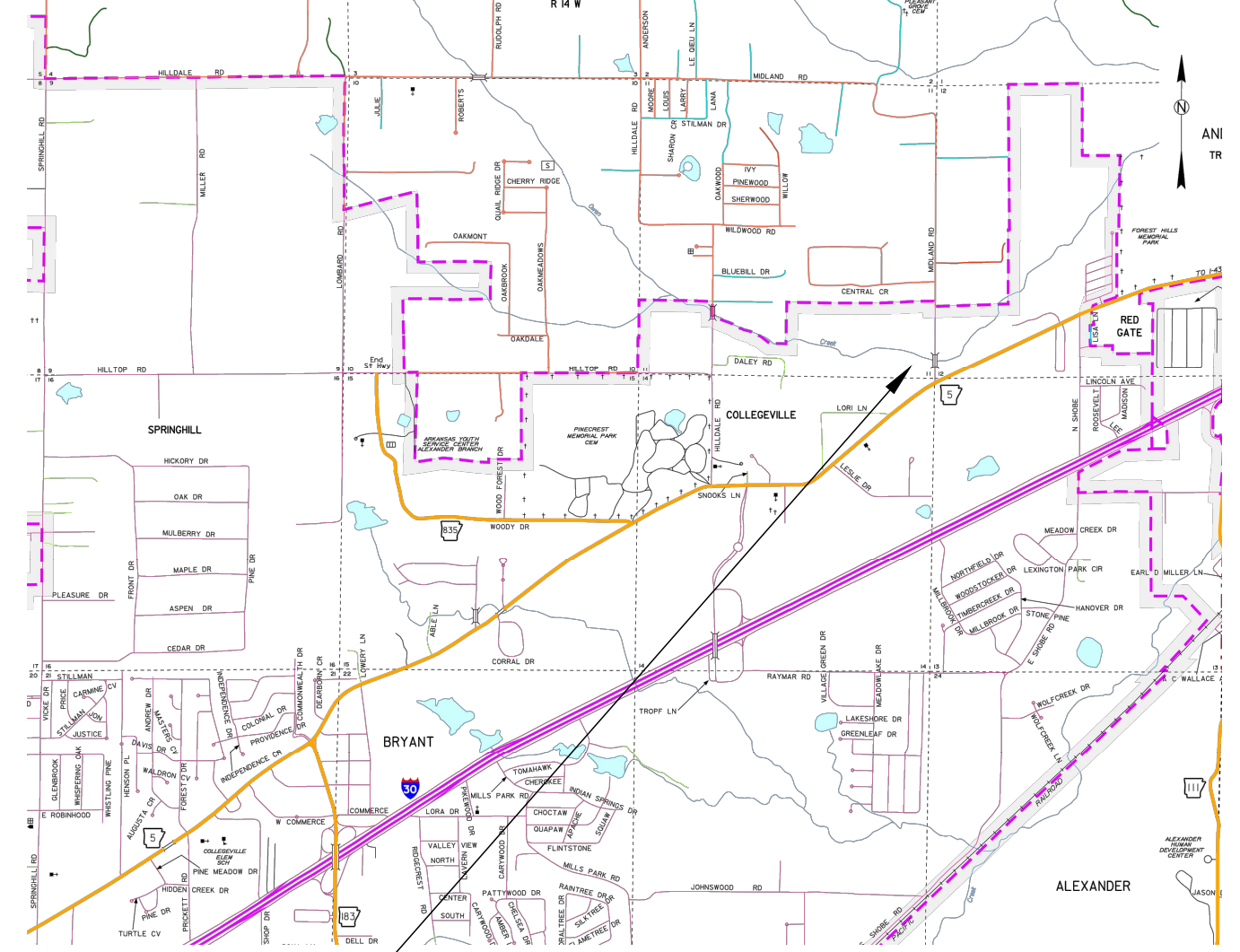
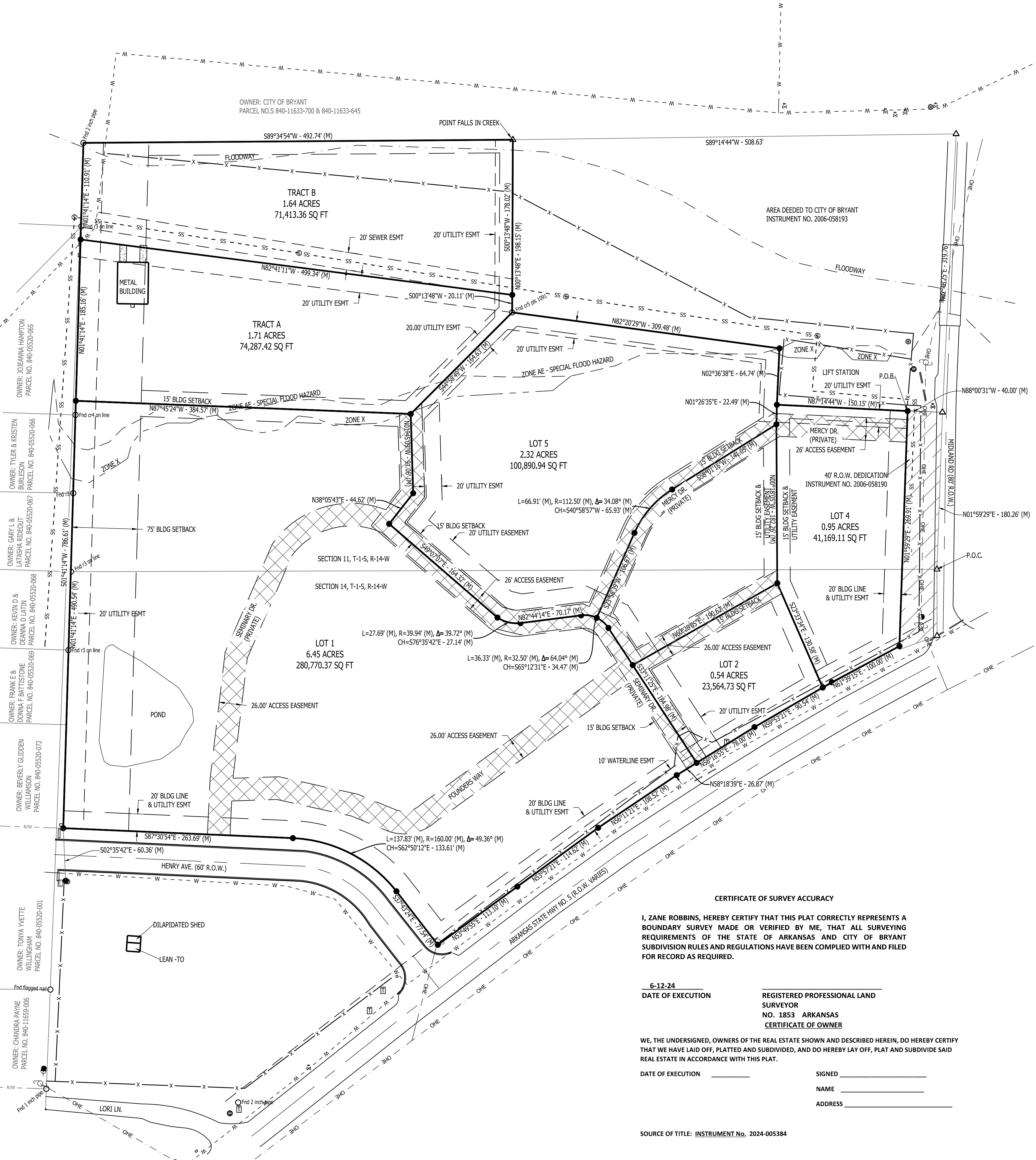
PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH 0 DEG. 37 MIN. EAST 496.97 FEET; THENCE SOUTH 87 DEG. 49 MIN. 40 SEC. WEST 999.96 FEET; THENCE SOUTH 0 DEG. 29 MIN. 35 SEC. WEST 1089.06 FEET TO THE NORTH RIGHT OF WAY OF THE COUNTY ROAD; THENCE SOUTH 87 DEG. 50 MIN. EAST 220.42 FEET ALONG SAID RIGHT OF WAY OF THE COUNTY ROAD TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE NORTH 50 DEG. 24 MIN. EAST 404.9 FEET ALONG SAID HIGHWAY #5; THENCE NORTH 52 DEG. 04 MIN. EAST 114.62 FEET ALONG SAID HIGHWAY; THENCE NORTH 54 DEG. 18 MIN. EAST 108.52 FEET ALONG SAID HIGHWAY; THENCE NORTH 56 DEG. 24 MIN. EAST 104.87 FEET ALONG SAID HIGHWAY; THENCE NORTH 58 DEG. 00 MIN. EAST 102.6 FEET ALONG SAID HIGHWAY; THENCE NORTH 60 DEG. 00 MIN. EAST 135.60 FEET ALONG SAID HIGHWAY; THENCE NORTH 0 DEG. 37 MIN. EAST 66.30 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 30 FOOT WIDE ROAD RIGHT OF WAY ALONG THE EAST SIDE, THEREOF.

LESS AND EXCEPT THAT PART CONVEYED TO CENTRAL ARKANSAS DEVELOPERS, LLC IN WARRANTY DEED FILED FOR RECORD MAY 26, 2006 AS SALINE COUNTY DOCUMENT NUMBER 2006-58158.

ALSO LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF BRYANT, ARKANSAS, IN WARRANTY DEED FILED FOR RECORD MAY 26, 2006 AS SALINE COUNTY DOCUMENT NUMBER 2006-58193.

**LAND DESCRIPTION AS SURVEYED**

PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH 0 DEG. 59 MIN. 29 SEC. EAST 180.26 FEET; THENCE NORTH 88 DEG. 00 MIN. 31 SEC. WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEG. 14 MIN. 28 SEC. WEST 150.15 FEET; THENCE NORTH 02 DEG. 36 MIN. 38 SEC. EAST 64.74 FEET; THENCE NORTH 82 DEG. 20 MIN. 29 SEC. WEST 309.48 FEET; THENCE NORTH 00 DEG. 13 MIN. 48 SEC. EAST 198.15 FEET; THENCE SOUTH 89 DEG. 34 MIN. 54 SEC. WEST 492.74 FEET; THENCE SOUTH 01 DEG. 41 MIN. 14 SEC. WEST 786.61 FEET TO THE NORTH RIGHT OF WAY OF HENRY AVE.; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: SOUTH 87 DEG. 30 MIN. 54 SEC. EAST 263.69 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 137.83 FEET, RADIUS OF 160.00 FEET; CHORD BEARING AND DISTANCE OF SOUTH 62 DEG. 50 MIN. 12 SEC. EAST 133.61 FEET; THENCE SOUTH 37 DEG. 43 MIN. 24 SEC. EAST 77.54 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: NORTH 53 DEG. 49 MIN. 55 SEC. EAST 113.10 FEET; THENCE NORTH 53 DEG. 57 MIN. 21 SEC. EAST 114.62 FEET; THENCE NORTH 56 DEG. 11 MIN. 21 SEC. EAST 108.52 FEET; THENCE NORTH 58 DEG. 18 MIN. 39 SEC. EAST 26.87 FEET; THENCE NORTH 58 DEG. 16 MIN. 55 SEC. EAST 78.00 FEET; THENCE NORTH 59 DEG. 53 MIN. 21 SEC. EAST 90.54 FEET; THENCE NORTH 61 DEG. 39 MIN. 15 SEC. EAST 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 01 DEG. 59 MIN. 29 SEC. EAST 269.91 FEET TO THE POINT OF BEGINNING CONTAINING 14.33 ACRES (624,101.15 S.F.) MORE OR LESS.



**SITE LOCATION** VICINITY MAP (NTS) BRYANT, AR

- PLAT NOTES**
- BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID NORTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.
  - SURVEY & DOCUMENT REFERENCES:
    - WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
    - DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
    - DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
    - RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
    - RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
    - PLAT OF KING'S CROSSING PHASE 1.
  - ZONING CLASSIFICATION: C2  
SOURCE OF WATER: CITY OF BRYANT  
SOURCE OF SEWER: CITY OF BRYANT
  - EACH LOT SHALL HAVE SITE PLAN APPROVAL FROM THE CITY OF BRYANT PRIOR TO ANY CONSTRUCTION.
  - SETBACKS  
FRONT - 20' (UNLESS NOTED)  
SIDE - 15' (UNLESS NOTED)  
REAR - 15' (UNLESS NOTED)

**CURRENT OWNERSHIP INFORMATION**

**OWNER:** EAST NORTH REAL ESTATE XI LLC  
1500 CHRISTY LN  
ALEXANDER AR 72002  
PARCEL #840-11659-001

**SOURCE:** SALINE COUNTY ASSESSOR

**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.**



**UTILITY NOTES**

- UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

**CERTIFICATE OF FINAL PLAT APPROVAL**

SIGNED, \_\_\_\_\_

DATE OF EXECUTION \_\_\_\_\_

BRYANT PLANNING COMMISSION

**FLOOD STATEMENT**

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FORM #0512502-00E, DATED JUNE 5, 2020, PORTIONS OF THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AND ZONE "AE" AREAS IN THE SPECIAL FLOOD HAZARD.

**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.

6-12-24  
DATE OF EXECUTION \_\_\_\_\_

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 \_\_\_\_\_  
ADDRESS \_\_\_\_\_

SOURCE OF TITLE: INSTRUMENT No. 2024-005384

DATE	REVISIONS
<b>PROPERTY ADDRESS:</b>	
AR, STATE HWY NO. 5 BRYANT, AR, 72022	
<b>LOTS 1-5, BLESSINGS ADDITION CITY OF BRYANT SALINE COUNTY, ARKANSAS</b>	
<b>FINAL PLAT</b>	
<b>ROBBINS PROFESSIONAL LAND SERVICES</b> INCORPORATED SURVEYING   GIS   CONSTRUCTION STAMPING PO BOX 5911   BRYANT, ARKANSAS 72809 OFFICE: 840-652-0011   MOBILE: 840-652-0011   WWW.ROBBINSLANDSERVICES.COM	
<b>DRAWN BY</b>	ZR
<b>CHECKED BY</b>	ZR
<b>DATE</b>	7-24-24
<b>SCALE</b>	1"=60'
<b>PROJECT No.</b>	2024105
<b>SHEET</b>	1
<b>PAGE</b>	1 of 1