

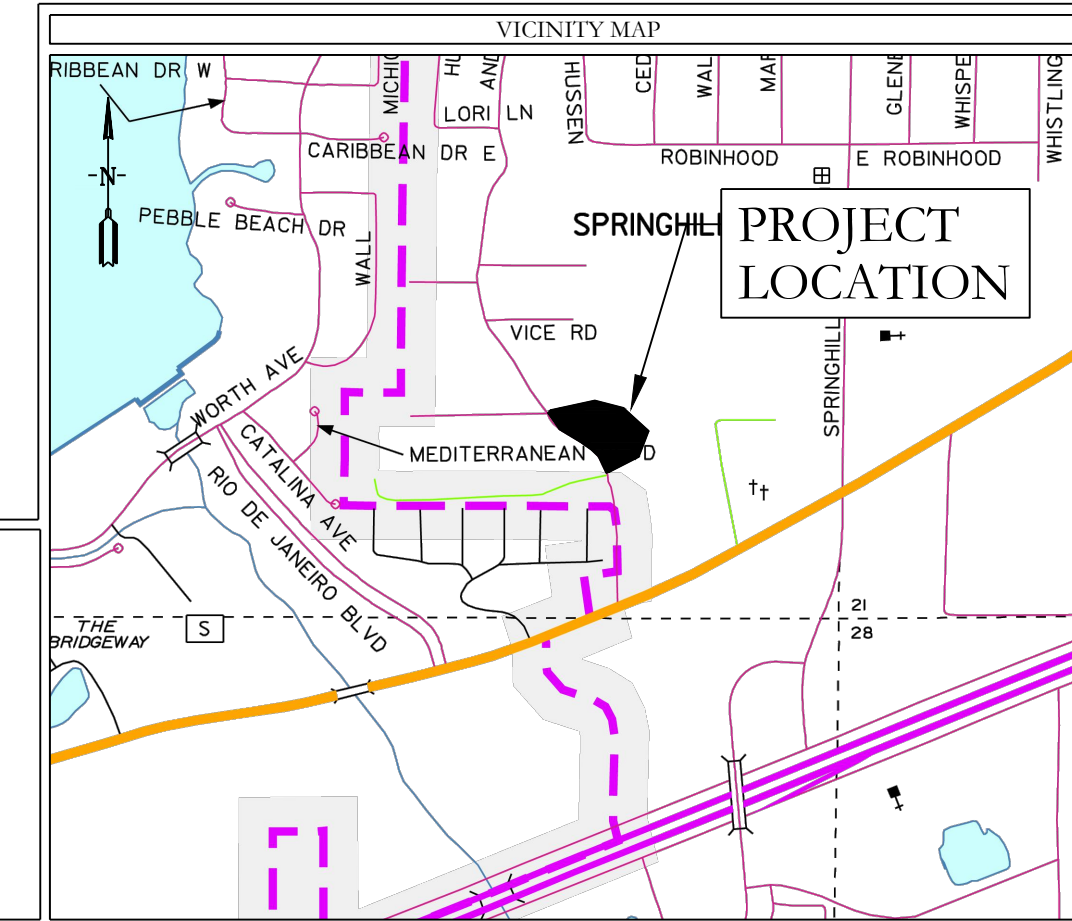
**PRELIMINARY PLAT OF
SKY BLUE DUPLEXES**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW 1/4 SE 1/4 OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET; THENCE S04°06'51"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 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 64.60 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 127.77 TO 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.



- LEGEND**
- - No Parking Sign
 - - Street light
 - ⊙ - Fire Hydrant
 - △ - Computed point
 - - Found monument
 - - Set #1 RB/Plat, Cap (SIP)
 - (D) - Deeded
 - (M) - Measured
 - (P) - Platted

CERTIFICATIONS:	
OWNER: Name: SKY BLUE, LLC Address: 3621 INDEPENDENCE DRIVE BRYANT, AR 72022	DEVELOPER: Name: SKY BLUE, LLC Address: 3621 INDEPENDENCE 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 Title: 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 Corbett 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 Corbett 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 Registered 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

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 #05125C030E; Dated: 06/05/2020.

PROPERTY SPECIFICATIONS:	
OWNER: SKY BLUE, LLC 3621 INDEPENDENCE DRIVE BRYANT, AR 72022	AVERAGE LOT SIZE: 0.19 ACRES (8,437 SQ. FT.) MINIMUM LOT SIZE: 7,200 SQ. FT. NUMBER OF LOTS: 4
DEVELOPER/ SURVIDOR: SKY BLUE, LLC 3621 INDEPENDENCE DRIVE BRYANT, AR 72022	SOURCE OF WATER: WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: INTERGY BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION: SKY BLUE DUPLEXES INSTRUMENT # 2015-7766	ZONING: R-X

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:
REVISED:	CHECKED BY:	19-0066
SHEET: C-1.0	SCALE: 1"=20'	
500	01S	14W 0 20 230 62 1807