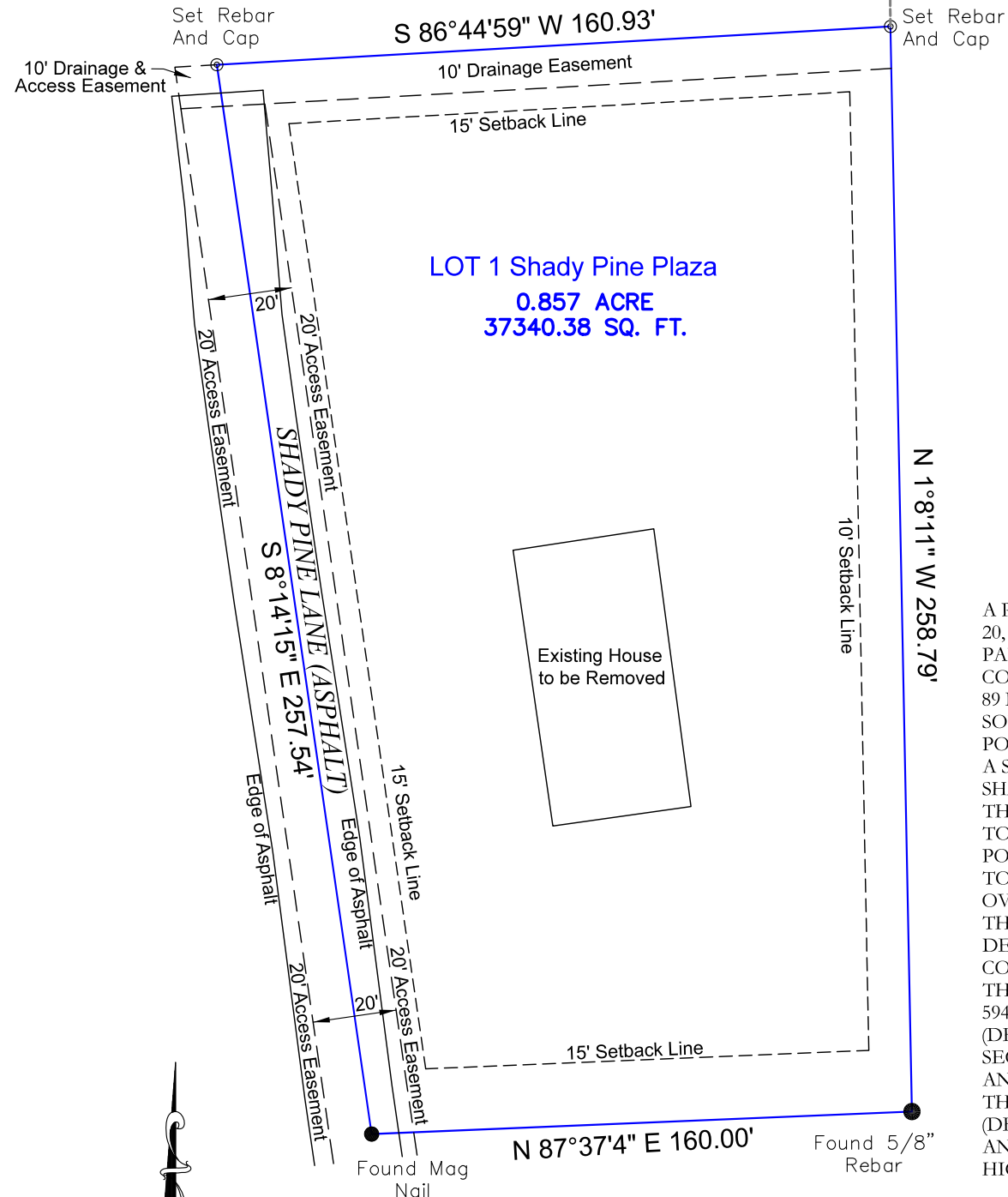


SHADY PINE PLAZA FINAL PLAT



N 88°1'50" W
594.16'

P.O.C.
NE CORNER
SE 1/4 SE 1/4
SECTION 20,
T-1-S, R-14-W

Vicinity Map
Not to Scale



SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 40 SEC. EAST 372.94 FEET TO A SET REBAR AND CAP AND THE POINT OF BEGINNING; THENCE SOUTH 86 DEG. 44 MIN. 59 SEC. WEST 160.93 FEET TO A SET REBAR AND CAP; THENCE SOUTH 08 DEG. 14 MIN. 15 SEC. EAST ALONG SHADY PINE LANE 257.54 FEET TO A FOUND MAG NAIL IN SHADY PINE LANE; THENCE NORTH 87 DEG. 37 MIN. 04 SEC. EAST LEAVING SAID ROADWAY 160.00 FEET TO A REBAR; THENCE NORTH 01 DEG. 08 MIN. 11 SEC. EAST 258.79 FEET TO THE POINT OF BEGINNING CONTAINING 0.857 ACRE MORE OR LESS. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY, BEING 20 FEET WIDE, THE CENTERLINE OF SAID 20 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 OF SE 1/4; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 40 SEC. EAST 382.99 FEET TO A REBAR (DEED SOUTH 02 DEG. 53 MIN. EAST 382.99 FEET); THENCE SOUTH 84 DEG. 44 MIN. 54 SEC. WEST 160.06 FEET TO A REBAR (DEED SOUTH 84 DEG. 46 MIN. WEST 160.17 FEET) AND THE POINT OF BEGINNING AND CENTERLINE OF SAID 20 FOOT EASEMENT; THENCE SOUTH 10 DEG. 06 MIN. 52 SEC. EAST ALONG SAID CENTERLINE 509.74 FEET (DEED SOUTH 10 DEG. 14 MIN. EAST 509.74 FEET) TO THE END OF SAID EASEMENT AND THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #5.

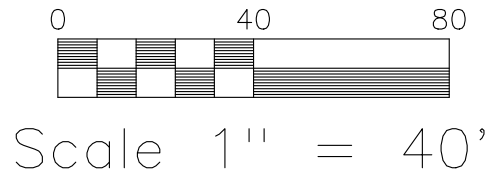
FLOOD INFORMATION

ACCORDING TO FEMA MAP NUMBER 05125C0360E, DATED JUNE 5, 2020, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

BASIS OF BEARING

GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

- LEGEND**
- FOUND MONUMENT
 - ⊙ SET #4 REBAR W/CAP
 - △ COMPUTED POSITION
 - ⊕ FORTY CORNER
 - BOUNDARY
 - EXISTING FENCE LINE
 - - - SECTION LINE
 - ↗ SCALE BREAK



CERTIFICATE OF SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 20, 2023; that the boundary lines shown 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.

Name _____ Date of Execution _____
Registered Land Surveyor No. _____, 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 the within plat.

Date of Execution _____ Name _____
Address _____
Source of Title _____ D. R. _____ Page _____

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 2023, in Plat Book _____, Page _____.

Name (Clerk) _____

For Bill of Assurance, see Deed Record: Book _____, Page _____.

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Name _____ Date of Execution _____
Registered Professional Engineer No. _____, 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 on _____, 2023. All of the document is hereby accepted and this certificate executed under the authority of said rules and regulations.

Signature of Bryant Planning Commission _____ Date of Execution _____

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred and twenty (120) days from the date of execution of this certificate.

		SOUTH POINT SURVEYING, PLLC P.O. Box 400 Sheridan, AR 72150 southpointsurveying@yahoo.com 501-285-5958 501-837-2342			
		Drawing: LOT1SHADYPINEPLAZA	Date: 02/20/23	Page: 1 OF 1	Drawn by: MO
SHADY PINE PLAZA SHADY PINE LANE BRYANT, ARKANSAS					