

PROPERTY DESCRIPTION:

LOT 1 - 2.12 ACRES (92,562 SQUARE FEET)
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NE1/4 NW1/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NE1/4 NW1/4) ALL IN SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SE1/4 NE1/4 NW1/4; THENCE S 02°48'18" W, ALONG THE EAST LINE OF SAID SE1/4 NE1/4 NW1/4, FOR A DISTANCE OF 285.27 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 87°17'45" W, LEAVING SAID EAST LINE, A DISTANCE OF 256.91 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY LINE OF CHRISTY LANE; THENCE ALONG THE SAID EAST RIGHT OF WAY THE FOLLOWING CALLS: THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170 FEET AND A LENGTH OF 131.23 FEET, WHOSE CHORD BEARS N 02°06'14" E - 128.00 FEET, THENCE N 24°13'08" E - 50.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180 FEET AND A LENGTH OF 89.20 FEET, WHOSE CHORD BEARS N 10°01'23" E - 88.29 FEET, THENCE N 04°10'22" W - 31.53 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE ALONG THE SAID SOUTH RIGHT OF WAY THE FOLLOWING CALLS: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 185.26 FEET AND A LENGTH OF 35.40 FEET, WHOSE CHORD BEARS N 67°21'34" E - 35.35 FEET, THENCE N 53°12'17" E - 42.41 FEET, THENCE N 41°44'12" E - 35.22 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 181.54 FEET AND A LENGTH OF 140.23 FEET, WHOSE CHORD BEARS N 64°03'28" E - 136.77 FEET, THENCE S 86°48'21" E - 26.60 FEET TO A FOUND 1/2" REBAR LOCATED ON THE EAST LINE OF THE SAID NE1/4 NE1/4 NW1/4; THENCE S 02°55'14" W, LEAVING SAID SOUTH RIGHT OF WAY OF HENRY AVENUE AND ALONG THE EAST LINE OF THE SAID NE1/4 NE1/4 NW1/4 FOR A DISTANCE OF 142.90 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.12 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD AND THE RIGHTS OF WAY OF HENRY AVENUE AND CHRISTY LANE. LESS AND EXCEPT RIGHT OF WAY DEDICATION BELOW.

RIGHT OF WAY DEDICATION - 0.004 ACRES (187 SQUARE FEET)

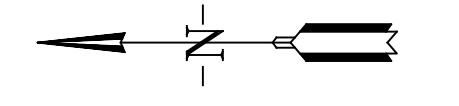
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NE1/4 NW1/4) SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR FOR THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 NW1/4; THENCE N 87°44'28" W, ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 NW1/4, FOR A DISTANCE OF 231.75 FEET TO A COMPUTED POINT ON THE EAST RIGHT OF WAY OF CHRISTY LANE FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°44'28" W, ALONG SAID SOUTH LINE, A DISTANCE OF 47.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY AND A CURVE TO THE LEFT WITH A RADIUS OF 185.26 FEET AND A LENGTH OF 47.46 FEET, WHOSE CHORD BEARS N 80°10'21" E - 47.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 04°10'22" E, LEAVING SAID SOUTH RIGHT OF WAY OF HENRY AVENUE FOR A DISTANCE OF 9.97 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.004 ACRES (187 SQUARE FEET), MORE OR LESS.

PROPERTY SPECIFICATIONS:	
ZONING CLASSIFICATION:	C-2
SOURCE OF WATER:	CITY OF BRYANT
SOURCE OF SEWER:	CITY OF BRYANT
BUILDING SETBACKS (SB):	
FRONT -	15'
REAR -	25'
INTERIOR (SIDE) -	15' UNLESS OTHERWISE NOTED
EXTERIOR -	15'
LOT CORNERS:	SET #4 REBAR WITH CAP

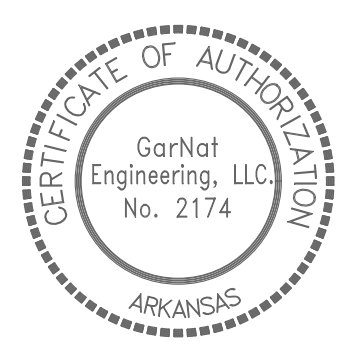
SURVEY LEGEND	
△	Computed point
●	Found monument
○	Set #4 RB/Plas. Cap
(M)	Measured
(R)	Record
(P)	Platted

VERNIA PARK NORTHEAST SUBDIVISION PHASE 1 FINAL PLAT

PLAT CERTIFICATES:		
<p>OWNER:</p> <p>Name: EVA Real Estate, LLC</p> <p>Address: P.O. Box 241273 Little Rock, AR 72223</p>	<p>DEVELOPER:</p> <p>Name: EVA Real Estate, LLC</p> <p>Address: P.O. Box 241273 Little Rock, AR 72223</p>	<p>CERTIFICATE OF RECORDING:</p>
<p>CERTIFICATE OF OWNER:</p> <p>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.</p> <p>Date: _____ Signed: _____ Tanja Eckart EVA Real Estate, LLC</p>		
<p>CERTIFICATE OF SURVEYING ACCURACY:</p> <p>I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; 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.</p> <p>Date: _____ Signed: _____ George P. Wooden Registered Land Surveyor No. 1573, Arkansas</p>		
<p>CERTIFICATE OF FINAL PLAT APPROVAL:</p> <p>Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.</p> <p>Date: _____ Signed: _____ Rick Johnson, Chairman Bryant Planning Commission</p>		
<p>CERTIFICATE OF ENGINEERING ACCURACY:</p> <p>I, Vernon J. Williams, 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 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.</p> <p>Date: _____ Signed: _____ Vernon J. Williams Registered Professional Engineer No. 9551, Arkansas</p>		



SURVEY PLAT CODE:
500-01S-14W-0-14-410-62-1573



BY		REVISION		DATE	
<p style="font-size: small;">Designing our client's success</p> <p style="font-size: x-large; font-weight: bold;">GNE</p> <p style="font-weight: bold;">GarNat Engineering, LLC</p> <p style="font-size: x-small;">3825 Mt Carmel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com</p>					
<p style="font-weight: bold;">VERNIA PARK NORTHEAST SUBDIVISION PHASE 1 HENRY AVENUE BRYANT, ARKANSAS 72019</p>					
<p style="font-weight: bold;">FINAL PLAT</p>					
<p>PROJECT NO: 22140</p> <p>DATE: MARCH 10, 2023</p> <p>SHEET NO: V1.0</p>					

J:\Projects\2023 Projects\22140 Vernia Park Northeast Survey\22140-Subdivision-Draw-Lot-Subdivision-02023.dwg