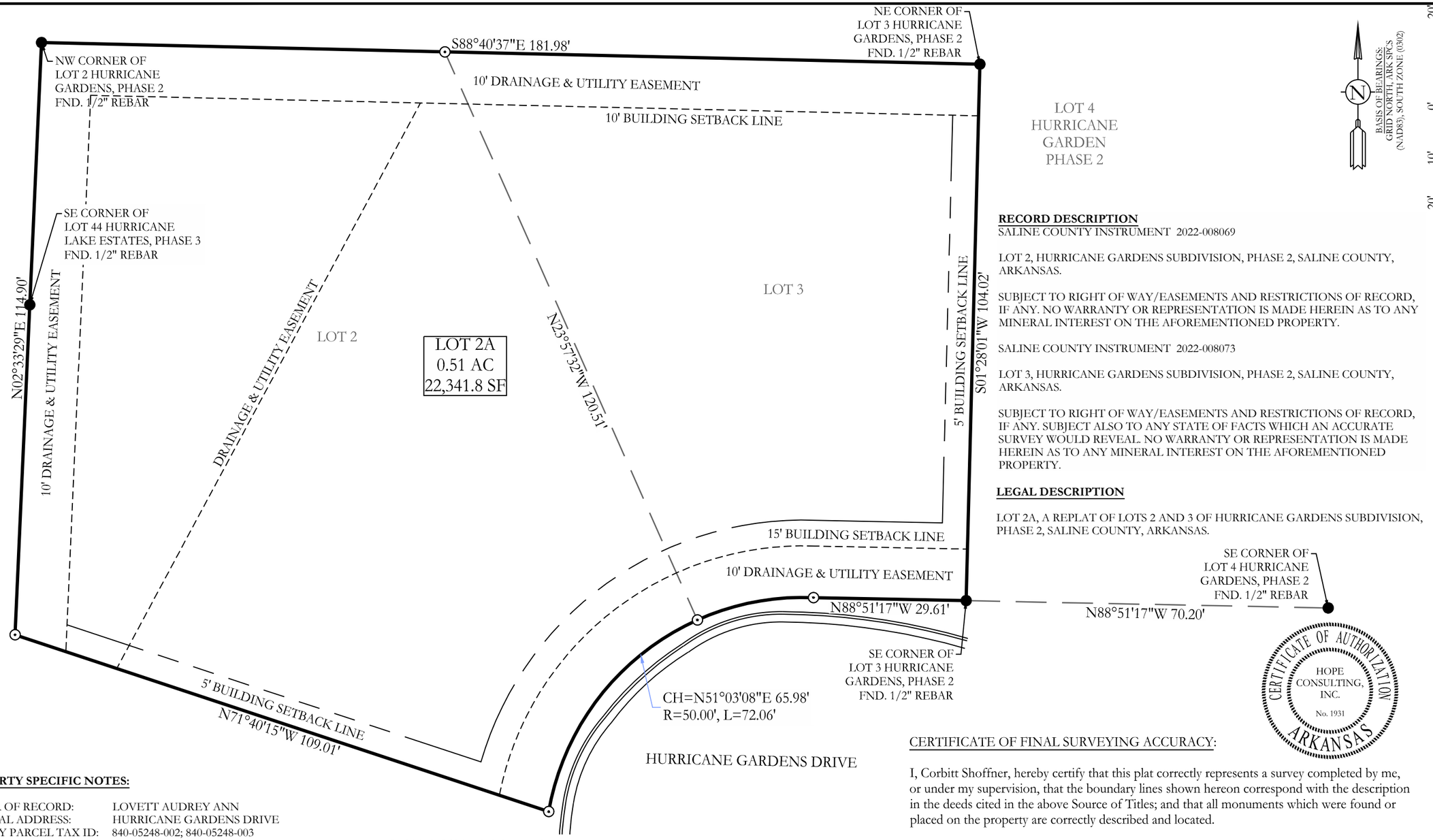
23-0222
Drawing No.



RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-008069

LOT 2, HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

SALINE COUNTY INSTRUMENT 2022-008073

LOT 3, HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT ALSO TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY WOULD REVEAL. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

LEGAL DESCRIPTION

LOT 2A, A REPLAT OF LOTS 2 AND 3 OF HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

PROPERTY SPECIFIC NOTES:

OWNER OF RECORD: LOVETT AUDREY ANN
PHYSICAL ADDRESS: HURRICANE GARDENS DRIVE
COUNTY PARCEL TAX ID: 840-05248-002; 840-05248-003

GENERAL SURVEY DISCLAIMERS:

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS DISPLAYED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

811 Know what's below. Call before you dig.

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 plat.

Date of Execution Name:

Source of Title: Saline County Document #2022-008069 & #2022-008073

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt Shoffner, hereby certify that this plat correctly represents a survey completed 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 Titles; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution Name: Corbitt Shoffner, Registered Professional Land Surveyor, No. 1664 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 _____, 20_____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution Name
Bryant Planning Commission

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

LEGEND
- Found Aliquot Corner
- Found Monument
- Set 1/2" Rebar & Cap
- Computed point
(M) - Measured
(P) - Platted/Record
—·—·—·—·— -Fence

Drawn By: JPP Checked:

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E, dated: 06/05/2020.

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

For the Exclusive Use and Benefit of:
D & D HOMES

Address	Hurricane Gardens Drive, Bryant, Arkansas 72022				Date	04/20/2023	
500	01S	14W	0	17	220	62	1664

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER

ORIGINAL SIGNATURE ON FILE

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K:\Land Projects 2004\Surveys\2023\23-0222 Replat Lots 2 & 3 Hurricane Gardens\DWG\23-0222 REPLAT LOT 2 AND 3 HURRICANE GARDENS.dwg | Plotted: 4/20/2023 9:41 AM |