

VICINITY MAP  
SITE LOCATION

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT 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.

DATE OF EXECUTION: 9-20-23  
 REGISTERED PROFESSIONAL LAND SURVEYOR: Zane Robbins  
 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. \_\_\_\_\_

CERTIFICATE OF ENGINEERING ACCURACY

I, PHILLIP A. LEWIS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: \_\_\_\_\_  
 REGISTERED PROFESSIONAL ENGINEER: \_\_\_\_\_  
 NO. 9540 ARKANSAS

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.

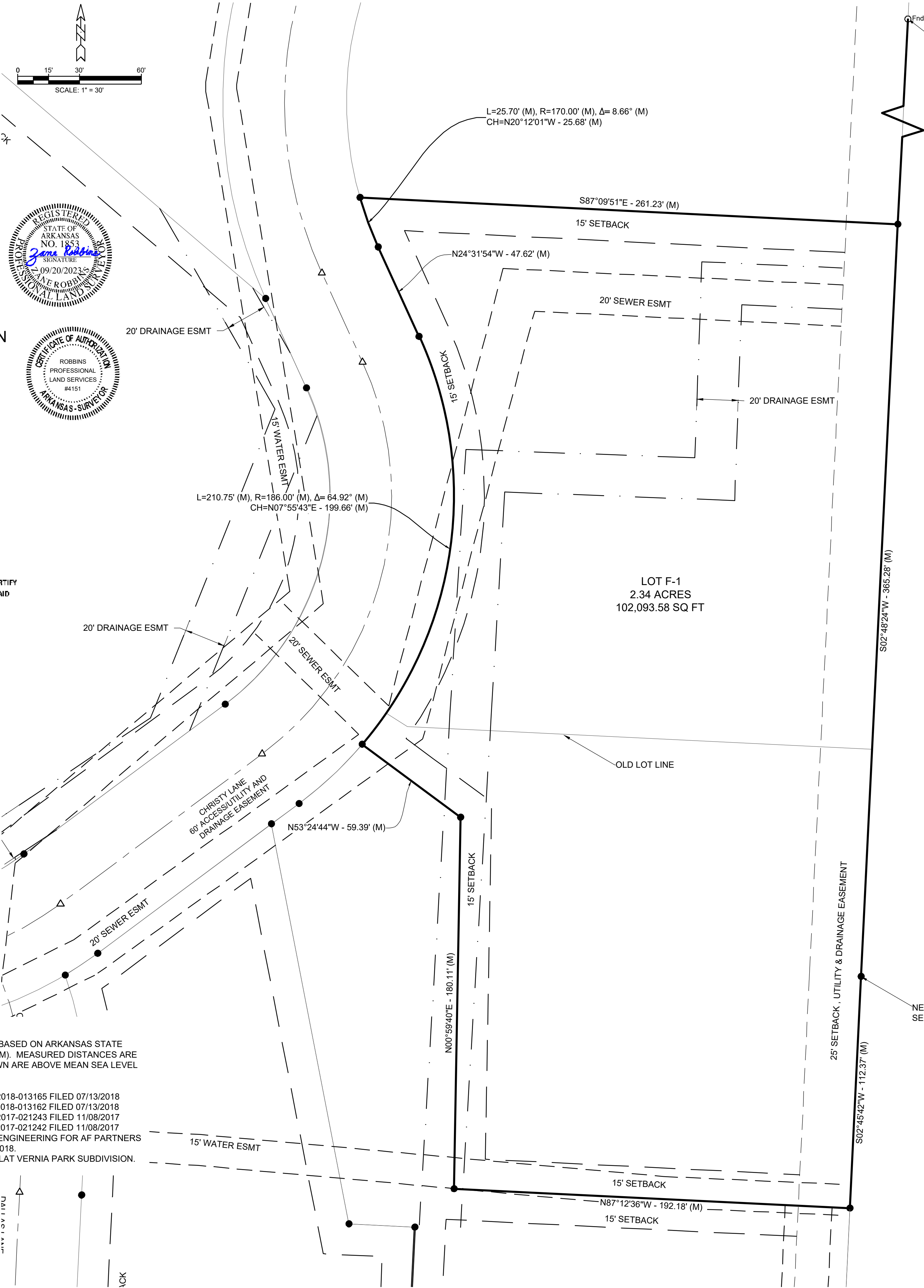
DATE OF EXECUTION: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 BRYANT BUILDING OFFICIAL: \_\_\_\_\_

OWNER OF RECORD: AF PARTNERS LLC  
 1500 Christy Lane,  
 Alexander, AR,  
 72002

- GENERAL NOTES
- BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).
  - REFERENCES:
    - A. INSTRUMENT NO. 2018-013165 FILED 07/13/2018
    - B. INSTRUMENT NO. 2018-013162 FILED 07/13/2018
    - C. INSTRUMENT NO. 2017-021243 FILED 11/08/2017
    - D. INSTRUMENT NO. 2017-021242 FILED 11/08/2017
    - E. SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 06/21/2018.
    - F. AMENDED FINAL PLAT VERNIA PARK SUBDIVISION.

CERTIFICATION  
 I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins  
 ZANE ROBBINS, AR PLS #1853



LEGEND OF SYMBOLS & ABBREVIATIONS

●	GAS METER	N	NORTH	ASPHALT
○	WATER METER	S	SOUTH	CONCRETE
—	GUY WIRE	E	EAST	SET 1/2" REBAR w/ CAP #1853
○	POWER/UTILITY POLE	W	WEST	SET COTTON-PICKER SPINDLE
□	TELEPHONE PEDESTAL	(M)	AS MEASURED	○ FOUND MONUMENT (DESC. NOTED)
○	SEWER MANHOLE	(D)	PER DEED	△ COMPUTED CORNER (NOT SET)
○	WATER VALVE	R/W	RIGHT-OF-WAY	
⊕	FIRE HYDRANT	L.A.	LANDSCAPED AREA	
⊕	SIGNS	CR4	CAPPED 1/2" REBAR	
⊕	LIGHT POLE	CONC.	CONCRETE	
⊕	TELEPHONE MANHOLE	P.O.C.	POINT OF COMMENCEMENT	
---	SANITARY SEWER LINE	P.O.B.	POINT OF BEGINNING	
---	WATER LINE	CMP	CORRUGATED METAL PIPE	
---	STORM SEWER PIPE	RCP	REINFORCED CONCRETE PIPE	
---	ROADWAY CENTERLINE	ESMT	EASEMENT	
---	WATER & SEWER EASEMENT	SUBD	SUBDIVISION	
---	BUILDING SETBACK LINE	HOPE	HIGH DENSITY POLYETHYLENE	
---	ROADWAY RIGHT-OF-WAY	FDC	FIRE DEPARTMENT CONNECTION	
---	OVERHEAD ELECTRIC LINES			
---	UNDERGROUND TELEPHONE			
---	UNDERGROUND GAS			
---	UNDERGROUND FIBER OPTIC			
---	FENCE			
---	STEEL GUARD RAIL			
---	[100] SURFACE CONTOUR LINE & ELEVATION			

PARCEL NO. 840-11660-101  
 OWNER: AF PARTNERS LLC  
 ZONED C-2

LAND DESCRIPTION

LOT F-1, A REPLAT OF LOT F, VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A 1/2" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE SOUTH 02° 48' 24" WEST A DISTANCE OF 274.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02° 48' 24" WEST A DISTANCE OF 365.28 FEET TO A POINT; THENCE SOUTH 02° 45' 42" WEST A DISTANCE OF 112.37 FEET TO A POINT; THENCE NORTH 87° 12' 36" WEST A DISTANCE OF 192.18 FEET TO A POINT; THENCE NORTH 00° 50' 40" EAST A DISTANCE OF 180.11 FEET TO A POINT; THENCE NORTH 53° 24' 44" WEST A DISTANCE OF 59.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 210.75 FEET, RADIUS OF 186.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07° 55' 43" EAST- 199.86 FEET TO A POINT; THENCE NORTH 24° 31' 54" WEST A DISTANCE OF 47.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 25.70 FEET, RADIUS OF 170.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 20° 12' 01" WEST - 25.68 FEET TO A POINT; THENCE SOUTH 87° 09' 51" EAST A DISTANCE OF 261.23 FEET TO THE POINT OF BEGINNING, CONTAINING 2.34 ACRES MORE OR LESS.

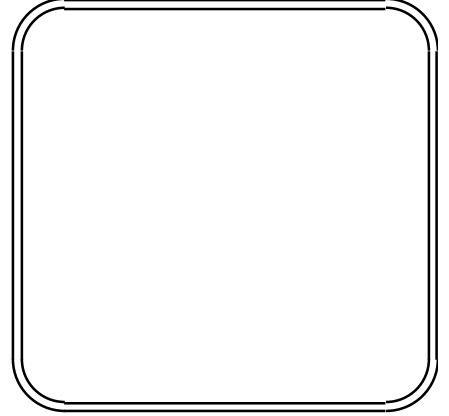
UTILITY EASEMENTS:  
 WATER EASEMENTS TO BE 15' IN WIDTH CENTERED OVER CENTERLINE OF WATER LINES AS CONSTRUCTED.  
 SEWER EASEMENTS TO BE 20' IN WIDTH CENTERED OVER CENTER LINE OF SEWER LINES AS CONSTRUCTED

FLOOD STATEMENT  
 BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

REVISIONS	DATE

LOT F-1, A REPLAT OF LOT "F" VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS  
 REPLAT

ROBBINS PROFESSIONAL LAND SERVICES  
 INCORPORATED  
 SURVEYING | GIS | CONSTRUCTION STAKING  
 934 PARK 201 | LARGESITE, ARKANSAS 72068-1111, USA  
 479.601.3333 | WWW.ROBBINSLANDSERVICES.COM



DRAWN BY ZR
DESIGNED
CHECKED ZR
DATE 9-20-23
SCALE 1" = 30'
PROJECT NO. 2023225
SHEET NO.