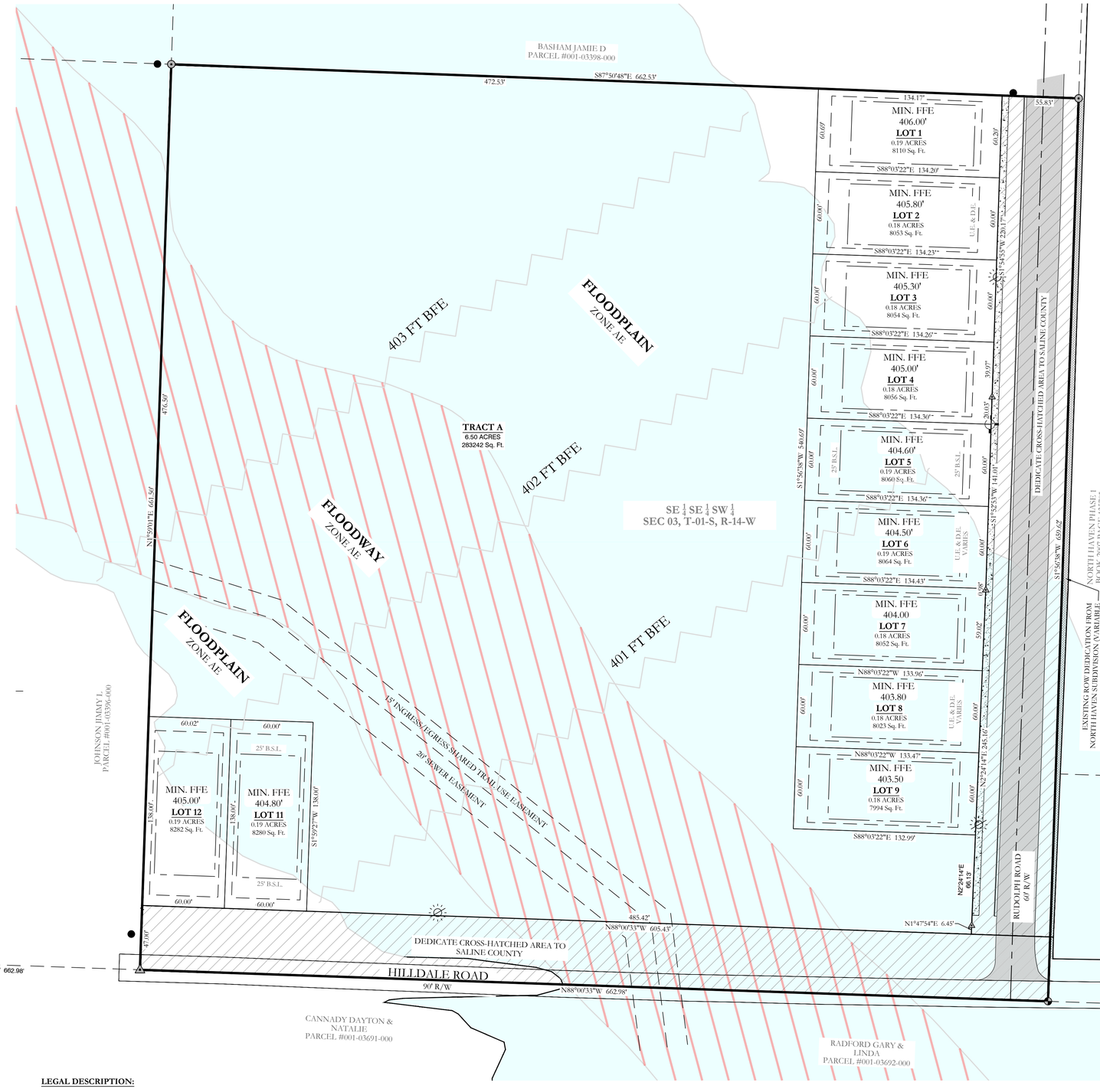
Know what's **below.** **Call** before you dig.



LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
- (M)- Measured
- (P) - Plat/Deed
- Fence
- Light Pole
- Fire Hydrant

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

40' 20' 0 40'

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 03, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS.

CONTAINING 437,787.7 SQUARE FEET, OR 10.05 ACRES, MORE ORE LESS.

SUBJECT TO BUILDING LINES, EASEMENTS, MINERAL RESERVATIONS AND/OR CONVEYANCES, AND RESTRICTIONS OF RECORD, IF ANY.

FINAL PLAT OF JACOB'S CORNER

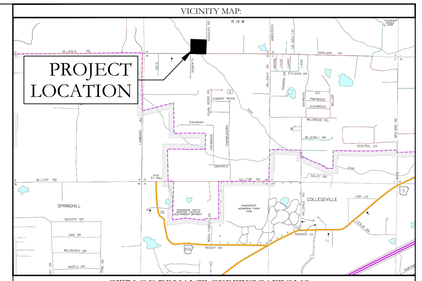
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1762 — SIGNATURE — JONATHAN L. HOPE

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — NO. 20876 — KAZI MAMZIDUL ISLAM

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

VICINITY MAP:



CITY OF BRYANT CERTIFICATIONS:

OWNER:
Name: GIRON BUILDERS INC.
Address: 3420 HILLDALE ROAD
ALEXANDER, AR 72002

DEVELOPER:
Name: GIRON BUILDERS INC.
Address: 3420 HILLDALE ROAD
ALEXANDER, AR 72002

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 Tile: D.R. BOOK 2020 PAGE 006574

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plat 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 FINAL 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

Rick Johnson,
Bryant Planning Commission Chairman

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Jonathan L. Hope, PLS No. 1762, 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.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0240L, dated 06/05/2020, Most of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:

OWNER: GIRON BUILDERS INC.
3420 HILLDALE ROAD
ALEXANDER, AR 72002

DEVELOPER/: SUBDIVIDER: GIRON BUILDERS INC.
3420 HILLDALE ROAD
ALEXANDER, AR 72002

ENGINEERS: HOPE CONSULTING INC.
129 N MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: JACOB'S CORNER

ZONING CLASSIFICATION: PROPOSED R-1.5

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2020 PAGE 006574

MIN. LOT SIZE: 8,400 S.F.
NUMBER OF LOTS: 11
SOURCE OF WATER: SALEM WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING ENGINEERS - SURVEYORS
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GIRON BUILDERS INC.

FINAL PLAT
JACOB'S CORNER
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE:	03/08/2023		C.A.D. BY:	JPP		DRAWING NUMBER:	
REVISED:			CHECKED BY:			20-0722	
			SCALE: 1"= 40'				
500	01S	14W	0	03	320	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-0722 JACOBS CROSSING SUBDIVISION\DWG\20-0722 JACOBS CORNER FINAL PLAT 04-19-23.DWG