

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT 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.

7-24-24 DATE OF EXECUTION

Zane Robbins REGISTERED PROFESSIONAL LAND SURVEYOR 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 STEVE LITTLETON ADDRESS 2620 LESLIE LANE, ALEXANDER, AR 72002

SOURCE OF TITLE: INSTRUMENT No. 2024-004102

TRACT 1:

All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet, thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar; thence South 89 deg. 29 min. 58 sec. West along the North right-of-way line of Leslie Drive 191.913 feet to a rebar and the point of beginning; thence continue South 89 deg. 29 min. 58 sec. West along said Road right-of-way line 191.913 feet to a rebar; thence North 01 deg. 20 min. 00 sec. West leaving said Road 293.43 feet to a 3/4 inch iron pin; thence North 00 deg. 20 min. 00 sec. West along a line common with the land of Central Arkansas Church of Christ 158.416 feet to a rebar; thence North 88 deg. 40 min. 00 sec. East 189.129 feet to a rebar; thence South 01 deg. 20 min. 00 sec. East 454.611 feet to the point of beginning, containing 1.9915 acres of land, more or less.

AND

TRACT 2:

All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet; thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar and the point of beginning; thence continue, South 89 deg. 29 min. 58 sec. West along the North right-of-way line of Leslie Drive 191.913 feet to a rebar; thence North 01 deg. 20 min. 00 sec. West leaving said Road 454.611 feet to a rebar; thence North 88 deg. 40 min. 00 sec. East 191.892 feet to a rebar; thence South 01 deg. 20 min. 00 sec. East 457.40 feet to the point of beginning, containing 2.0088 acres of land, more or less.

GENERAL NOTES

- 1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
A. DEED IN SALINE COUNTY DEED BOOK 368, PAGE 519.
B. SURVEY BY HOPE CONSULTING FOR LANCE PENFIELD DATED 7-3-2018.
C. SURVEY BY KERRY LANE FOR WILLIAM AND SHIRLEY HARTWICK DATED 9-29-10.
D. SURVEY BY BEN KITTLE JR. FOR LENDERS TITLE COMPANY DATED 2-3-94.
3. ZONING CLASSIFICATION: R-E

CURRENT OWNER OF RECORD STEVEN G & KAREN A LITTLETON 2620 LESLIE LANE ALEXANDER AR 72002

PROPERTY ADDRESS 2620 LESLIE LANE BRYANT, AR 72022



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

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.

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

RESTRICTIVE COVENANTS:

- 1. THIS PROPERTY SHALL BE USED FOR ONE SINGLE FAMILY RESIDENTIAL PURPOSE ONLY.
2. EACH RESIDENCE SHALL NOT HAVE LESS THAN 1,400 SQUARE FEET OF HEATED AREA.
3. NO MOBILE HOMES, HOUSE TRAILERS, JIM WALTERS HOMES, UNITED-BUILT HOMES, MODULAR HOMES OR PREFABRICATED HOMES OF ANY KIND SHALL BE PERMITTED ON SAID LAND.
4. NO PERMANENT STRUCTURES, NO TEMPORARY STRUCTURES, NO STORAGE OF VEHICLES, NO STORAGE OF FARM TRACTORS OR TRACTOR IMPLEMENTS, NO DOG PENS AND NO JUNK SHALL BE LOCATED WITHIN ANY OF THE PLATTED SETBACK AREAS.

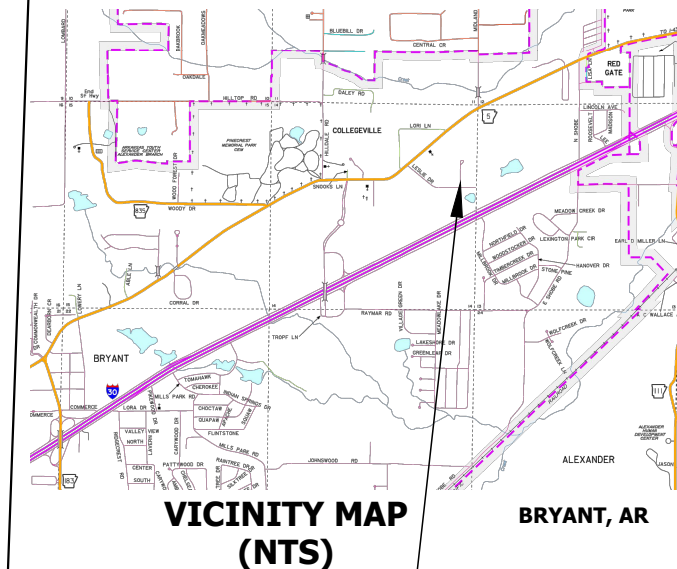
OWNER: CHRISTY L & JASON T RIGGIN PARCEL NO. 840-11660-550

OWNER: PX2 PROPERTIES LLC PARCEL NO. 840-11660-096

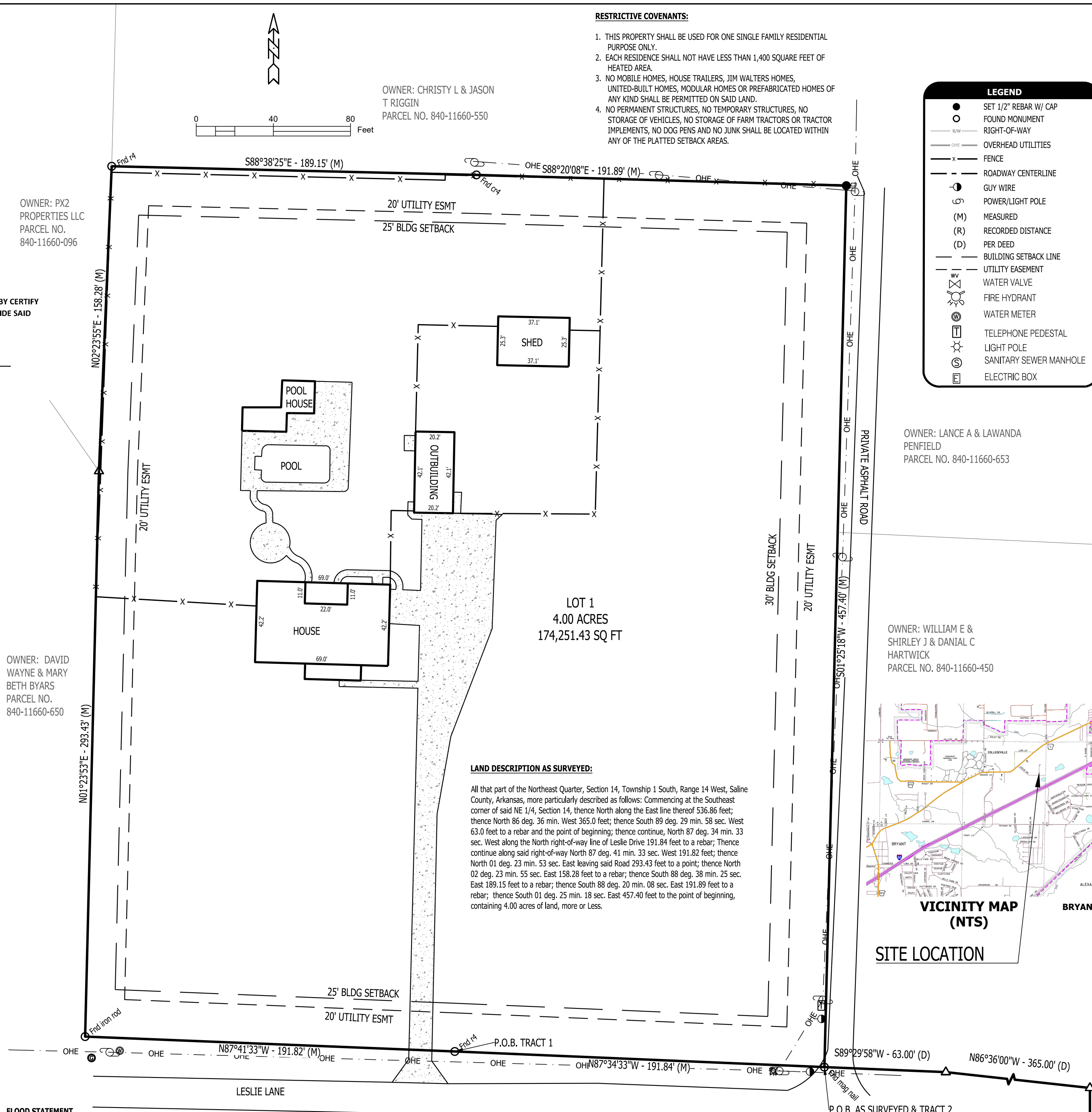
OWNER: DAVID WAYNE & MARY BETH BYARS PARCEL NO. 840-11660-650

OWNER: LANCE A & LAWANDA PENFIELD PARCEL NO. 840-11660-653

OWNER: WILLIAM E & SHIRLEY J & DANIAL C HARTWICK PARCEL NO. 840-11660-450



VICINITY MAP (NTS) SITE LOCATION



LAND DESCRIPTION AS SURVEYED:

All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet; thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar and the point of beginning; thence continue, North 87 deg. 34 min. 33 sec. West along the North right-of-way line of Leslie Drive 191.84 feet to a rebar; Thence continue along said right-of-way North 87 deg. 41 min. 33 sec. West 191.82 feet; thence North 01 deg. 23 min. 53 sec. East leaving said Road 293.43 feet to a point; thence North 02 deg. 23 min. 55 sec. East 158.28 feet to a rebar; thence South 88 deg. 38 min. 25 sec. East 189.15 feet to a rebar; thence South 88 deg. 20 min. 08 sec. East 191.89 feet to a rebar; thence South 01 deg. 25 min. 18 sec. East 457.40 feet to the point of beginning, containing 4.00 acres of land, more or less.

CERTIFICATE OF FINAL PLAT APPROVAL

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.

SIGNED, DATE OF EXECUTION BRYANT PLANNING COMMISSION

LEGEND: SET 1/2" REBAR W/ CAP, FOUND MONUMENT, RIGHT-OF-WAY, OVERHEAD UTILITIES, FENCE, ROADWAY CENTERLINE, GUY WIRE, POWER/LIGHT POLE, MEASURED, RECORDED DISTANCE, PER DEED, BUILDING SETBACK LINE, UTILITY EASEMENT, WATER VALVE, FIRE HYDRANT, WATER METER, TELEPHONE PEDESTAL, LIGHT POLE, SANITARY SEWER MANHOLE, ELECTRIC BOX

Table with columns: DATE, REVISIONS, LOT 1, LESLIE ADDITION CITY OF BRYANT SALINE COUNTY, ARKANSAS, FINAL PLAT, DRAWN BY ZR, CHECKED BY ZR, DATE 07/24/2024, SCALE 1"=40', PROJECT No. 2024400, PAGE 1 of 1

Y:\2024\2024400 PENFIELD NEIGHBOR\2024400 FINAL PLAT.dwg | PLOTTED BY: Ray | PLOT DATE: 8/5/2024 9:50:22 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED