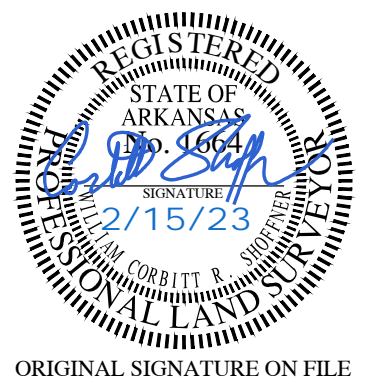
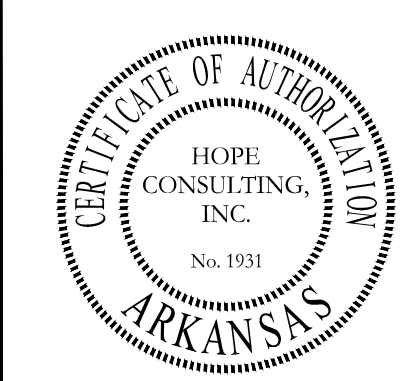
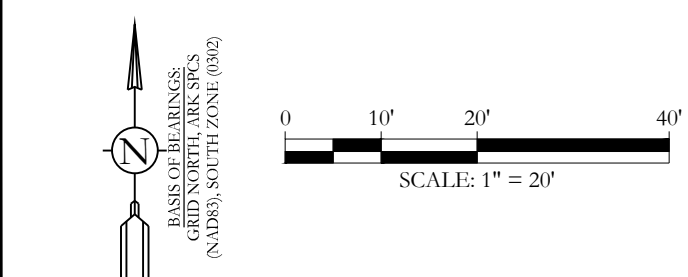


SURVEYOR'S NOTE: SHERWOOD FOREST LOTS APPEAR TO YIELD TO THE SOUTH LINE OF CASA DE CAMPO THUS MAKING MOST LOTS OF BLOCK 12, SHERWOOD FOREST, SHALLOWER THAN THE PLATTED DEPTHS OF 140 FEET. USING THE RECORD DEPTHS OF BOTH SUBDIVISIONS' LOTS, THERE IS AN OVERLAP OF VARYING WIDTH ALONG THAT SUPPOSED COMMON LINE. THIS IS NOT UNIQUE TO ONLY THE LOTS SHOWN ON THIS PLAT. SURVEYOR YIELDED TO FOUND LOT CORNER MONUMENTS AND POSSESSION LINES TO ESTABLISH THE EXISTING LOT LINES AS SHOWN ON THIS PLAT. DEPTH DIFFERENCES ARE NOTED AND THE APPARENT OVERLAP IS SHOWN IN RED.

PROPERTY SPECIFIC NOTES
OWNER OF RECORD: CENTRAL ARKANSAS HOME GROUP LLC
PHYSICAL ADDRESS: 2810 BIRCH STREET, BRYANT, ARKANSAS 72022
COUNTY PARCEL TAX ID: 840-08823-000
CITY OF BRYANT ZONING: MANUFACTURED HOUSING ("CLASS A") DISTRICT RM ZONING AREA REGULATIONS
FRONT YARD: 25 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

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.
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.



OWNER: Roy West
NAME:
Address: 2810 Birch St.
Bryant, Arkansas 72022

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 Documents # 2022-017456

RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-017456
LOTS 10, 11, 12, 13 AND 14 BLOCK 2, IN SHERWOOD FOREST, BEING A PART OF THE NE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, AS SURVEYED, PLATTED AND RECORDED IN THE OFFICE OF THE CLERK OF SALINE COUNTY, ARKANSAS, LESS AND EXCEPT THE WEST 7 FEET OF LOT 14.

CERTIFICATE OF FINAL SURVEYING ACCURACY:
I, Corbett 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.

2/15/2023 Date of Execution
Name: Corbett 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 Community Services Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution Rick Johnson, Bryant Planning Director

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



LOT 10A AND LOT 11A, BLOCK 2, BEING A REPLAT OF LOTS 10, 11, 12, 13 AND THE EAST 43 FEET OF LOT 14, BLOCK 2, OF SHERWOOD FOREST SUBDIVISION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

129 N. Main Street | Benton, Arkansas 72015
o: (501) 315-2626 | f: (501) 315-0024
www.HopeConsulting.com

FOR USE AND BENEFIT OF: ROY WEST

LEGEND
Found Aliquot Corner
Found Survey Monument
Set 1/2" Rebar & Cap (#1664)
Computed Point (Not Set)
Measured
Per Plat/Deed Records
Property Line
Fence

Table with columns: DATE, REVISIONS, SHEET, CAD BY, CHECKED BY, SCALE, DRAWING NUMBER. Includes drawing number 22-1400 and sheet 1 OF 1.