

STREET

SOURCE OF TITLE: 2020-9437, 2020-25476

OWNER OF RECORD: BRYANT HOTEL INVESTMENTS, LLC 6733 AUSTIN BAY COURT NLR, AR.

BASIS OF BEARING IS GRID NORTH AR SOUTH ZONE NADB3 GPS DATA CF O.999954439 -0°16'47"

OF SUBDIVIDER: BRYANT HOTEL INVESTMENTS, LLC 6733 AUSTIN BAY COURT NLR, AR.

NAME

ZONING: C2

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. CERTIFICATE OF OWNER

DATE OF EXECUTION BRYANT HOTEL INVESTMENTS, LLC

CERTIFICATE OF SURVEYING ACCURACY:

I, KERRY D. LANE, HEREBY CERTIFY THAT THIS PROPOSED PLAT CORRECTLY PRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION ON MARCH 16, 2023; THAT THE BOUNDARY LINE SHOWN HEREON CORRESPOND MITH THE DESCRIPTION IN THE DEEDS CITED IN THE ABOVE SOURCE OF TITLE; AND THAT ALL MONUMENTS WHICH MERE FOUND OR PLACED ON THE PROPERTY ARE CORRECTLY DESCRIBED AND LOCATED.

ARKANSAS PROFESSIONAL SURVEYOR NO. 1141,

DATE

CERTIFICATE OF FINAL PLAT APPROVAL:

IN PLAT BOOK THIS DOCUMENT, NUMBER CERTIFICATE OF RECORDING DATE OF EXECUTION PAGE. FILED FOR RECORD BRYANT PLANNING COMMISSION

CLERK

DESCRIPTION

THAT PORTION OF LOT ONE OF THE SULLIVAN PLACE, PHASE I, AND THE THAT PORTION OF LOT 4

THAT PORTION OF LOT ONE OF THE SULLIVAN PLACE PHASE

OF THE SULLIVAN PLACE, PHASE III, BEING A REPLAT OF LOT 2 OF THE SULLIVAN PLACE PHASE

II, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION

2), TOWNSHIP I SOUTH, RANGE I4 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT

FILED FOR RECORD OCTOBER IA WEST, SALINE COUNTY DOCUMENT NUMBER 2002 T1604, PESCRIBED

AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE, THENCE SOUTH 88°50'44"

EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 03°37'26" WEST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 88°50'44" WEST, A DISTANCE OF 123.29 FEET; THENCE NORTH 03°55'46" EAST, A

DISTANCE OF 124.97 FEET; THENCE SOUTH 88°52'57" EAST, A DISTANCE OF 97.62 FEET TO THE

POINT OF BEGINNING, CONTAINING 0.3524 ACRES, MORE OR LESS.

ILESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE;
ILIDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT.
ILIDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT OF OSCIPHEAD.
IN STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXSISTANCE OF INDERGROUND OR OVERHEAD.
IN STATEMENT IS MADE CONCERNING SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE SACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING.
IN ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH AY DISCLOSE. I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UDER MY SUPERVISION ON THIS DAY.

5' UTILITY EASM'T (TO BE ABANDONED)

125.00' 503°37'26"W

5' UTILITY EASM'T

REAL ESTATE SERVICES
OF SALINE COUNTY,INC.
501-315-8866 | lanesurveying@gmail.com 0 ე ე 40 CHECKED BY DRAWN BY

60

1"=20'

DATE: ATE: 3-23-2023 GRAPHIC SCALE

REPLAT OF PART LOT ONE AND LOT 4, SULLIVAN PLACE

THE NOTE OF BOX NO. TAY

PATE PATE

020-23