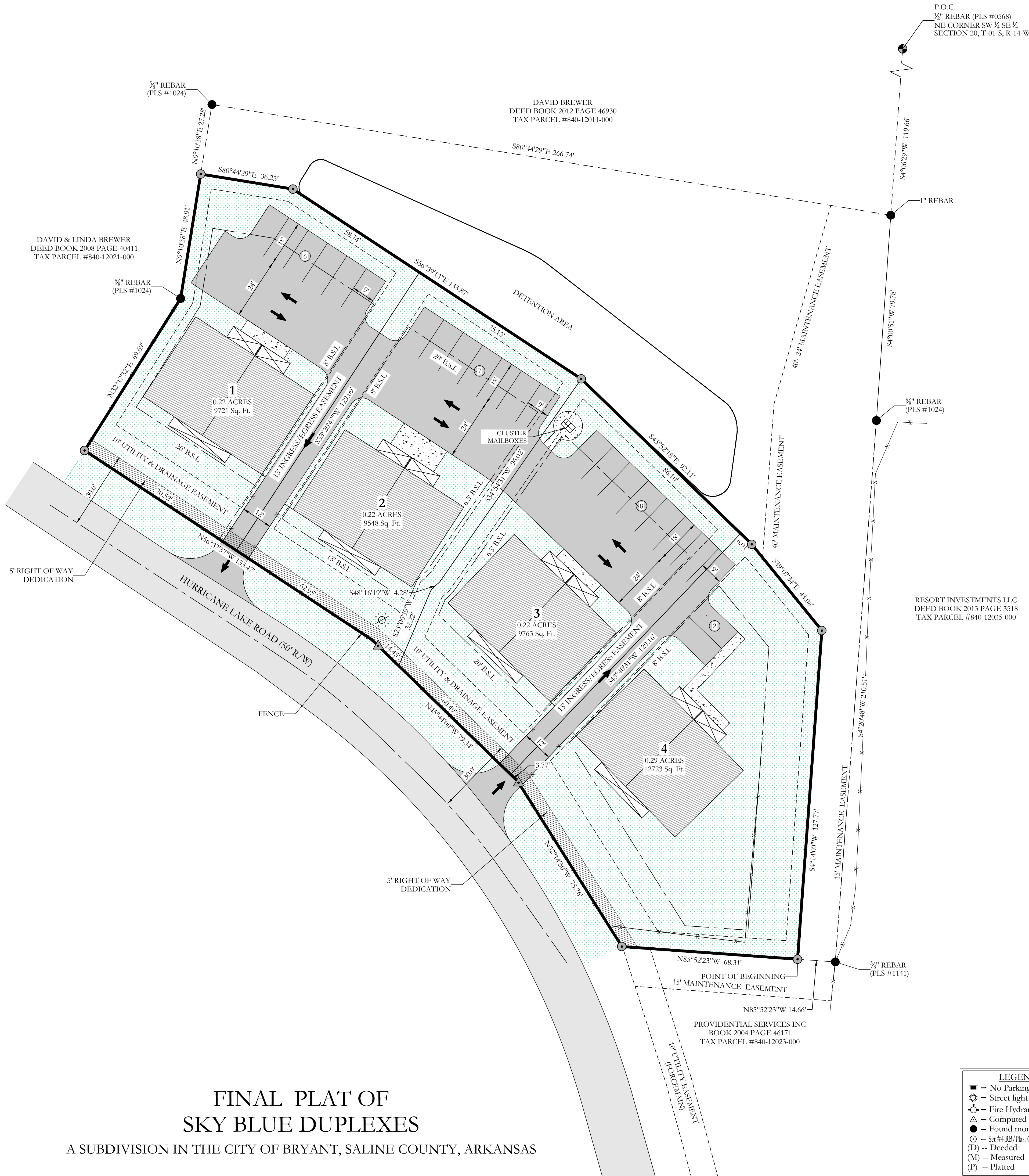


FINAL PLAT OF SKY BLUE DUPLEXES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



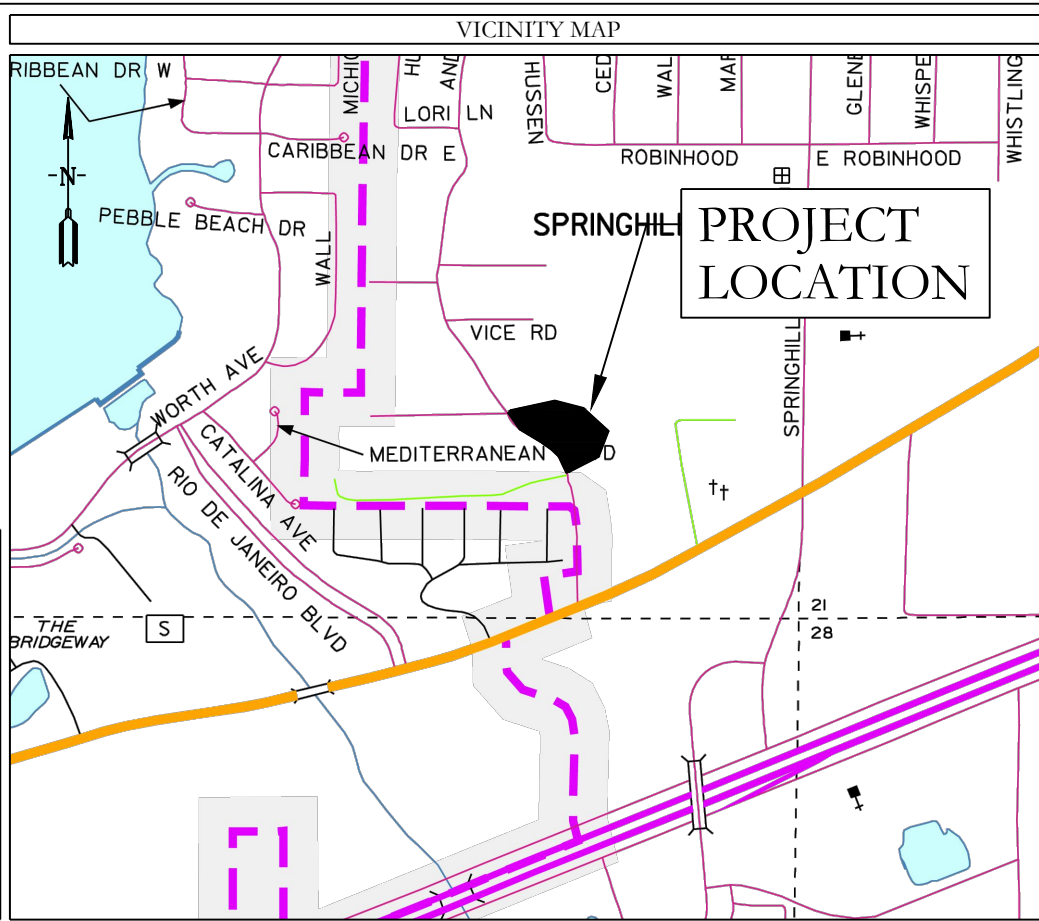
AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES: N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE N45°50'42"W, A DISTANCE OF 78.70 FEET; THENCE N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET; THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET; THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77 TO THE POINT OF BEGINNING. CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

NOTE:

TRACT A WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT WHERE OPEN DITCHES ARE CONSTRUCTED.



- LEGEND**
- No Parking Sign
 - Street light
 - Fire Hydrant
 - Computed point
 - Found monument
 - Set #4 RB/Pls. Cap (SIP)
 - (D) -- Measured
 - (M) -- Measured
 - (P) -- Platted

CERTIFICATIONS:	
OWNER:	DEVELOPER:
Name: SKY BLUE, LLC	Name: SKY BLUE, LLC
Address: 3621 INDEPENDENCE DRIVE BRYANT, AR 72022	Address: 3621 INDEPENDENCE DRIVE BRYANT, AR 72022
CERTIFICATE OF OWNER:	
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.	
Date of Execution	Name:
Source of Title: 2015-7766	
CERTIFICATE OF SURVEYING ACCURACY:	
I, Corbett R. Shoffner, 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	Corbett R. Shoffner, Registered Professional Land Surveyor No. 1664 Arkansas
CERTIFICATE OF FINAL ENGINEERING ACCURACY:	
I, Kazi Tamzidul 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 followed.	
Date of Execution	Kazi Tamzidul Islam Registered Professional Engineer, No. 20876 Arkansas
CERTIFICATE OF FINAL APPROVAL:	
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.	
Date of Execution	Rick Johnson, Bryant Planning Commission

By affixing my seal and signature, I Kazi Islam PE No. 20876, 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.	
No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C050E; Dated: 06/05/2020.	

PROPERTY SPECIFICATIONS:	
OWNER: SKY BLUE, LLC 3621 INDEPENDENCE DRIVE BRYANT, AR 72022	AVERAGE LOT SIZE: 0.19 ACRES (38,437 SQ. FT.) MINIMUM LOT SIZE: 7,209 SQ. FT. NUMBER OF LOTS: 4
DEVELOPER/ SUBDIVIDER: SKY BLUE, LLC 3621 INDEPENDENCE DRIVE BRYANT, AR 72022	SOURCE OF WATER: WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: INTERGY
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 20' OR AS SHOWN SIDE: 8' OR AS SHOWN
NAME OF SUBDIVISION: SKY BLUE DUPLEXES	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
INSTRUMENT # 2015-7766	
ZONING: R-X	

HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: SKY BLUE, LLC		
FINAL PLAT SKY BLUE DUPLEXES A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 03/27/2024	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	19-0066
SHEET: 500	SCALE: 1"=20'	
01S	14W	0 20 230 62 1664