

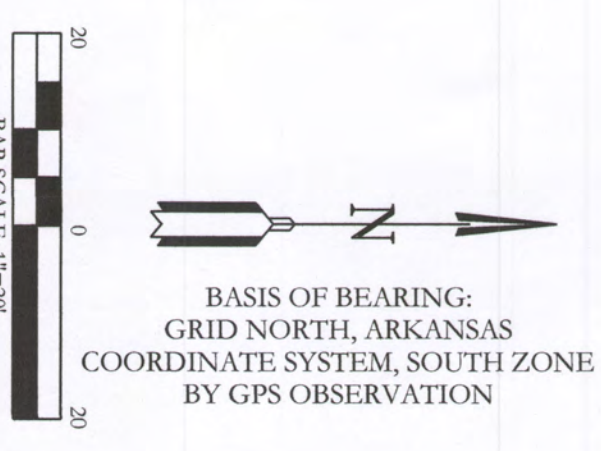
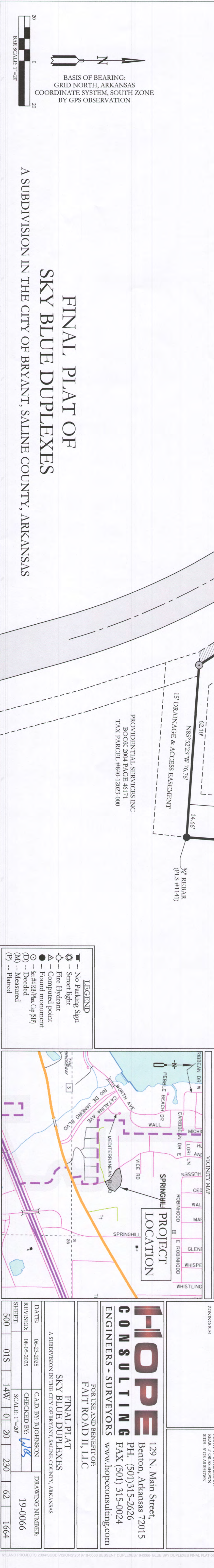
P.O.C.
 3/4" REBAR (P.L.S #1029)
 NE CORNER SW 1/4, SE 1/4
 SECTION 20, T-01-S, R-14-W

DAVID BREWER
 DEED BOOK 2012 PAGE 46930
 TAX PARCEL #840-12011-000

3/4" REBAR
 (P.L.S #1029)

DAVID & LINDA BREWER
 DEED BOOK 2008 PAGE 40411
 TAX PARCEL #840-12021-000

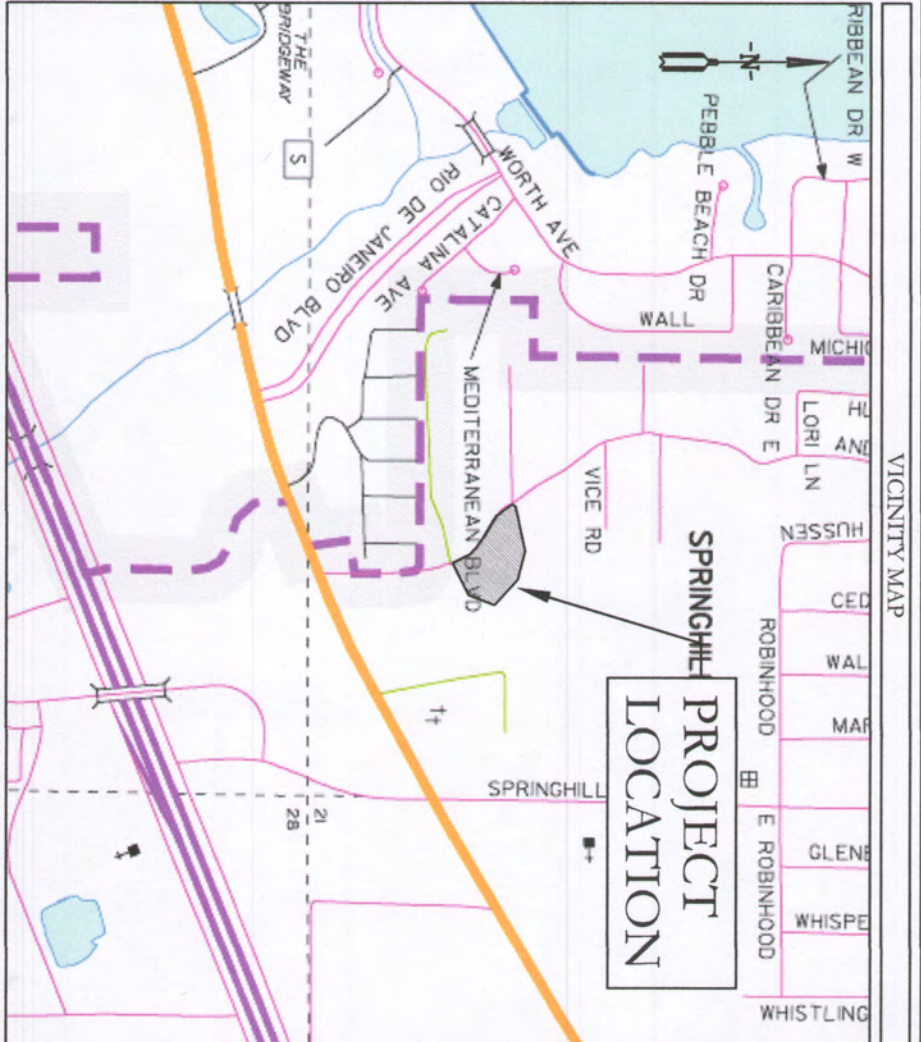
3/4" REBAR
 (P.L.S #1029)



**FINAL PLAT OF
 SKY BLUE DUPLEXES**
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

LEGEND

- No Parking Sign
- Street Light
- Fire Hydrant
- Computed point
- Found monument
- Survey point
- Dashed line (P.L.S #1029) (Cap (SP))
- Solid line (D)
- Dotted line (M)
- Dash-dot line (P)



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:
 FAIT ROAD II, LLC**

**FINAL PLAT
 SKY BLUE DUPLEXES**
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	06-23-2025	CAD BY:	B. JOHNSON	DRAWING NUMBER:	19-00066
REVISED:	08-05-2025	CHECKED BY:	<i>[Signature]</i>	SCALE:	1"=20'
SHEET:	500	DATE:	01S	SCALE:	14W
					0 20 40 60 80 100 120 140 160 180 200

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4, SE 1/4) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SW 1/4, SE 1/4 OF SECTION 20; THENCE S04°06'52"W, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING; THENCE S04°06'51"W, A DISTANCE OF 79.78 FEET; THENCE S84°20'48"W, A DISTANCE OF 210.51 FEET; THENCE S84°20'48"W, A DISTANCE OF 79.78 FEET; THENCE S84°20'48"W, A DISTANCE OF 210.51 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: THENCE N32°14'50"W, A DISTANCE OF 80.04 FEET; THENCE N45°50'42"W, A DISTANCE OF 134.04 FEET; THENCE N56°31'37"W, A DISTANCE OF 76.19 FEET; THENCE S09°44'29"E, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING, CONTAINING 64,104 SQUARE FEET, OR 1.47 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. SETBACK VARIANCES ON LOT 2 WAS APPROVED ON APRIL 14, 2025

PROPERTYS SPECIFICATIONS:

OWNER: FAIT ROAD II, LLC
 129 N. Main Street,
 Benton, AR 72022

DEVELOPER: FAIT ROAD II, LLC
 129 N. Main Street,
 Benton, AR 72022

ENGINEERS: HOPE CONSULTING ENGINEERS - SURVEYORS
 129 N. Main Street,
 Benton, AR 72015

NAME OF SUBDIVISION: SKY BLUE DUPLEXES
 INSTRUMENT # 2025-796

ZONING: R-1

AVERAGE LOT SIZE: 6073 SQ. FT.
 NUMBER OF LOTS: 4000 SQ. FT.

SCALE OF WATER, WATERS, EASEMENTS, AND UTILITIES: AS SHOWN
 SCALE OF SURVEY: AS SHOWN
 SCALE OF REFLECTION: AS SHOWN
 SCALE OF OR SHOWN: AS SHOWN
 SCALE OF OR SHOWN: AS SHOWN
 SCALE OF OR SHOWN: AS SHOWN
 SCALE OF OR SHOWN: AS SHOWN

CERTIFICATE OF FINAL APPROVAL:

I, Kara Blom, hereby certify that this plat correctly represents a survey and 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: 06/05/2025

[Signature]
 Kara Blom
 Registered Professional Engineer, No. 28876
 Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

I, Gordon B. Stodifer, hereby certify that this plat correctly represents a survey and a plat made by me, and 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 shown on the plat and identified on the ground in terms of length and direction of the property line as required in accordance with the City of Bryant Subdivision Regulations Ordinance.

Date of Execution: 05/20/25

[Signature]
 Gordon B. Stodifer
 Registered Professional Engineer, No. 1694
 Arkansas

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had our plat filed and recorded, and do hereby file off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution: _____ Name: _____

Source of Title: 2015-716

CERTIFICATE OF DEVELOPER:

OWNER: FAIT ROAD II, LLC
 Name: FAIT ROAD II, LLC
 P.O. BOX 10
 Address: BRYANT, AR 72022

DEVELOPER: FAIT ROAD II, LLC
 Name: FAIT ROAD II, LLC
 P.O. BOX 10
 Address: BRYANT, AR 72022