

P.O.C.  
1/2" REBAR (PLS #0568)  
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

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

**TRACT A**  
0.55 ACRES  
23804 Sq. Ft.

**1**  
0.22 ACRES  
9368 Sq. Ft.

**2**  
0.21 ACRES  
9163 Sq. Ft.

**3**  
0.22 ACRES  
9456 Sq. Ft.

**4**  
0.28 ACRES  
12313 Sq. Ft.

RESORT INVESTMENTS LLC  
DEED BOOK 2015 PAGE 3518  
TAX PARCEL #840-12035-000

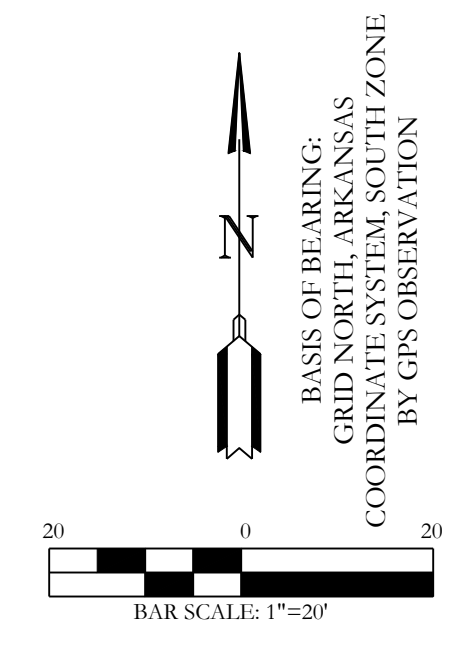
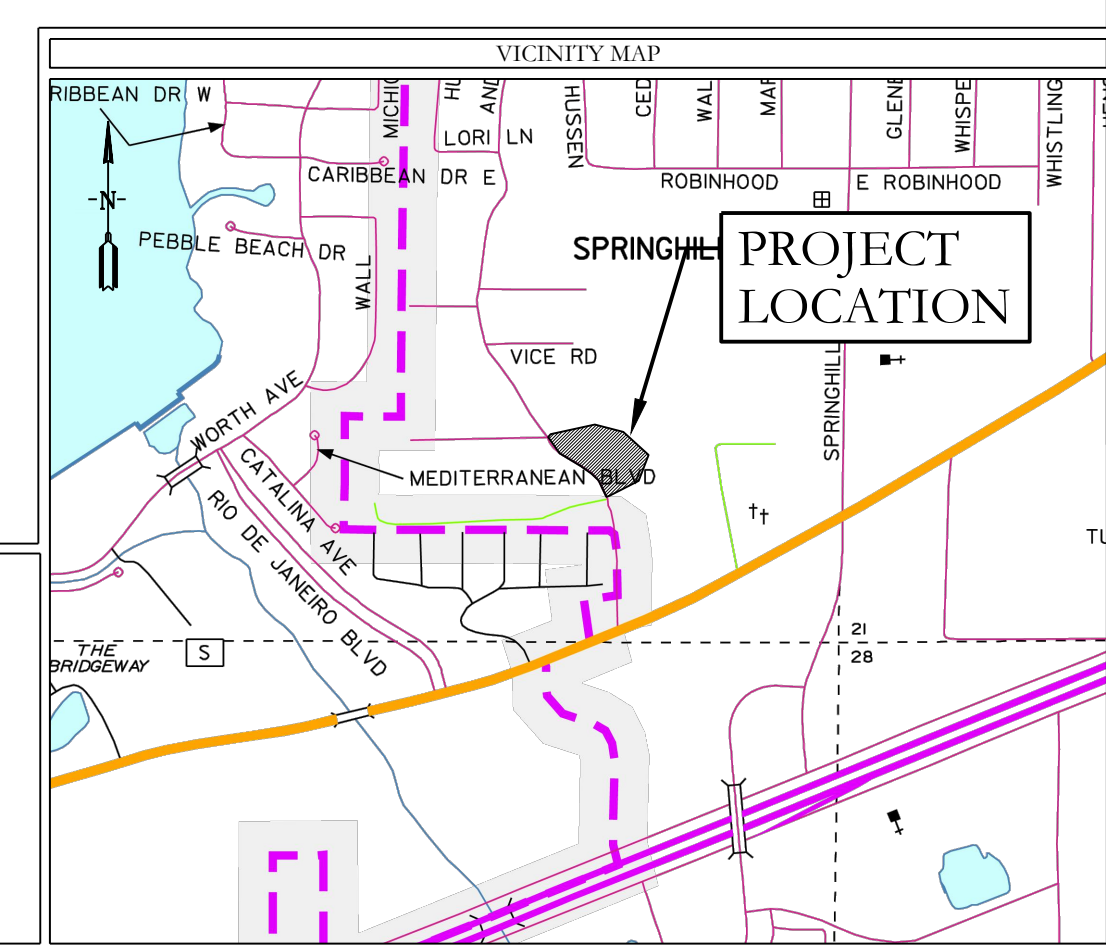
PROVIDENTIAL SERVICES INC.  
BOOK 2004 PAGE 46171  
TAX PARCEL #840-12023-000

**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 NORTHEAST CORNER OF SAID SW 1/4 SE 1/4 OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING; 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 76.74 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 79.77 FEET; THENCE N56°37'37"W, A DISTANCE OF 134.04 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 76.19 FEET; THENCE S80°44'29"E, A DISTANCE OF 266.74 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.
- THE VARIANCE ON THE FRONT SETBACK FOR LOT 2 WAS APPROVED BY THE BZA ON APRIL 14, 2025. THE VARIANCE ON THE SIDE SETBACK FOR LOT 2 WAS APPROVED BY AN ADMINISTRATIVE VARIANCE GIVEN ON MARCH 11TH, 2025.



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

CERTIFICATIONS:	
<b>OWNER:</b>	<b>DEVELOPER:</b>
Name: FAIT ROAD II, LLC	Name: FAIT ROAD II, LLC
Address: P.O. BOX 10 BRYANT, AR 72022	Address: P.O. BOX 10 BRYANT, AR 72022
<b>CERTIFICATE OF OWNER:</b>	
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
<b>CERTIFICATE OF SURVEYING ACCURACY:</b>	
I, Corbit 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.	
8/11/2025	<i>Corbit R. Shoffner</i>
Date of Execution	Corbit R. Shoffner Registered Professional Land Surveyor No. 1664 Arkansas
<b>CERTIFICATE OF FINAL ENGINEERING ACCURACY:</b>	
I, Kazi Tamjidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.	
08-11-2025	<i>Kazi Islam</i>
Date of Execution	Kazi Tamjidul Islam Registered Professional Engineer, No. 20876 Arkansas
<b>CERTIFICATE OF FINAL APPROVAL:</b>	
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 documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.	
Date of Execution	Lance Penfield, Bryant Planning Commission





By affixing my seal and signature, I Corbit R. Shoffner No. 1664, 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 herein lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0300E, Dated: 06/05/2020.

PROPERTY SPECIFICATIONS:	
OWNER: FAIT ROAD II LLC PO BOX 10 BRYANT, AR 72022	AVERAGE LOT SIZE: 10073 SQ. FT. MINIMUM LOT SIZE: 6000 SQ. FT. NUMBER OF LOTS: 4
DEVELOPER: FAIT ROAD II LLC PO BOX 10 BRYANT, AR 72022	SOURCE OF WATER: WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: INTERGY
ENGINEERS: HOPE CONSULTING INC. 175 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-M



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	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED: 08-11-2025	CHECKED BY:	19-0066
SHEET: 500	SCALE: 1"=20'	
01S	14W	0 20 230 62 1664