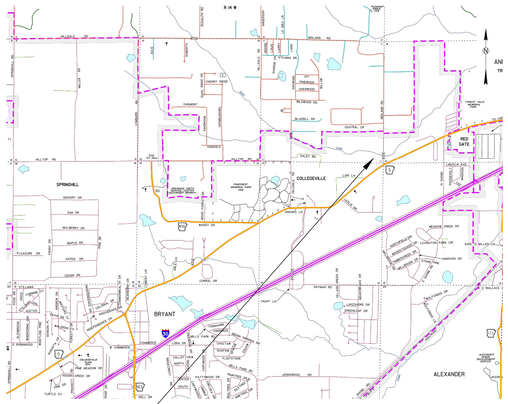
LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER	STORM DRAIN MANHOLE	ASPHALT	
WATER METER	SEWER CLEANOUT	CONCRETE	
GUY WIRE	N NORTH		
POWER/UTILITY POLE	S SOUTH		
TELEPHONE PEDESTAL	E EAST		
SEWER MANHOLE	W WEST		
WATER VALVE	(M) AS MEASURED	SET 1/2" REBAR w/ CAP #1853	
FIRE HYDRANT	(D) PER DEED	SET COTTON-PICKER SPINDLE	
SIGNS	(R) RECORDED	FOUND MONUMENT (DESC. NOTED)	
LIGHT POLE	R/W RIGHT-OF-WAY	COMPUTED CORNER (NOT SET)	
TELEPHONE MANHOLE	L.A. LANDSCAPED AREA		
GAS VALVE	CR4 CAPPED 1/2" REBAR		
SS SANITARY SEWER LINE	CONC. CONCRETE		
W WATER LINE	P.O.C. POINT OF COMMENCEMENT		
STORM SEWER PIPE	P.O.B. POINT OF BEGINNING		
ROADWAY CENTERLINE	CMP CORRUGATED METAL PIPE		
UTILITY EASEMENT	RCP REINFORCED CONCRETE PIPE		
BUILDING SETBACK LINE	ESMT EASEMENT		
R/W ROADWAY RIGHT-OF-WAY	HDPE HIGH DENSITY POLYETHYLENE		
OHE OVERHEAD ELECTRIC LINES	SUBD SUBDIVISION		
UGT UNDERGROUND TELEPHONE	FDC FIRE DEPARTMENT CONNECTION		
G UNDERGROUND GAS	CPS COTTON PICKER SPINDLE		
F.O. UNDERGROUND FIBER OPTIC	PS 5/8" PIPE		
FENCE	R5 5/8" REBAR		
STEEL GUARD RAIL	R4 1/2" REBAR		
[100] SURFACE CONTOUR LINE & ELEVATION	PK SURVEY NAIL		
	PB TELEPHONE PULL BOX		

SCALE: 1" = 30'



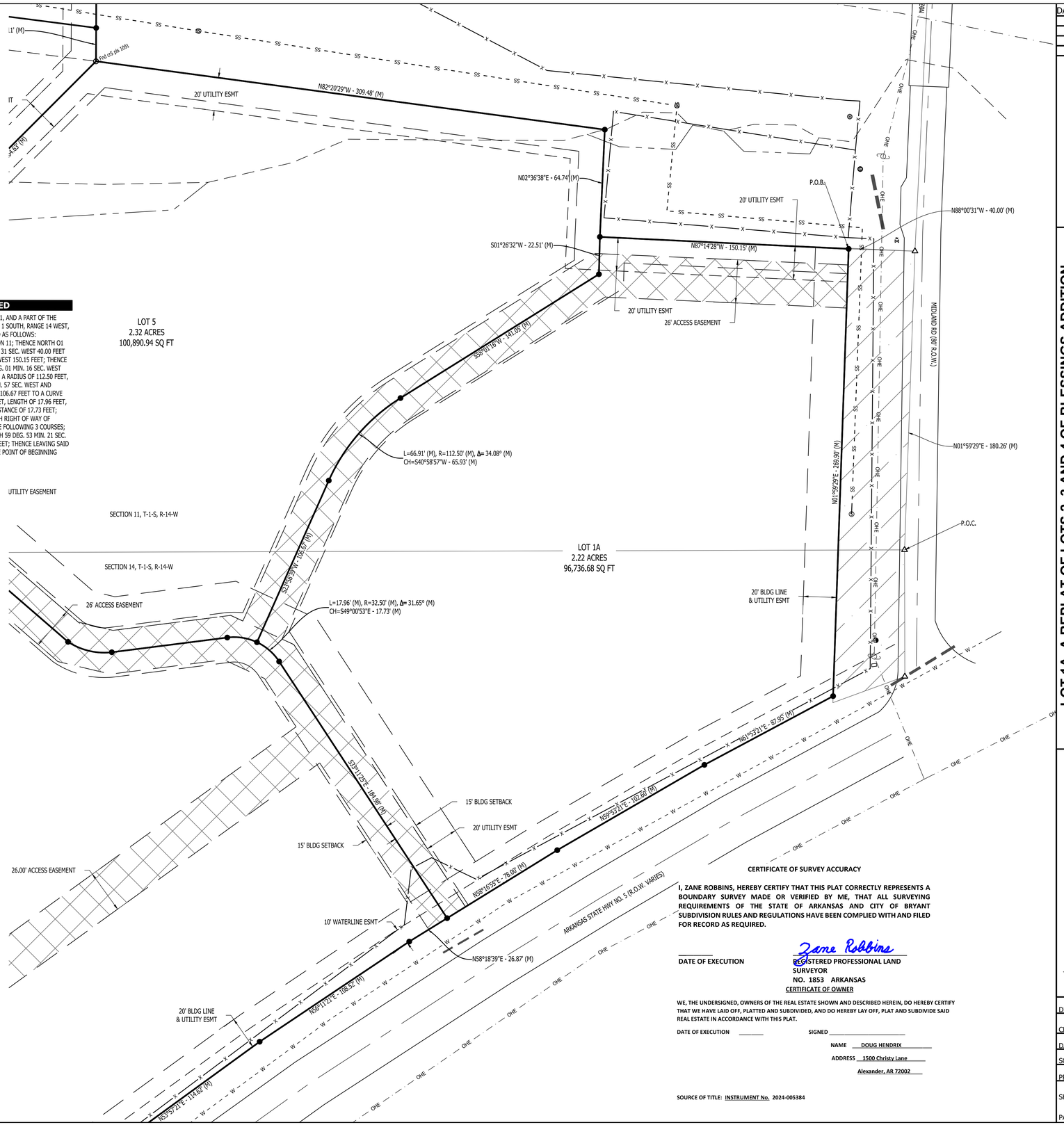
SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

LAND DESCRIPTION AS SURVEYED

PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH 01 DEG. 59 MIN. 29 SEC. EAST 180.26 FEET; THENCE NORTH 88 DEG. 00 MIN. 31 SEC. WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEG. 14 MIN. 28 SEC. WEST 150.15 FEET; THENCE SOUTH 01 DEG. 26 MIN. 32 SEC. WEST 22.51 FEET; THENCE SOUTH 58 DEG. 01 MIN. 16 SEC. WEST 141.05 FEET TO A CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 112.50 FEET, LENGTH OF 66.91 FEET AND A CHORD BEARING OF SOUTH 40 DEG. 58 MIN. 57 SEC. WEST AND DISTANCE OF 65.93 FEET; THENCE SOUTH 23 DEG. 56 MIN. 39 SEC. WEST 106.67 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 32.50 FEET, LENGTH OF 17.96 FEET, AND A CHORD BEARING OF SOUTH 49 DEG. 00 MIN. 53 SEC. EAST AND DISTANCE OF 17.73 FEET; THENCE SOUTH 33 DEG. 11 MIN. 25 SEC. EAST 184.98 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES; THENCE NORTH 58 DEG. 16 MIN. 55 SEC. EAST 78.00 FEET; THENCE NORTH 59 DEG. 53 MIN. 21 SEC. EAST 102.60 FEET; THENCE NORTH 61 DEG. 53 MIN. 21 SEC. EAST 87.95 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 01 DEG. 59 MIN. 29 SEC. EAST 269.90 FEET TO THE POINT OF BEGINNING CONTAINING 2.22 ACRES (96,736.68 S.F.) MORE OR LESS.



PLAT NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

S2. SURVEY & DOCUMENT REFERENCES:
- a. WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
- b. DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
- c. DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
- d. RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
- e. RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
- f. PLAT OF KING'S CROSSING PHASE 1.

S3. ZONING CLASSIFICATION: C2
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

S4. EACH LOT SHALL HAVE SITE PLAN APPROVAL FROM THE CITY OF BRYANT PRIOR TO ANY CONSTRUCTION.

S5. SETBACKS
FRONT - 20' (UNLESS NOTED)
SIDE - 15' (UNLESS NOTED)
REAR - 15' (UNLESS NOTED)

CURRENT OWNERSHIP INFORMATION

OWNER:
EAST NORTH REAL ESTATE XI LLC
1500 CHRISTY LN
ALEXANDER AR 72002
PARCEL #840-11659-001

SOURCE:
SALINE COUNTY ASSESSOR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
Zane Robbins
07/23/2025
ZANE ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS - SURVEYOR

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

CERTIFICATE OF REPLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A REPLAT HAVE BEEN FULFILLED, APPROVAL OF THIS REPLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

_____
DATE OF EXECUTION

_____
BRYANT PLANNING COMMISSION

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, PORTIONS OF THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AND ZONE "AE" AREAS IN THE SPECIAL FLOOD HAZARD.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

_____
DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

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 THIS PLAT.

DATE OF EXECUTION _____ **SIGNED** _____

NAME DOUG HENDRIX

ADDRESS 1500 Christy Lane
Alexander, AR 72002

SOURCE OF TITLE: INSTRUMENT No. 2024-005384

DATE	REVISIONS

PROPERTY ADDRESS:

AR. STATE HWY NO. 5
BRYANT, AR. 72022

LOT 1A, A REPLAT OF LOTS 2, 3 AND 4 OF BLESSINGS ADDITION CITY OF BRYANT SALINE COUNTY, ARKANSAS

REPLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 999 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.5081 | EMAIL: ZANE@ROBBINSSURVEY.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	7-23-25
SCALE	1"=30'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1

C:\DRAWINGS AP RETIRED SURVEYS\2024\2024105 FINAL REPLAT.dwg, 8.5(TITLE) BY: ZANE | 7/23/2025 11:49:51 AM | DWG TO PDF.pc3