






























DATE		REVISIONS	
		PROPERTY ADDRESS: AR. STATE HWY NO. 5 BRYANT, AR. 72022	
LOT 1A & 1B, A REPLAT OF LOTS 2, 3 AND 4 OF BLESSINGS ADDITION CITY OF BRYANT SALINE COUNTY, ARKANSAS		REPLAT	
 ROBBINS PROFESSIONAL LAND SERVICES <small>INCORPORATED</small>		SURVEYING GIS CONSTRUCTION STAKING <small>P.O. BOX 5391 BRYANT, ARKANSAS 72009 OFFICE: 501.452.6881 EMAIL: ZANTROBBINS@GMAIL.COM</small>	
DRAWN BY		ZR	
CHECKED BY		ZR	
DATE		7-23-25	
SCALE		1"=30'	
PROJECT No.		2024105	
SHEET		11	
PAGE		1 of 1	

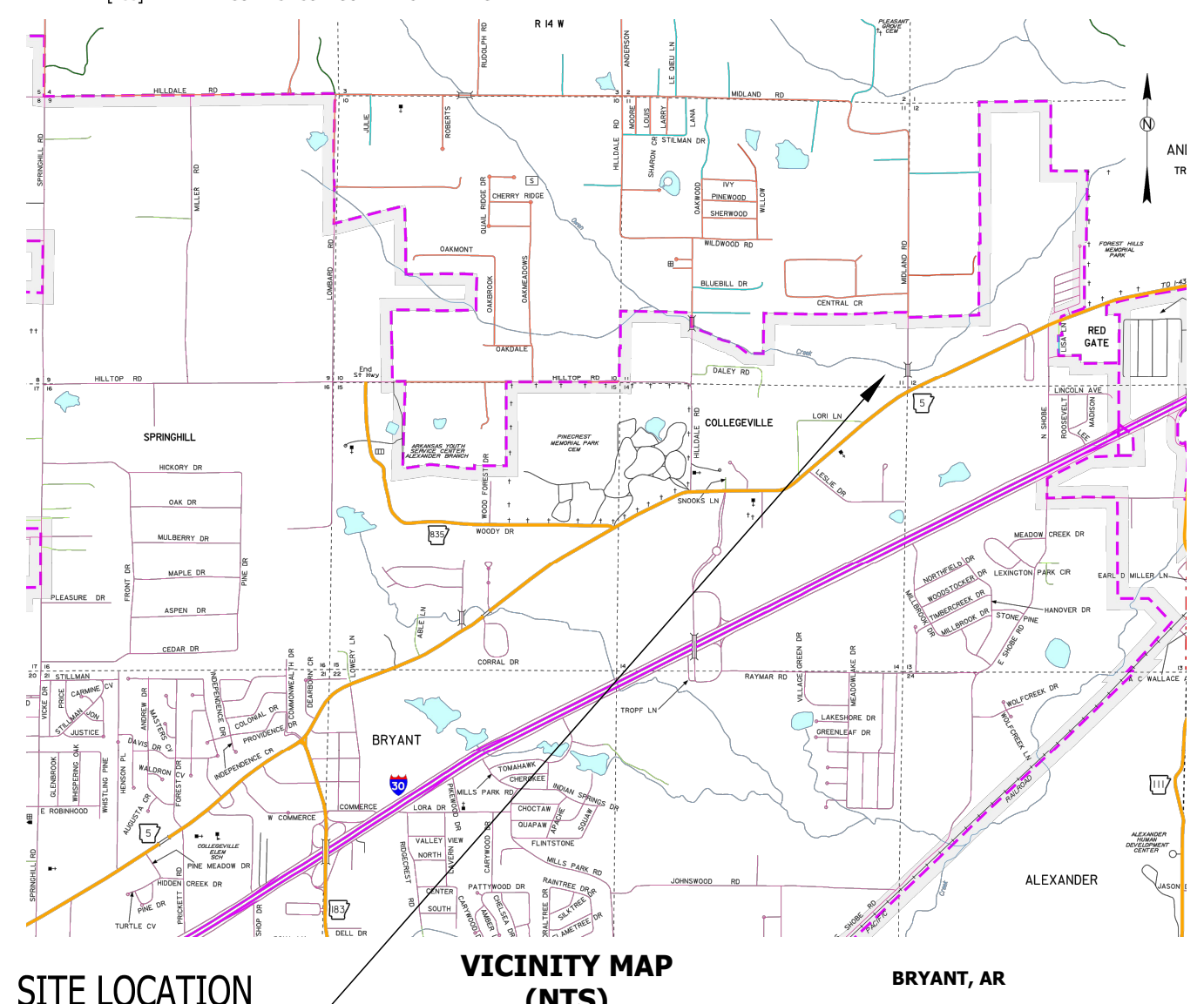
LEGEND OF SYMBOLS & ABBREVIATIONS

	GAS METER		STORM DRAIN MANHOLE	
	WATER METER		SEWER CLEANOUT	 ASPHALT
	GUY WIRE	N	NORTH	
	POWER/UTILITY POLE	S	SOUTH	 CONCRETE
	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-PICKIER 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	
UGL — — —	UNDERGROUND FIBER OPTIC	P5	5/8" PIPE	
	FENCE	R5	5/8" REBAR	
	STEEL GUARD RAIL	R4	1/2" REBAR	
		PK	SURVEY NAIL	
		PS	TELEPHONE PULL BOX	



SCALE: 1" = 30'

[100] — — — SURFACE CONTOUR LINE & ELEVATION



SITE LOCATION

PLAT NOTES

51. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.
52. 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.
53. ZONING CLASSIFICATION: C2
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
54. EACH LOT SHALL HAVE SITE PLAN APPROVAL FROM THE CITY OF BRYANT PRIOR TO ANY CONSTRUCTION
55. 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
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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**

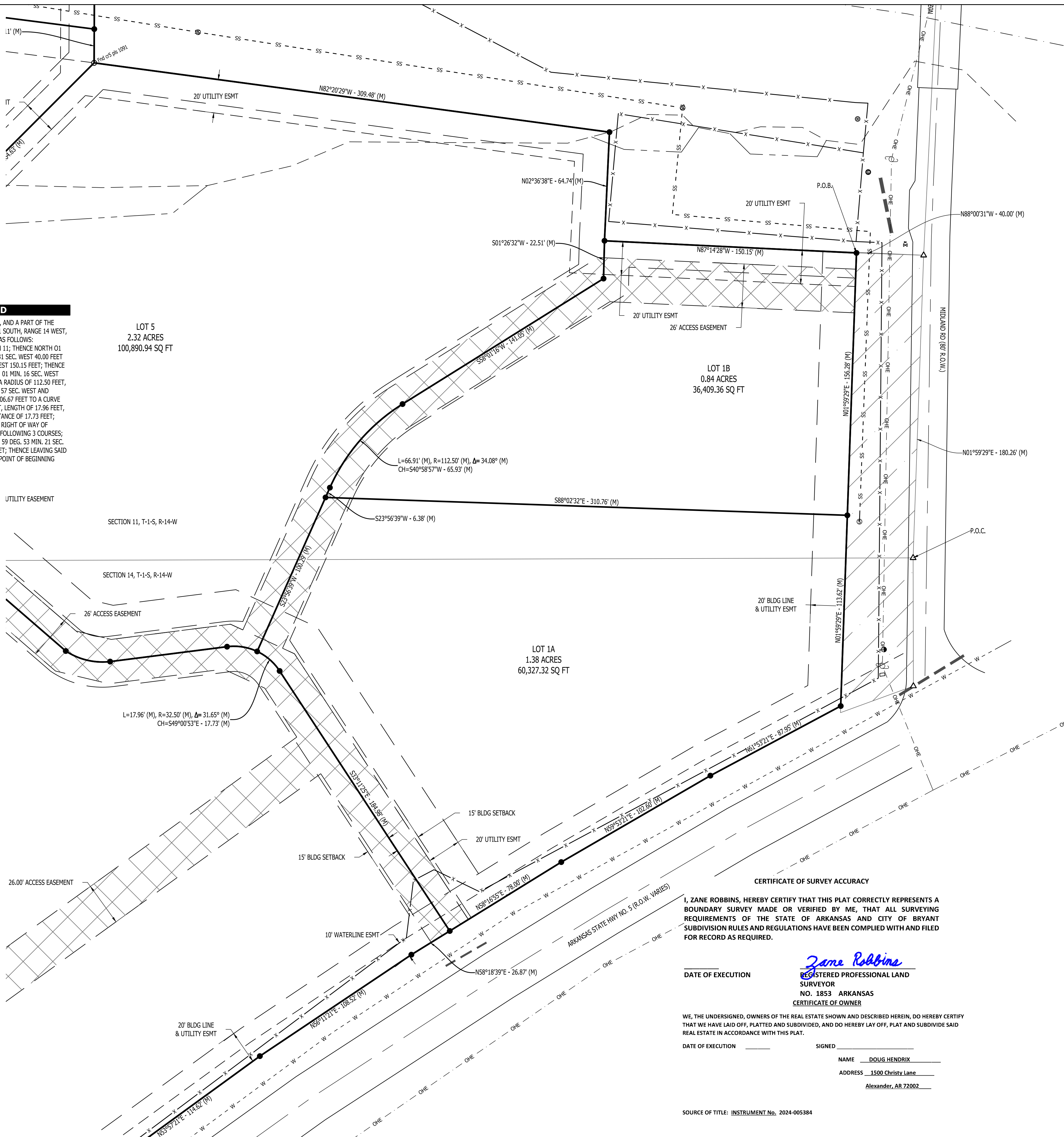
ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS
RELATIVE TO THE PREPARATION AND SUBMITTAL TO A REPLAT HAVE BEEN
FULFILLED, APPROVAL OF THIS REPLAT IS HEREBY GRANTED, SUBJECT TO
FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

BRYANT PLANNING COMMISSION

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0040E, 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

NAME DOUG HENDRIX
ADDRESS 1500 Christy Lane
Alexander, AR 72002

SOURCE OF TITLE: INSTRUMENT No. 2024-005384