

I, MITCHELL D. LANE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY 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 ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

LICENSED PROFESSIONAL SURVEYOR  
NO. 1775, ARKANSAS.

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE LAID OFF, PLATTED AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

ADDRESS

2025/001805

## CLERK

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD \_\_\_\_\_, 2025. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

CHAIRMAN  
BRYANT PLANNING BOARD

LOTS 17-18 PIKEWOOD SUBDIVISION NO. 3 TO SALINE COUNTY ARKANSAS

UNLESS SPECIFICALLY STATE OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE: BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES, UNLESS SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE. I, MITCHELL D. LANE, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, 05125C0380E, COMMUNITY PANEL NO. 050308 WHICH BEARS AN EFFECTIVE DATE OF 6-5-20 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LOT 17R**

**LOT 17 LOT 18**

**MILLS PARK ROAD 40' R/W**  
**S 62°47'51" E 100.00'**

**10' EASEMENT**  
**20' BLDG SETBACK**

**5' EASEMENT**

**8' BLDG SETBACK**

**N 25°44'29" E 200.00'**

**20' BLDG SETBACK**

**10' EASEMENT**

**5' EASEMENT**

**S 25°44'29" W 200.00'**

**8' BLDG SETBACK**

**20' BLDG SETBACK**

**10' EASEMENT**

**N 62°47'51" W 100.00'**

**S 62°31'28" E 28.10'**

**N 2°53'49" E 214.69'**

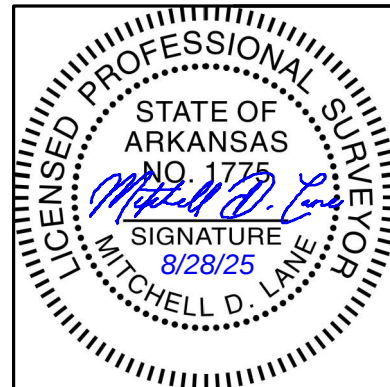
**3" ALUM CAP #568**  
**NW COR**  
**SE 1/4 SE 1/4**  
**SECTION 22**  
**T1S R14W**

**1" PIPE**  
**NE COR**  
**SE 1/4 SE 1/4**  
**SECTION 22**  
**T1S R14W**

**N 88°22'27" W 1319.06'**

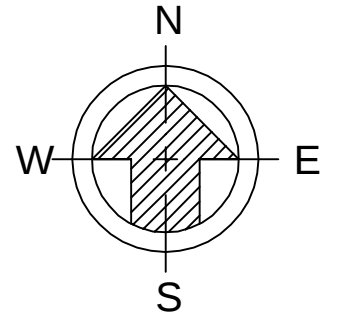
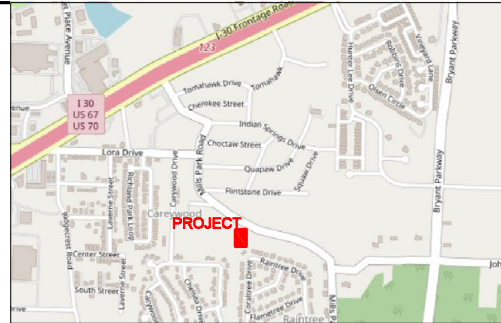
**PROFESSIONAL**

**FOR USE**



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|         |
|---------|
| ELD/CAD |
| MDL     |



BASIS OF BEARING  
GRID NORTH BASED ON  
GPS OBSERVATION  
NAD 83(2011)ARKANSAS SOUTH ZONE

## LEGEND

- SET #5REBAR/CAP#1775
- FND MONUMENT
- △ COMPUTED POINT
- SURVEY BOUNDARY