

VICINITY
MAP
NTS

SITE LOCATION

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT 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. 2023-016335

2023-016337

CERTIFICATE OF FINAL
PLAT APPROVAL

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 DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION

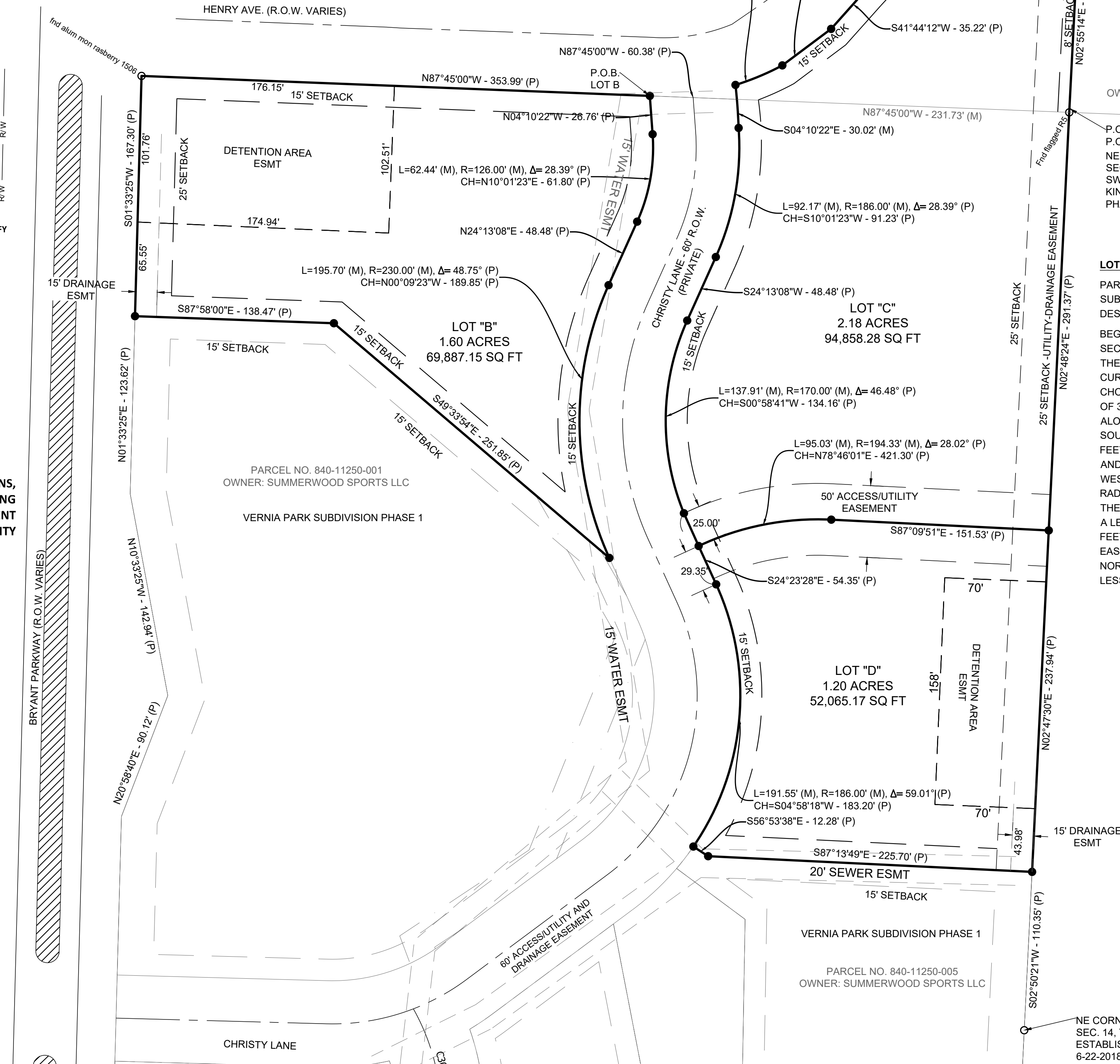
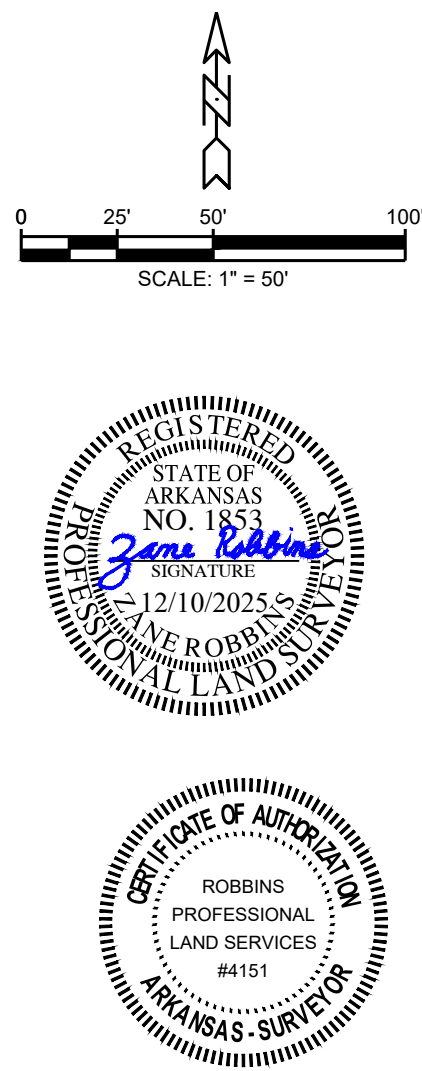
NAME,
BRYANT PLANNING COMMISSION

SUBDIVIDER:

EAST NORTH REAL ESTATE VII LLC
1500 CHRISTY LN
ALEXANDER, AR 72002

GENERAL NOTES

- BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).
- REFERENCES:
 - INSTRUMENT NO. 2018-013165 FILED 07/13/2018
 - INSTRUMENT NO. 2018-013162 FILED 07/13/2018
 - INSTRUMENT NO. 2017-021243 FILED 11/08/2017
 - INSTRUMENT NO. 2017-021242 FILED 11/08/2017
 - SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 06/21/2018
 - AMENDED FINAL PLAT VERNIA PARK SUBDIVISION PHASE 1



LEGEND OF SYMBOLS & ABBREVIATIONS

	GAS METER	N	NORTH		ASPHALT
	WATER METER	S	SOUTH		CONCRETE
	GUY WIRE	E	EAST		
	POWER/UTILITY POLE	W	WEST		
	TELEPHONE PEDESTAL	(M)	AS MEASURED		
	WATER VALVE	(D)	PER DEED		SET 1/2\"/>
	FIRE HYDRANT	R/W	RIGHT-OF-WAY		SET COTTON-PICKER SPINDLE
	SIGNS	L.A.	LANDSCAPED AREA		FOUND MONUMENT (DESC. NOTED)
	LIGHT POLE	CR4	CAPPED 1/2\"/>		COMPUTED CORNER (NOT SET)
	TELEPHONE MANHOLE	CONC.	CONCRETE		
	SANITARY SEWER LINE	P.O.C.	POINT OF COMMENCEMENT		
	WATER LINE	P.O.B.	POINT OF BEGINNING		
	STORM SEWER PIPE	CMP	CORRUGATED METAL PIPE		
	ROADWAY CENTERLINE	RCP	REINFORCED CONCRETE PIPE		
	WATER & SEWER EASEMENT	ESMT	EASEMENT		
	BUILDING SETBACK LINE	SUBD	SUBDIVISION		
	ROADWAY RIGHT-OF-WAY	HOPE	HIGH DENSITY POLYETHYLENE		
	OVERHEAD ELECTRIC LINES	FDC	FIRE DEPARTMENT CONNECTION		
	UNDERGROUND TELEPHONE				
	UNDERGROUND GAS				
	UNDERGROUND FIBER OPTIC				
	FENCE				
	STEEL GUARD RAIL				
	SURFACE CONTOUR LINE & ELEVATION				

PARCEL NO. 840-05520-020
OWNER: JAMES MATTHEW & MELAINA WHITLEY

P.O.B. LOTS C AND D
P.O.C. LOT B
NE CORNER SE 1/4 NW 1/4
SEC. 14, T-1-S, R-14-W
SW COR LOT 20
KING'S CROSSING
PHASE 1

LOTS "C" AND "D"

PART OF THE NE 1/4 NW 1/4, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST TO BE PLATTED AS VERNIA PARK SUBDIVISION PHASE 2, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2\"/>

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

PLAT CODE: 500-015-14W-0-14-410-62-1853

4.98 ACRES IN THE NE 1/4 NW 1/4 SEC. 14, T-1-S, R-14-W

REVISIONS DATE

VERNIA PARK SUBDIVISION PHASE 2, A REPLAT OF LOTS 1, 2, 3, 10, 11, 12 & 14, AND PART OF THE ABANDONED R.O.W. OF NORTHERN AVE., NORTH ST., COLLEGE ST., EASTERN AVE., STATE ST., & CONGRESS ST. SURROUNDING SAID BLOCKS OF THE ORIGINAL TOWN OF COLLEGEVILLE, PLAT DATED JUNE 21, 1838.

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

P.O. BOX 299 | BRYANT, ARKANSAS 72009
OFFICE: 501-625-0587 | EMAIL: ZANE@ROBBINSLAND.COM

DRAWN BY
ZR

DESIGNED

CHECKED
ZR

DATE
12-10-25

SCALE
1" = 50'

PROJECT NO.
2021180

SHEET NO.