(50' R/W)

SCALE: 1" = 30'

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2024-019749

LOTS 1, 2 AND THE EAST ² OF LOT 3, BLOCK 19, IN THE CITY OF BRYANT, ARKANSAS.

LOTS 11 AND 12, BLOCK 19, IN THE CITY OF BRYANT, ARKANSAS.

SURVEY DETAILS AND NOTES

JOHNSON RICK W & LISA OWNER OF RECORD: PHYSICAL ADDRESS: 101 WALNUT ST COUNTY PARCEL TAX ID: 840-00601-000

OWNER OF RECORD: JOHNSON RICK W & LISA PHYSICAL ADDRESS: 104 NE SECOND ST COUNTY PARCEL TAX ID: 840-00597-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

PROPERTY DESCRIPTIONS FROM SURVEY

 $\underline{\text{LOT }_{3}R}$ $\underline{\text{LOT }_{3}R}$ being a replat of the East 2/3 of Lot 3, block 19, original TOWN OF BRYANT, ARKANSAS

LOT 1R, BEING A REPLAT OF LOTS 1 AND 2, BLOCK 19, ORIGINAL TOWN OF BRYANT, ARKANSAS

 $\frac{\text{LOT 11R}}{\text{LOT 11R, BEING A REPLAT OF LOTS 1 1 AND 12, BLOCK 19, ORIGINAL TOWN}}$

HOPE CONSULTING, INC.

FLOOD ZONE INFORMATION

ROFE

STATE O

ARKANSAS

No. 1664

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:

PANEL # <u>05125C0380E</u>, DATED: <u>06/05/20</u>

LEGEND Found Monument Set 1/2" Rebar #1664 Computed Point Location Measured by Surveyor Record/Deed/Plat Measurem Building Setback Line Restriction B.S.L. Utility/Drainage Easement Property Boundary Line —x——x— Fence Lines — – Centerlines — Parcel Lines/Misc Line

CERTIFICATE OF OWNER:

Source of Title:

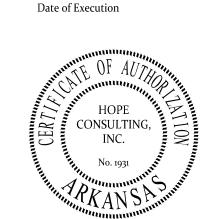
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

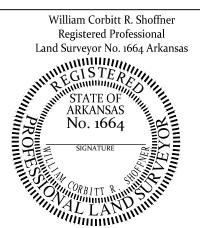
Date of Execution

DEED 2024-019749

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, William Corbitt 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 sides.

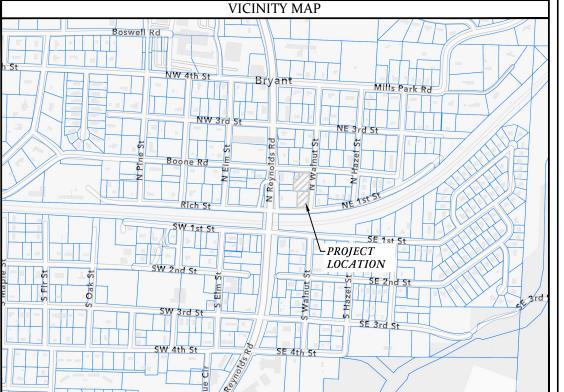




CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _ All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution Colton Leonard Bryant Planning Commission Chairman





www.HopeConsulting.com

PRELIMINARY REPLAT

LOTS 1R, 3R, & 11R, OF BLOCK 19, BEING A REPLAT OF LOTS 1, 2, 11, 12, AND THE EAST 2/3 OF LOT 3, ALL OF BLOCK 19, OF THE ORIGINAL TOWN OF BRYANT, ARKANSAS

FOR USE AND BENEFIT OF: COVENANT HOME BUILDERS

DATE: 1/2/2025 CAD BY: OV	PROJECT NUMBER:
REVISED: CHECKED BY:]
SHEET: 1 OF 1 SCALE: 1" = 30'	24-1374
AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 24 - 140 - 62 - 1664	

NORTH WALNUT STREET, BRYANT, ARKANSAS, 72022