

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
 - A. SURVEY BY GARNAT ENGINEERING FOR MIKE LAKE AND JIM HASTINGS DATED DEC. 23, 2021
 - B. THIS PROPERTY IS ZONED R-1.

PROPERTY ADDRESS

MIDLAND ROAD
BRYANT, AR 72022

FOR THE USE & BENEFIT OF

TYLER AND AMANDA TARVER

CURRENT OWNER OF RECORD

TYLER D & AMANDA L TARVER
PO BOX 41
BAUXITE AR 72011

LEGEND

- | | |
|---|------------------------|
|  | SET 1/2" REBAR W/ CAP |
|  | FOUND MONUMENT |
|  | R/W RIGHT-OF-WAY |
|  | OHE OVERHEAD UTILITIES |
|  | FENCE |
|  | ROADWAY CENTERLINE |
|  | GUY WIRE |
|  | POWER/LIGHT POLE |
| (M) | MEASURED |
| (P) | PER PLAT |
| (D) | PER DEED |
|  | BUILDING SETBACK LINE |
|  | UTILITY EASEMENT |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | TELEPHONE PEDESTAL |
|  | LIGHT POLE |



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.

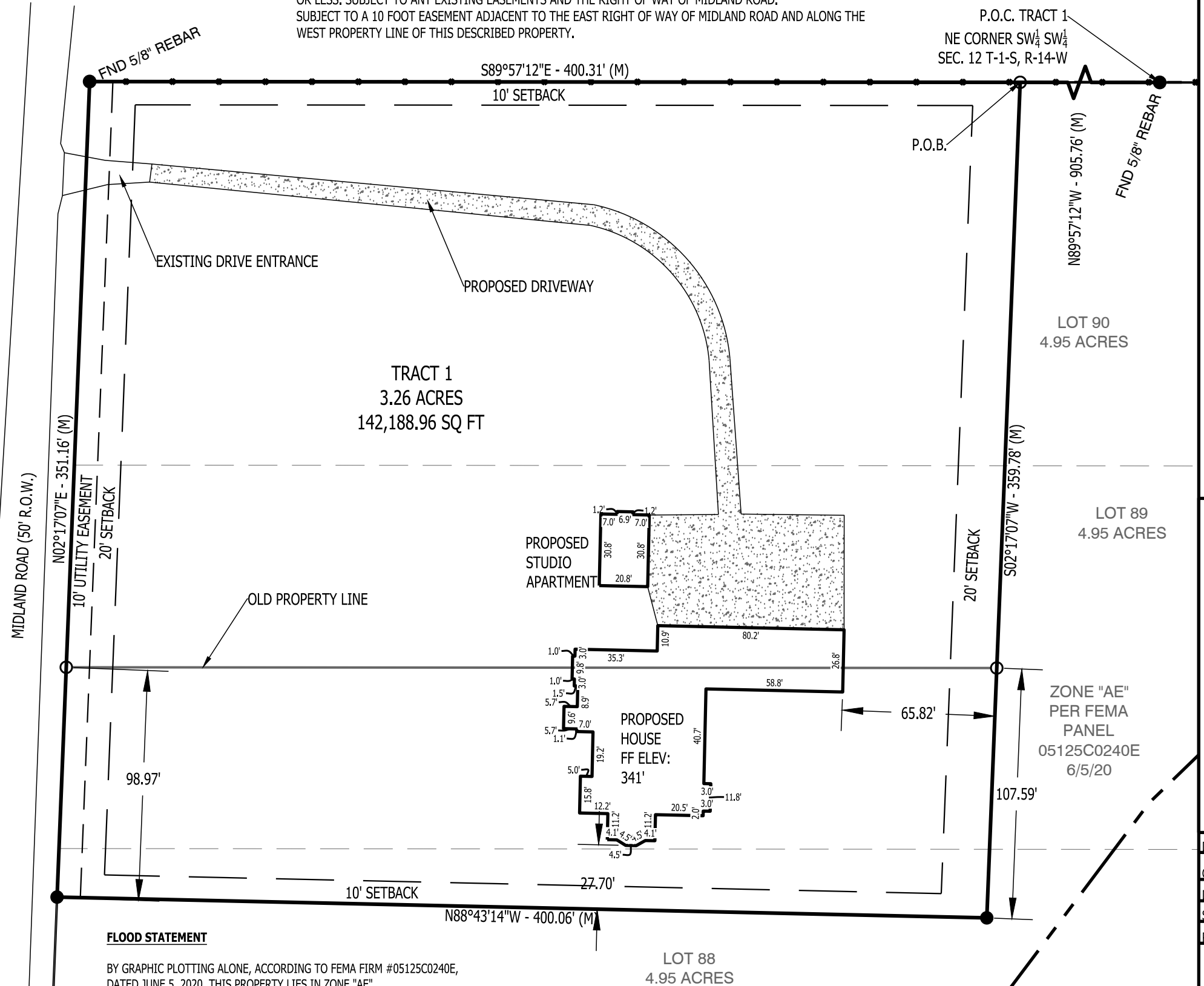
Zane Robbins
ZANE ROBBINS, AR PLS #1853

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

TRACT 1 AS SURVEYED:

PART OF LOT 88, 89 AND LOT 90, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N89°57'12"W - 905.76 FEET ALONG THE NORTH LINE THEREOF TO A 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE S2°17'07"W - 359.78 FEET TO A SET 1/2" REBAR WITH CAP #1853; THENCE N88°43'14"W - 400.06 FEET TO A SET 1/2" REBAR WITH CAP #1853 LOCATED ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 351.16 FEET, ALONG SAID RIGHT OF WAY, TO A FOUND 5/8" REBAR ON THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE S89°57'12"E - 400.31 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 3.26 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF MIDLAND ROAD. SUBJECT TO A 10 FOOT EASEMENT ADJACENT TO THE EAST RIGHT OF WAY OF MIDLAND ROAD AND ALONG THE WEST PROPERTY LINE OF THIS DESCRIBED PROPERTY.



FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E,
DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "AE"

		ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED	
DRAWN BY _____		ZR	
CHECKED BY _____		ZR	
DATE _____		09/07/2025	
SCALE _____		1"=50'	
PROJECT No. _____		2025725	
SURVEYING GIS CONSTRUCTION STAKING P.O. BOX 939 BRYANT, ARKANSAS 72089 OFFICE: 501.425.6380 EMAIL: ZANER@ROBBINSLS.COM		MIDLAND ROAD SALINE COUNTY BRYANT, ARKANSAS BOUNDARY SURVEY/PRELIMINARY PLOT PLAN PART OF LOTS 88, 89 & 90 MIDLAND FARMS SUBDIVISION	
DATE _____		REVISIONS _____	