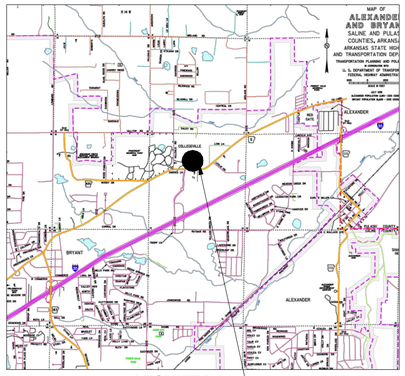


VICINITY MAP
NTS

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. 2023-015335
2023-015337

CERTIFICATE OF FINAL PLAT APPROVAL

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

SIGNED,

DATE OF EXECUTION

NAME,
BRYANT BUILDING OFFICIAL

GENERAL NOTES

1. 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).

2. REFERENCES:
   A. INSTRUMENT NO. 2018-013165 FILED 07/13/2018
   B. INSTRUMENT NO. 2018-013162 FILED 07/13/2018
   C. INSTRUMENT NO. 2017-021243 FILED 11/08/2017
   D. INSTRUMENT NO. 2017-021242 FILED 11/08/2017
   E. SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 06/21/2018.
   F. AMENDED FINAL PLAT VERNIA PARK SUBDIVISION PHASE 2

LOTS "C" AND "D"

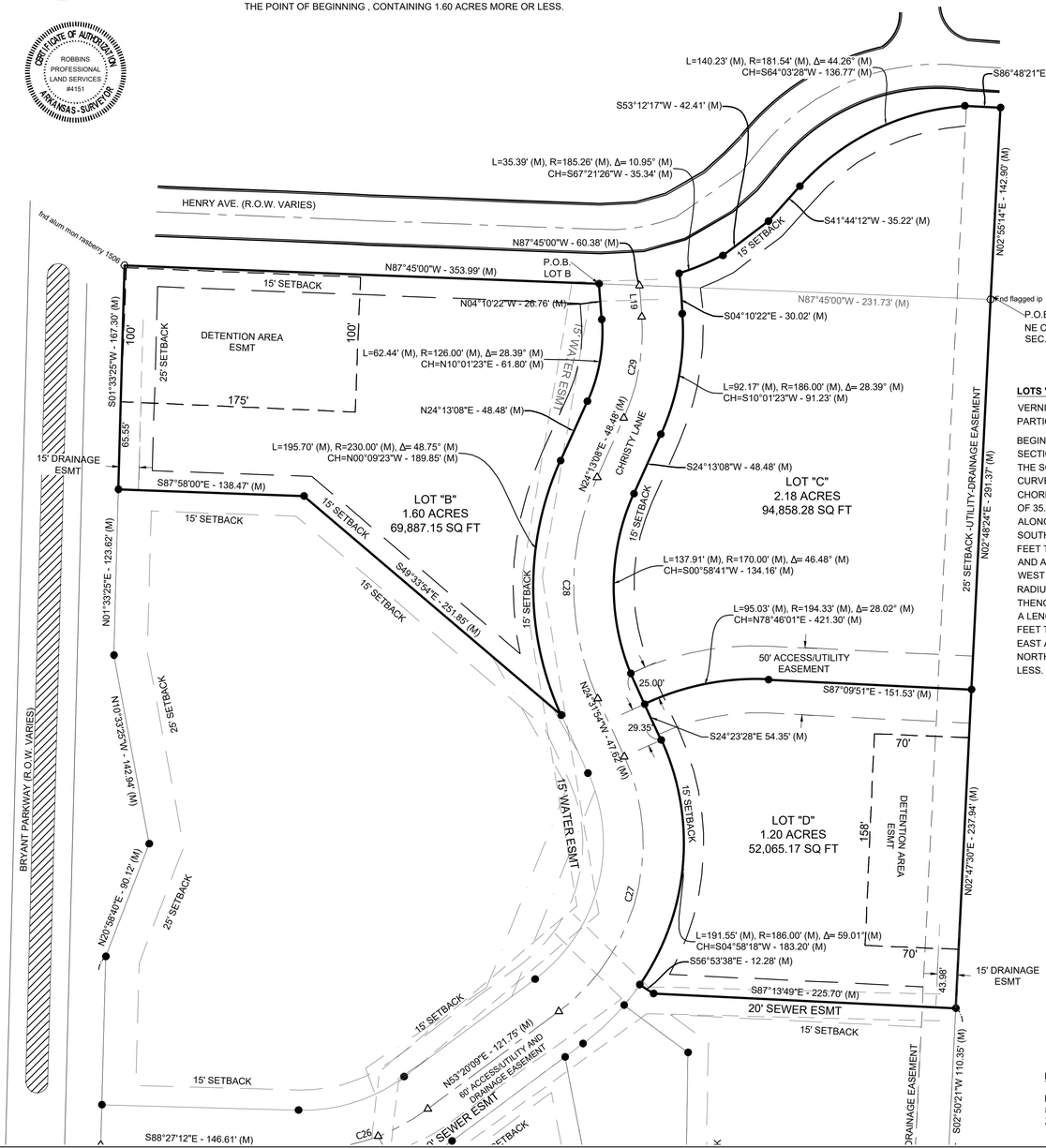
VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ⅝" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST ¼ NORTHEAST ¼ NORTHWEST ¼ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE NORTH 87°45'00" WEST A DISTANCE OF 231.73 FEET TO A POINT; THENCE CONTINUE NORTH 87°45'00" WEST A DISTANCE OF 60.38 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HENRY AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY AND CONTINUE NORTH 87°45'00" WEST A DISTANCE OF 353.99 FEET TO A POINT A POINT ON THE EAST RIGHT OF WAY OF BRYANT PARKWAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 01°33'25" WEST A DISTANCE OF 167.30 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87°58'00" EAST A DISTANCE OF 138.47 FEET TO A POINT; THENCE SOUTH 49°33'54" EAST A DISTANCE OF 251.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 195.70 FEET, RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°09'23" WEST - 189.85 FEET TO A POINT; THENCE NORTH 24°13'08" EAST A DISTANCE OF 48.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 62.44 FEET, RADIUS OF 126.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 10°01'23" EAST A DISTANCE OF 61.80 FEET TO A POINT; THENCE NORTH 04°10'22" WEST A DISTANCE OF 26.76 FEET TO THE POINT OF BEGINNING , CONTAINING 1.60 ACRES MORE OR LESS.

LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER
WATER METER
GUY WIRE
POWER/UTILITY POLE
TELEPHONE PEDESTAL
SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
SIGNS
LIGHT POLE
TELEPHONE MANHOLE
SS SANITARY SEWER LINE
W WATER LINE
STORM SEWER PIPE
ROADWAY CENTERLINE
WATER & SEWER EASEMENT
BUILDING SETBACK LINE
R/W ROADWAY RIGHT-OF-WAY
OHE OVERHEAD ELECTRIC LINES
UGT UNDERGROUND TELEPHONE
G UNDERGROUND GAS
F.O. UNDERGROUND FIBER OPTIC
X FENCE
STEEL GUARD RAIL
[100] SURFACE CONTOUR LINE & ELEVATION

N	NORTH		ASPHALT
S	SOUTH		CONCRETE
E	EAST		
W	WEST		
(M)	AS MEASURED		
(D)	PER DEED		SET 1/2" REBAR w/ CAP #1853
R/W	RIGHT-OF-WAY		SET COTTON-PICKER SPINDLE
L.A.	LANDSCAPED AREA		FOUND MONUMENT (DESC. NOTED)
CR4	CAPPED 1/2" REBAR		COMPUTED CORNER (NOT SET)
CONC.	CONCRETE		
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		
CMP	CORRUGATED METAL PIPE		
RCP	REINFORCED CONCRETE PIPE		
ESMT	EASEMENT		
SUBD	SUBDIVISION		
HDPE	HIGH DENSITY POLYETHYLENE		
FDC	FIRE DEPARTMENT CONNECTION		



LOTS "C" AND "D"

VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ⅝" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST ¼ NORTHEAST ¼ NORTHWEST ¼ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE NORTH 02°55'14" WEST A DISTANCE OF 142.90 FEET TO THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE SOUTH 86°48'21" EAST A DISTANCE OF 26.60 FEET TO A CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 181.54 FEET, LENGTH OF 140.23 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 64°03'28" WEST - 136.77 FEET; THENCE SOUTH 41°44'12" WEST A DISTANCE OF 35.22 FEET; THENCE SOUTH 53°12'17" WEST A DISTANCE OF 42.41 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 185.26 FEET, LENGTH OF 35.39 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 67°21'26" EAST - 35.34 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 04°10'22" EAST A DISTANCE OF 30.02 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 92.17 FEET, RADIUS OF 186.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 10°01'23" WEST - 91.23 FEET TO A POINT; THENCE SOUTH 24°13'08" WEST A DISTANCE OF 48.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 137.91 FEET, RADIUS OF 170.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00°58'41" WEST- 134.16 FEET TO A POINT; THENCE SOUTH 24°23'28" EAST A DISTANCE OF 54.35 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 191.55, RADIUS OF 186.00, AND A CHORD BEARING AND DISTANCE OF SOUTH 04°58'18" WEST - 183.20 FEET TO A POINT; THENCE SOUTH 56°53'38" EAST A DISTANCE OF 12.28 FEET TO A POINT; THENCE SOUTH 87°13'49" EAST A DISTANCE OF 225.70 FEET TO A POINT; THENCE NORTH 02°47'35" EAST A DISTANCE OF 262.94 FEET; THENCE NORTH 02°48'24" WEST A DISTANCE OF 266.37 FEET TO THE POINT OF BEGINNING , CONTAINING 3.37 ACRES MORE OR LESS.

PARCEL NO. 840-11660-101
OWNER: AF PARTNERS LLC
ZONED C-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.

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
LAND SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 7197 | BRYANT, ARKANSAS 72057
(501) 317-3427 | FAX (501) 888-5626

DRAWN BY	ZR
DESIGNED	
CHECKED	ZR
DATE	12-10-25
SCALE	1" = 50'
PROJECT NO.	2021180
SHEET NO.	