

PROPERTY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS:

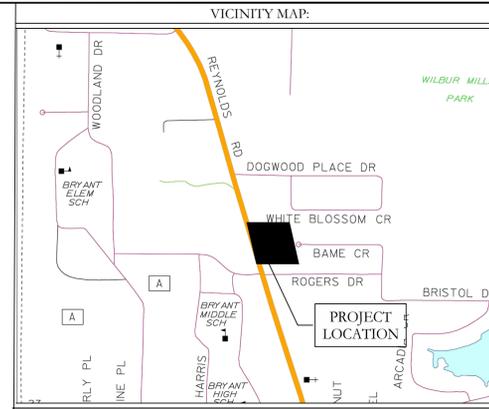
COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH 24 DEG. 55 MIN. WEST 230.4 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRYANT-BAUXITE ROAD, BEING ALSO THE POINT OF BEGINNING; THENCE NORTH 17 DEG. 11 MIN. WEST ALONG SAID RIGHT-OF-WAY LINE 200 FEET; THENCE NORTH 72 DEG. 49 MIN. EAST 217.8 FEET; THENCE SOUTH 17 DEG. 11 MIN. EAST 200 FEET; THENCE SOUTH 72 DEG. 49 MIN. WEST 217.8 FEET TO THE POINT OF BEGINNING.

PRIVATE ROADWAYS AND DRAINAGE:

FAM SUBDIVISION SHALL BE A PRIVATE COMMUNITY. ALL ROADWAYS ARE PRIVATE ACCESS EASEMENTS FOR VEHICULAR TRAFFIC ONLY AND FOR THE USE OF THE OWNERS, THEIR GUESTS AND INVITEES, POA BOARD OF DIRECTORS, AND OTHERS AS DEEMED BY THE POA BOARD. ALL DRAINAGE IS PRIVATE AND THE RESPONSIBILITY OF THE POA.

DEDICATION OF EASEMENTS:

EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE AND UTILITY LINES ARE HEREBY DEDICATED AS SHOWN ON PLAT.



CERTIFICATIONS:

OWNER:	DEVELOPER:
FAM INVESTMENT LLC 15600 HARTFORD ST. LITTLE ROCK, AR 72022	Name: FAM INVESTMENT LLC Address: 15600 HARTFORD ST. LITTLE ROCK, AR 72022

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____
 Source of Title: BOOK 2022 PAGE 027752

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution _____ Jonathan L. Hope
 Registered Professional
 Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

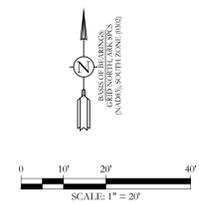
I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution _____ Kazi Tamzidul Islam
 Registered Professional
 Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____ Bryant Planning Commission



PROPERTY SPECIFICATIONS:

OWNER: FAM INVESTMENTS LLC 15600 HARTFORD ST LITTLE ROCK, AR 72223	NUMBER OF LOTS: 3 MIN SQ. FT. 6,000
DEVELOPER/SUBDIVIDER: FAM INVESTMENTS LLC 15600 HARTFORD ST LITTLE ROCK, AR 72223	SOURCE OF WATER: BENTON UTILITIES SOURCE OF SEWER: BENTON UTILITIES SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
ENGINEERS: HOPE CONSULTING INC. 129 N MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN INTERIOR SIDE - 8' OR AS SHOWN EXTERIOR SIDE - 15' OR AS SHOWN
NAME OF SUBDIVISION: FAM SUBDIVISION	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 5' OR AS SHOWN SIDE - 5' OR AS SHOWN
ZONING CLASSIFICATION: PROPOSED R-1	LOT CORNERS SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: BOOK 2022 PAGE 027752	

By affixing my seal and signature, I Jonathan Hope, Arkansas PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.
 NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
 No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0380E, Dated: 06/05/2020.



LEGEND

● - Found Aliquot Corner	□ - Clean Out	— — — — — - Fence
● - Found monument	⊕ - Water Meter	— — — — — - Overhead Power
⊙ - Set 1/2" Rebar #1664	⊖ - Power Pole	— — — — — - Sewer Line
△ - Computed point	⊕ - Sewer Manhole	— — — — — - Water Line
(M) - Measured	⊕ - Light Pole	— — — — — - Telephone Line
(P) - Deed/Plat	⊕ - Telephone Pedestal	— — — — — - Electric Line
■ - Grate Inlet	⊕ - Drainage Manhole	— — — — — - Gas Line

HOPE CONSULTING ENGINEERS - SURVEYORS
 129 North Main Street | Benton, Arkansas 72015
 o: (501) 315-2626 | f: (501) 315-0024
 w: www.HopeConsulting.com

**PRELIMINARY PLAT
 FAM SUBDIVISION
 IN THE CITY OF BRYANT
 SALINE COUNTY,
 ARKANSAS**

FOR USE AND BENEFIT OF:
 FAM INVESTMENTS LLC

DATE: 02/20/2023	CAD BY: MD	PROJECT NUMBER:
REVISED:	CHECKED BY:	23-0017
SHEET: 1 OF 1	SCALE: 1" = 20'	
ARKANSAS STATE LAND SURVEY CODE: 500 - 01S - 14W - 0 - 27 - 110 - 62 - 1664		