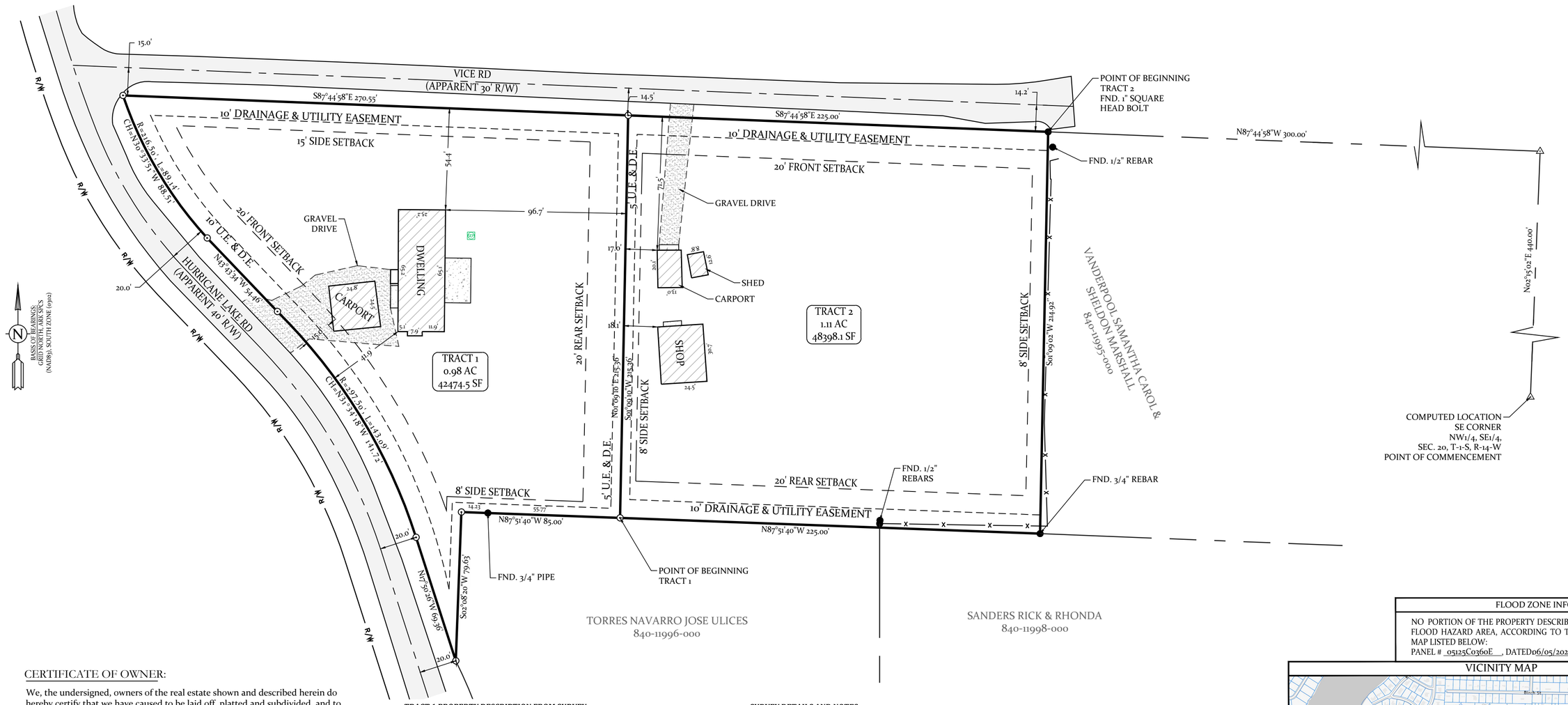


CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Tile: DEED 1995-23843

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.

Date of Execution

William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER

ORIGINAL SIGNATURE ON FILE

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 Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Name
Bryant Planning Commission Chairman

TRACT 1 PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 20;
THENCE NORTH 02°15'02" EAST A DISTANCE OF 440.00 FEET TO A COMPUTED POINT;
THENCE NORTH 87°44'58" WEST A DISTANCE OF 300.00 FEET TO A 1" SQUARE HEAD;
THENCE SOUTH 01°09'02" WEST A DISTANCE OF 214.92 FEET TO A FND. 3/4" REBAR;
THENCE NORTH 87°51'40" WEST A DISTANCE OF 225.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING;
THENCE NORTH 87°51'40" WEST A DISTANCE OF 85.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
THENCE SOUTH 02°08'20" WEST A DISTANCE OF 79.63 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE EASTERLY RIGHT-OF-WAY OF HURRICANE LAKE ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY PARALLEL WITH SAID HURRICANE LAKE ROAD NORTH 17°50'26" WEST A DISTANCE OF 69.36 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 297.50 FEET, AND CHORD BEARING OF NORTH 31°34'18" WEST A DISTANCE OF 141.72 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.09 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
THENCE NORTH 43°43'34" WEST A DISTANCE OF 54.46 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 216.50 FEET, AND CHORD BEARING OF NORTH 30°33'51" WEST A DISTANCE OF 88.51 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.14 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTHERLY RIGHT-OF-WAY OF VICE ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF VICE ROAD SOUTH 87°44'58" EAST A DISTANCE OF 270.55 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 01°09'10" WEST A DISTANCE OF 215.36 FEET TO THE POINT OF BEGINNING; CONTAINING 42,474.52 SQUARE FEET, OR 0.98 ACRES, MORE OR LESS.

TRACT 2 PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 20;
THENCE NORTH 02°15'02" EAST A DISTANCE OF 440.00 FEET TO A COMPUTED POINT;
THENCE NORTH 87°44'58" WEST A DISTANCE OF 300.00 FEET TO A 1" SQUARE HEAD BOLT AND THE POINT OF BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY OF VICE ROAD;
THENCE SOUTH 01°09'02" WEST A DISTANCE OF 214.92 FEET TO A FND. 3/4" REBAR;
THENCE NORTH 87°51'40" WEST A DISTANCE OF 225.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664;
THENCE NORTH 01°09'10" EAST A DISTANCE OF 215.36 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON SAID SOUTHERLY RIGHT-OF-WAY OF VICE ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 87°44'58" EAST A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; CONTAINING 48,398.11 SQUARE FEET, OR 1.11 ACRES, MORE OR LESS

SURVEY DETAILS AND NOTES

OWNER OF RECORD: KELLY STEVEN K & AVA D
PHYSICAL ADDRESS: 2806 HURRICANE LAKE RD
COUNTY PARCEL TAX ID: 840-11994-000 & 840-12007-000

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.

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT DEED 1995-23843

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 440 FEET NORTH AND 300 FEET WEST OF THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4 AND RUN THENCE SOUTH 215 FEET; WEST 310 FEET; NORTH 75 FEET; WEST 80 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO HURRICANE LAKE ROAD TO A POINT THAT IS DIRECTLY WEST OF THE POINT OF BEGINNING; THENCE EAST 500 FEET TO THE POINT OF BEGINNING.

ALSO

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4 AND RUN THENCE EAST 726 FEET; THENCE NORTH TO THE INTERSECTION WITH THE EASTERLY LINE OF HURRICANE LAKE ROAD, THIS BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; FROM SAID POINT CONTINUE THENCE NORTH TO A POINT THAT IS 300 FEET NORTH AND 726 FEET EAST OF THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; RUN THENCE WEST 80 FEET, MORE OR LESS, TO THE EASTERLY LINE OF HURRICANE LAKE ROAD; RUN THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING. ALL OF THE ABOVE LANDS LYING EAST OF HURRICANE LAKE ROAD.

0 20' 40' 80'
SCALE: 1" = 40'

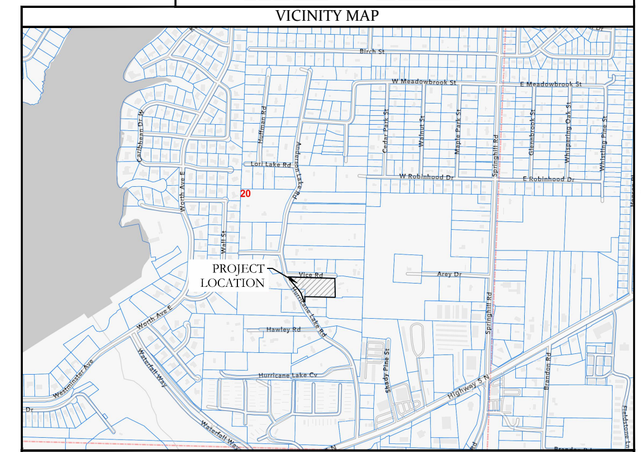
LEGEND

●	Found Monument
⊙	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
B.S.L.	Building Setback Line Restriction
U.E./D.E.	Utility/Drainage Easement
	Property Boundary Line
—x—x—	Fence Lines
	Centerlines
	Parcel Lines/Misc Lines

FLOOD ZONE INFORMATION

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 # 05125C0360E , DATED06/05/2020 .

VICINITY MAP



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

TRACT SPLIT

IN THE NE1/4 OF THE SE1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
AVA KELLY
2806 HURRICANE LAKE ROAD
BENTON, ARKANSAS, 72019

DATE: 04/26/2024	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	24-0343
SHEET: 1 OF 1	SCALE: 1" = 40'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 20 - 240 - 62 - 1664

Z:\Land Projects 2024\Surveys\2024-0343 MRS, Split, & Replat 806 Hurricane Lake Rd\SURVEY\DWG\24-0343 MRS Split 806 Hurricane Road (5-14W 20.dwg | Plotted: 5/07/2024 10:56 AM | ©2024 Hope Consulting, Inc.