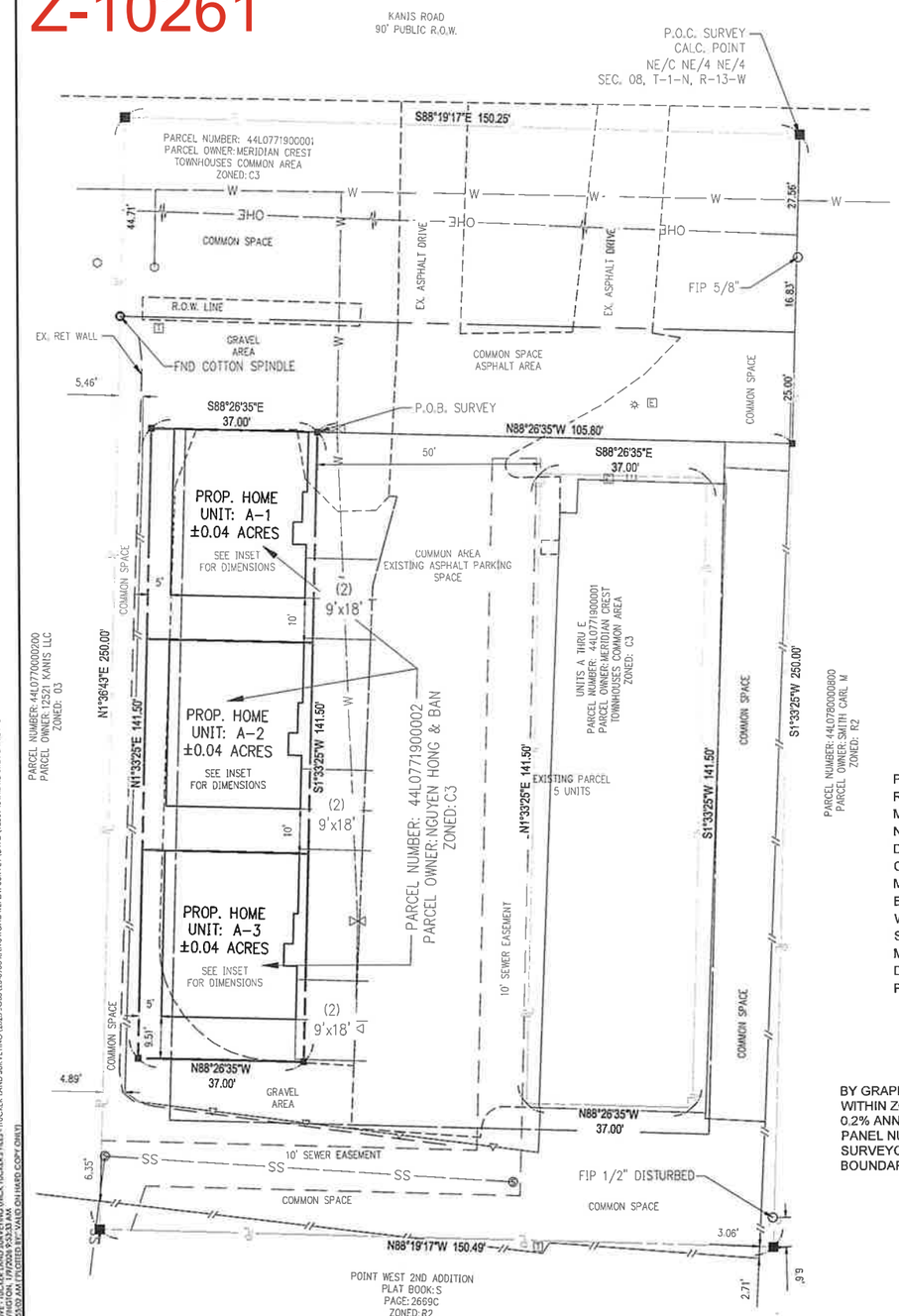
Z-10261



REPLAT
UNITS A-1, A-2, AND A-3, BEING A REPLAT OF PHASE 2 OF MERIDIAN CREST TOWNHOMES PLANNED RESIDENTIAL DEVELOPMENT

BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000042735861
CONVERGENCE ANGLE: -0° 14' 23.69275571"
VALUES TAKEN AT NW/C UNIT A-1

LEGEND AS NOTED

PROPERTY LINE
EXISTING LOTS
EXISTING ASPHALT/CONCRETE/GRAVEL
CENTERLINE ROAD
PLSS SECTION LINES
EXISTING WATER LINE — W
EXISTING SEWER LINE — SS
OVERHEAD ELECTRIC — OHE
EXISTING BUILDINGS
EXISTING WOOD FENCE
EXISTING WROUGHT IRON FENCE
BUILDING SETBACK LINES
PROPOSED IMPROVEMENTS
EXISTING EASEMENT

JCT. BOX
WATER VALVE
WATER METER
FIRE HYDRANT
SANITARY SEWER MANHOLE

SET MONUMENT (1/2" REBAR W/CAP)
FOUND IRON PIN (AS NOTED)
CALCULATED POINT

GENERAL SURVEY NOTES

1. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE COORDINATES, U.S. SURVEY FEET, NAD83, NORTH ZONE.
7. EACH LOT TO BE SERVICED, OR IS ALREADY SERVICED, BY CITY OF LITTLE ROCK WASTEWATER.
8. WATER SERVICES TO BE PROVIDED BY CITY OF LITTLE ROCK WATER, OR IS ALREADY SERVICED.

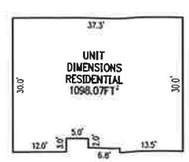
OWNER
NGUYEN HONG & BAN
944 ANDERSON CIR
HEBER SPRINGS, AR 72543-1810

TITLE DESCRIPTION

PART OF THE NE1/4 NE1/4, SECTION 8, TOWNSHIP 1 NORTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 33 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 8, 69.39 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 35 MINUTES WEST, 105.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 33 MINUTES 25 SECONDS WEST, 141.50 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 35 SECONDS WEST, 37.00 FEET; THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, 141.50 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 35 SECONDS EAST, 37.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.120 ACRES MORE OR LESS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05085C0092D, DATED JUNE 16, 2006, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.



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 LAYOFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

_____(SIGNED)_____
DATE OF EXECUTION NAME, ADDRESS
SOURCE OF TITLE: 2015-063101

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE LITTLE ROCK 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.

_____ _____(SIGNED)_____
DATE OF EXECUTION NAME
CHAIRMAN OR VICE-CHAIRMAN
LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____, 20__
AT _____ O'CLOCK __M.
RECORDED _____20__ IN PLAT BOOK_____ PAGE_____

_____(SIGNED)_____
NAME _____CLERK
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____,
PAGE_____

CERTIFICATE OF LAND SURVEYING ACCURACY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME; AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

NICHOLAS B. TUCKER_____ _____(SIGNED)_____
DATE OF EXECUTION NAME
REGISTERED LAND SURVEYOR NO. 1755, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1755
NICHOLAS B. TUCKER
SIGNATURE

STATE PLAT CODE:500-01N-13W-0-08-100-60-1755

RECORD INFORMATION

1. GLO NOTES OF RECORD
2. GLO PLATS OF RECORD
3. WARRANTY DEED BOOK 2015, PAGE 063101, RECORDS OF PULASKI COUNTY, ARKANSAS.
4. SURVEY BY PS 96, DATED 05/01/1986.
5. SURVEY BY PS 1506, DATED 03/10/2010.

GRAPHIC SCALE IN FEET
20' 0 20'

REPLAT
PART OF THE NE/4 OF NE/4
SEC.08, TOWNSHIP 1 NORTH, RANGE 13 WEST
KANIS ROAD
PREPARED FOR:
ICON HOMES LLC.
LITTLE ROCK, PULASKI COUNTY ARKANSAS

TUCKER
LAND SURVEYING

DELTA	DESCRIPTION	DATE

P.O. Box 1031
Cabot, Arkansas 72023
phone: 501.269.3138
www.tuckersurveying.com

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TUCKER LAND SURVEYING, INC.

PROJECT NO:	25-0958
ISSUE DATE:	01/07/2026
DRAWN BY:	AC
APPROVE BY:	N.TUCKER
SHEET NO.:	1 OF 1

DRAWING: C:\USERS\ALEX\ONEDRIVE - TUCKER LAND SURVEYING\DRAWING TUCKER FILES - TUCKER LAND SURVEYING\25-0958 KANIS ROAD REPLAT SURVEY\DWG\1250 KANIS RD SITE PLAN.DWG
LAYOUT: 1 SAVED: 1/8/2026 9:53:00 AM PLOTTED BY: ALEX COVINGTON LAST PLOTTED: 1/8/2026 9:53:00 AM PLOTTED BY: VAIO CH HARD COPY ONLY1