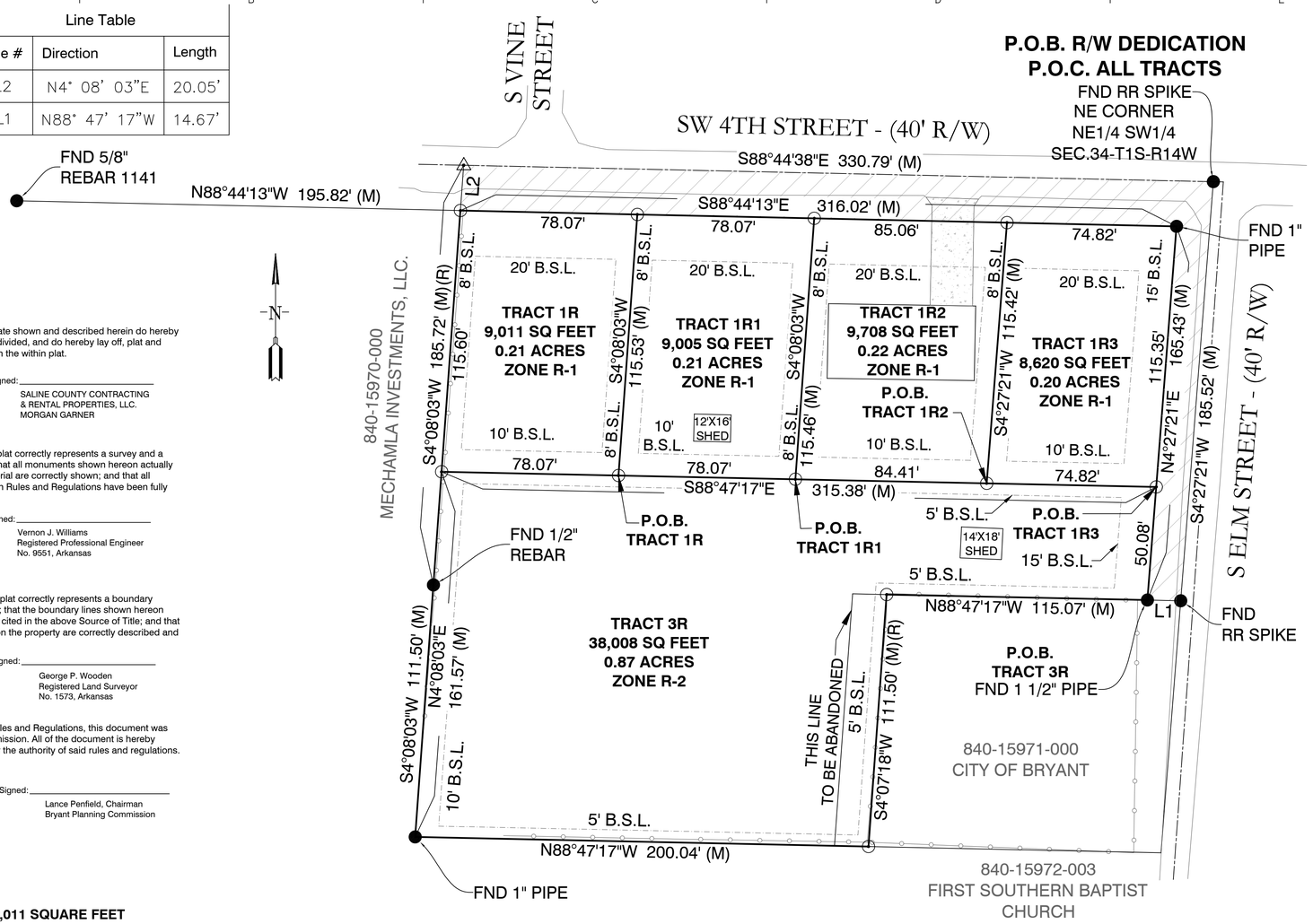
SURVEY LEGEND

- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Recorded Survey
(P)-Platted
- Right of Way Dedication
- Concrete

Line Table		
Line #	Direction	Length
L2	N4° 08' 03"E	20.05'
L1	N88° 47' 17"W	14.67'



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 the within plat.

Date: _____ Signed: _____

SALINE COUNTY CONTRACTING
& RENTAL PROPERTIES, LLC.
MORGAN GARNER

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____

George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

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

Date: _____ Signed: _____

Lance Penfield, Chairman
Bryant Planning Commission

TRACT 1R- 0.21 ACRES - 9,011 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 84.41 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.60 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°08'03"W - 115.53 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.21 ACRES, MORE OR LESS.

TRACT 1R1- 0.21 ACRES - 9,005 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 84.41 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.53 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°08'03"W - 115.46 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.21 ACRES, MORE OR LESS.

TRACT 1R2 - 0.22 ACRES - 9,708 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 84.41 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.46 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 85.06 FEET TO A SET 1/2"

TRACT 1R3 - 0.20 ACRES - 8,620 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°27'21"E - 115.42 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 74.82 FEET TO A FOUND 1" PIPE; THENCE S4°27'21"W - 115.35 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.20 ACRES, MORE OR LESS.

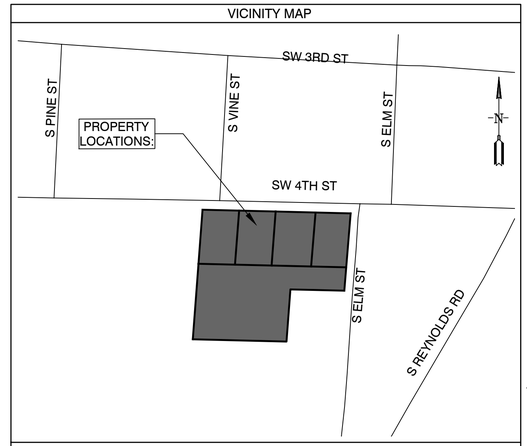
TRACT 3R - 0.87 ACRES - 38,008 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 115.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°07'18"W - 111.50 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 200.04 FEET TO A FOUND 1" PIPE; THENCE N4°08'03"E - 161.57 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°47'17"E - 315.38 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°27'21"W - 50.08 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.87 ACRES, MORE OR LESS.

RIGHT OF WAY DEDICATION - 0.21 ACRES - 9,052 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 165.43 FEET TO A FOUND 1" PIPE; THENCE N88°44'13"W - 316.02 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 20.05 FEET TO A COMPUTED POINT LOCATED IN THE CENTER OF SW 4TH STREET AND ON THE NORTH LINE OF THE SAID NE1/4 SW1/4; THENCE S88°44'38"E - 330.79 FEET

VICINITY MAP



REPLAT
OF
203 SW 4TH STREET
BRYANT, ARKANSAS

DOCUMENTS USED:

- BOOK 2021 PAGE 1901 WD COLE TO SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES
- PREVIOUS SURVEY BY GNE LS#1573 WOODEN DATED 10/12/24

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCT. 12, 2024.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL #05125C0380E EFFECTIVE DATE JUNE 05, 2020.

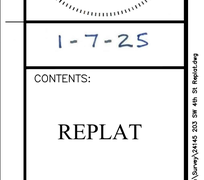
30' 15' 0 30'

SURVEY PLAT CODE:
500-01S-14W-0-34-310-62-1573

BY									
REVISION									
DATE									

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING & RENTAL PROPERTIES, LLC.



1-7-25

CONTENTS:
REPLAT

PROJECT NO:
24145

DATE:
DEC. 7, 2025

SHEET NO:
1 OF 1

a:\Projects\2024 Projects\24145 203 SW 4th St, Bryant\Drawings\24145 203 SW 4th St, Bryant.dwg