BASIS OF BEARINGS: GRID NORTH, ARK SPCS (NAD83), SOUTH ZONE (0302)

0 25' 50' 100'

SCALE: 1" = 50'

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 Title: SALINE COUNTY DEED #2018-024633

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.

1/17/2025
Date of Execution

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

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — No. 1664 — SIGNATURE — WILLIAM CORBITT R. SHOFFNER — 1/17/25

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

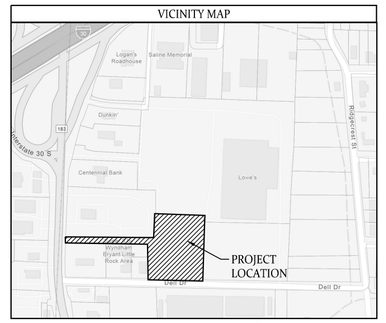
CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission 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

Lance Penfield
Bryant Planning Commission Chairperson

VICINITY MAP



PROPERTY DESCRIPTION OF RECORD

SALINE COUNTY DEED 2018-024633

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ARKANSAS GEOLOGICAL MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 02 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 501.52 FEET; TO A POINT; THENCE SOUTH 88 DEGREES 33 MINUTES 53 SECONDS EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) FOR 62.85 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD AND THE SOUTHWEST CORNER OF DELL DRIVE; THENCE NORTH 02 DEGREES 31 MINUTES 30 SECONDS EAST, ALONG SAID REYNOLDS ROAD R-O-W, 26.58 FEET TO THE NORTHWEST CORNER OF DELL DRIVE; THENCE SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST, ALONG DELL DRIVE R-O-W, 460.41 FEET TO A TWO INCH PIPE; THENCE NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST, 4.42 FEET TO A 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST, 193.64 FEET TO A 5/8 INCH REBAR; THENCE NORTH 88 DEGREES 33 MINUTES 43 SECONDS WEST, 459.80 FEET TO A 5/8 INCH REBAR IN THE EAST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 183; THENCE NORTH 02 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG SAID HIGHWAY R-O-W, 60.18 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGREES 34 MINUTES 10 SECONDS EAST, LEAVING SAID HIGHWAY, 502.98 FEET TO A 5/8 INCH REBAR; THENCE NORTH 01 DEGREES 38 MINUTES 53 SECONDS EAST, 118.02 FEET TO A 5/8 INCH REBAR AND THE SOUTHWEST CORNER OF LAND OF LOWES; THENCE SOUTH 87 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 305.54 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 02 DEGREES 54 MINUTES 50 SECONDS WEST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 8.84 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 87 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG A LINE COMMON WITH THE LAND OF LOWES. 477.06 FEET TO A 5/8 INCH REBAR AND THE SOUTHEAST CORNER OF SAID LAND OF LOWES; THENCE SOUTH 02 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE COMMON WITH THE WEST LINE OF PIKEWOOD SUBDIVISION NUMBER 2, AS FILED IN DEED BOOK 109 AT PAGE 314 FOR 342.19 FEET TO A 5/8 INCH REBAR, SAID REBAR IS LOCATED NORTH 02 DEGREES 34 MINUTES 48 SECONDS EAST, 4.12 FEET FROM A 1/2 INCH REBAR WITH A BEN KITTLER, JR. CAP, MARKING THE NORTHEAST CORNER OF RAYMOND EVANS LAND AS SHOWN IN DEED BOOK 189, PAGE 22; THENCE NORTH 88 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF DELL DRIVE, 812.58 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTIONS FROM SURVEY - LOT 1

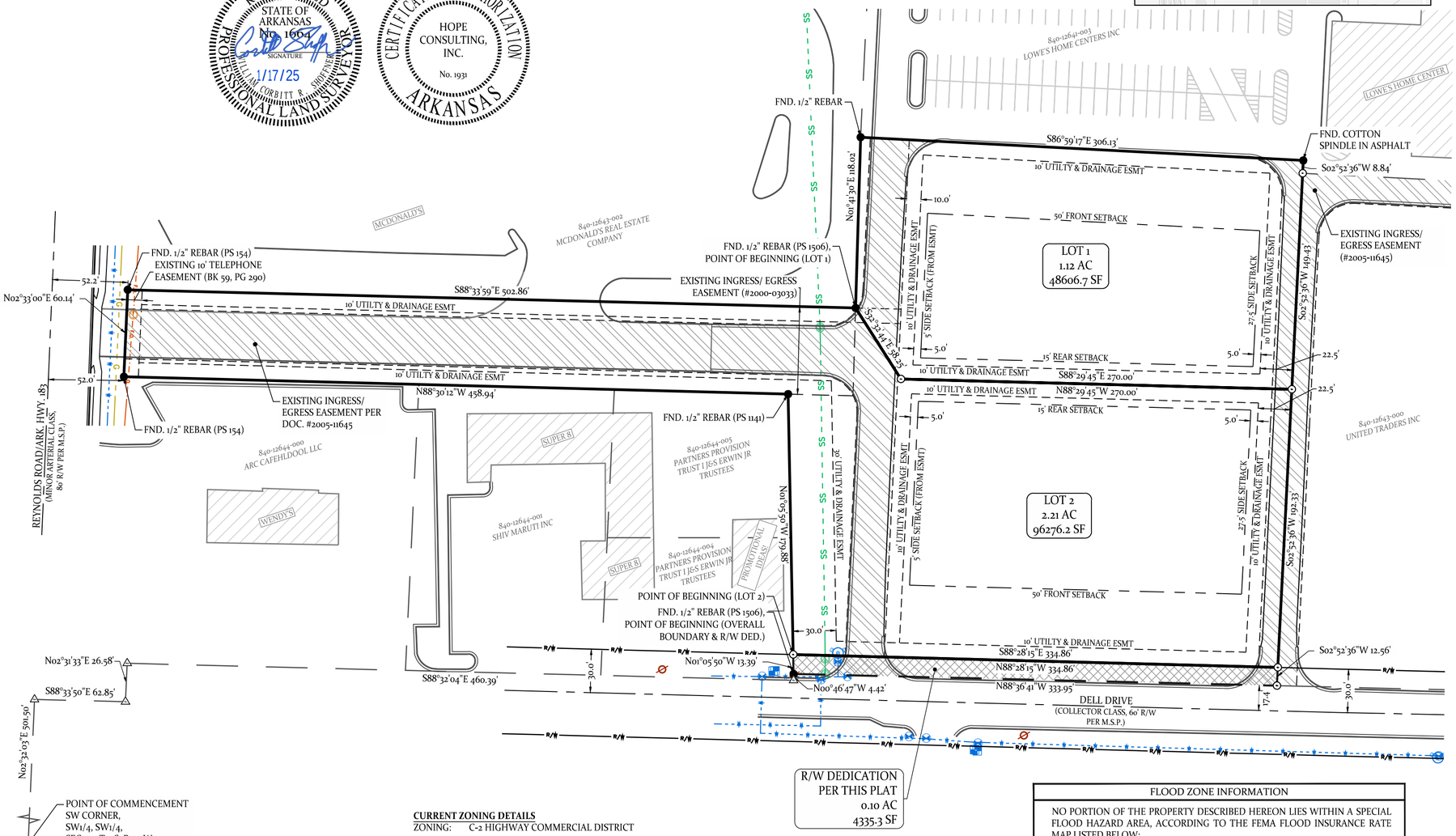
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22;
THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT;
THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD;
THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT;
THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT;
THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);
THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE CURRENT NORTHERLY RIGHT-OF-WAY OF DELL DRIVE (SAID R/W BEING 30 FEET, MORE OR LESS, TO THE CENTERLINE THEREOF);
THENCE NORTH 01°05'50" WEST A DISTANCE OF 179.88 FEET TO A FND. 1/2" REBAR & CAP (PS 1141);
THENCE NORTH 88°30'12" WEST A DISTANCE OF 458.94 FEET TO A FND. 1/2" REBAR & CAP (PS 164);
THENCE NORTH 02°33'00" EAST A DISTANCE OF 60.14 FEET TO A FND. 1/2" REBAR & CAP (PS 164);
THENCE SOUTH 88°33'59" EAST A DISTANCE OF 502.86 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;
THENCE NORTH 01°41'30" EAST A DISTANCE OF 118.02 FEET TO A 1/2" REBAR;
THENCE SOUTH 86°59'17" EAST A DISTANCE OF 306.13 FEET TO A FND. COTTON SPINDLE IN ASPHALT;
THENCE SOUTH 02°52'36" WEST A DISTANCE OF 8.84 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;
THENCE CONTINUE SOUTH 02°52'36" WEST A DISTANCE OF 149.43 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;
THENCE NORTH 88°29'45" WEST A DISTANCE OF 270.00 FEET TO A POINT;
THENCE NORTH 32°32'44" WEST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING;
CONTAINING 48,606.71 SQUARE FEET, OR 1.12 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION FROM SURVEY - LOT 2

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22;
THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT;
THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD AND THE POINT OF BEGINNING;
THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT;
THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT;
THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);
THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE CURRENT NORTHERLY RIGHT-OF-WAY OF DELL DRIVE (SAID R/W BEING 30 FEET, MORE OR LESS, TO THE CENTERLINE THEREOF) AND THE POINT OF BEGINNING;
THENCE NORTH 01°05'50" WEST A DISTANCE OF 179.88 FEET TO A FND. 1/2" REBAR & CAP (PS 1141);
THENCE NORTH 88°30'12" WEST A DISTANCE OF 458.94 FEET TO A FND. 1/2" REBAR & CAP (PS 164);
THENCE NORTH 02°33'00" EAST A DISTANCE OF 60.14 FEET TO A FND. 1/2" REBAR & CAP (PS 164);
THENCE SOUTH 88°33'59" EAST A DISTANCE OF 502.86 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);
THENCE SOUTH 32°32'44" EAST A DISTANCE OF 58.25 FEET TO A 1/2" REBAR & CAP (PS 1664);
THENCE SOUTH 88°29'45" EAST A DISTANCE OF 270.00 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;
THENCE SOUTH 02°52'36" WEST A DISTANCE OF 192.33 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT ON SAID NORTHERLY RIGHT-OF-WAY OF DELL DRIVE;
THENCE NORTH 88°28'15" WEST A DISTANCE OF 334.86 FEET TO THE POINT OF BEGINNING;
CONTAINING 96,276.22 SQUARE FEET, OR 2.21 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION FROM SURVEY- ROW DEDICATION

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22;
THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT;
THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD;
THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT;
THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT;
THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;
THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
THENCE SOUTH 88°28'15" EAST A DISTANCE OF 334.86 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;
THENCE SOUTH 02°52'36" WEST A DISTANCE OF 12.56 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;
THENCE NORTH 88°36'41" WEST A DISTANCE OF 333.95 FEET TO THE POINT OF BEGINNING;
CONTAINING 4,335.26 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.



EXISTING ENCUMBRANCES OF RECORD*:

1. MISC. BOOK 59, PAGE 290, TELEPHONE UTILITY EASEMENT, DATED 7/24/1979 (SHOWN ON PLAT BY SHAMBARGER)
2. DOC. #2000-03033, INGRESS AND EGRESS EASEMENT TO MCDONALD'S CORP. (SHOWN ON PLAT BY SHAMBARGER)
3. DOC. #2005-116451, EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
4. DOC. #2007-019196, FIRST AMENDMENT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
5. DOC. #2008-015986, NOTICE OF DEED RESTRICTION (MITIGATION EASEMENT)

*THIS SURVEY IS BASED ON PUBLIC RECORDS 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, RESTRICTIONS, OR OTHER ENCUMBRANCES OR INTERESTS ARE MADE BY THIS SURVEY PLAT.

REFERENCE PLATS & MAPS

RECORDED SURVEY PLATS BY:
1. NEAL WAGNER (PS 154), FOR PILOT CORPORATION, AND DATED 6/1999
2. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 1/14/2004
3. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 11/26/2004
3. BEN KITTLER, JR (PS 568), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 3/29/2006

CURRENT ZONING DETAILS

ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT

BUILDING SETBACK RESTRICTIONS PER THIS PLAT
FRONT YARD: 50 FEET
SIDE YARD: AS SHOWN
REAR YARD: 15 FEET

SURVEY DETAILS AND NOTES

OWNER OF RECORD: UNITED TRADERS INC
PHYSICAL ADDRESS: DELL DRIVE, BRYANT, ARKANSAS
COUNTY PARCEL TAX ID: 840-12643-000

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.

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
(M)- As Measured
(P)- Per Deed or Plat Records
ESMT - Easement
B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication

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 # 05125C0380E___, DATED: 06/05/2020____ .

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

PLAT OF

LOTS 1 & 2 OF DUNLAP COMMERCIAL DEVELOPMENT, A COMMERCIAL SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC
FIRST NATIONAL TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: 1/15/2025	CAD BY: OV	PROJECT NUMBER: 24-1351
REVISED:	CHECKED BY: WCS	
SHEET: 1 OF 1	SCALE: 1" = 60'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 22 - 330 - 62 - 1664

K:\Land Projects 2024\Surveys\2024-12-19 Site Plan Del\St. Bryant, AR\SURVEY\DWG\24-1351 Lots 1 & 2 of Dunlap Commercial Subdivision (Dell Street, Bryant).dwg | Plotted: 1/21/2025 8:55 AM | ©2024 Hope Consulting, Inc.