GOOD DAY FARM - BRYANT

A TRACT OF LAND BEING PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST CITY OF BRYANT, SALINE COUNTY, ARKANSAS

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER

GRAPHIC SCALE

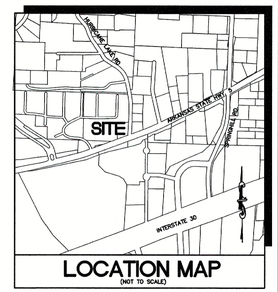
250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

ARKANSAS SOUTH ZONE
US SURVEY FEET

ABBREVIATIONS

DB.	–	DEED BOOK
FL.	–	FLOWLINE
FT.	–	FEET
FND.	–	FOUND
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
SQ.	–	SQUARE
(66'W)	–	RIGHT-OF-WAY WIDTH



LOCATION MAP
(NOT TO SCALE)

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 of Execution — Name, Address

AGENTS NATIONAL
TITLE INSURANCE COMPANY
December 6, 2024 at 12:00 AM
Source of Title — D.R. 2025-002935

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 19_____, in Plat Book _____, Page _____.

Mark Smith, City Clerk

For Bill of Assurance see Deed Record Book _____, Page ____

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, 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 of Execution — Registered Professional Engineer No. _____, Arkansas

PRELIMINARY SURVEYING ACCURACY

hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 6-5-25, 2025; 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.

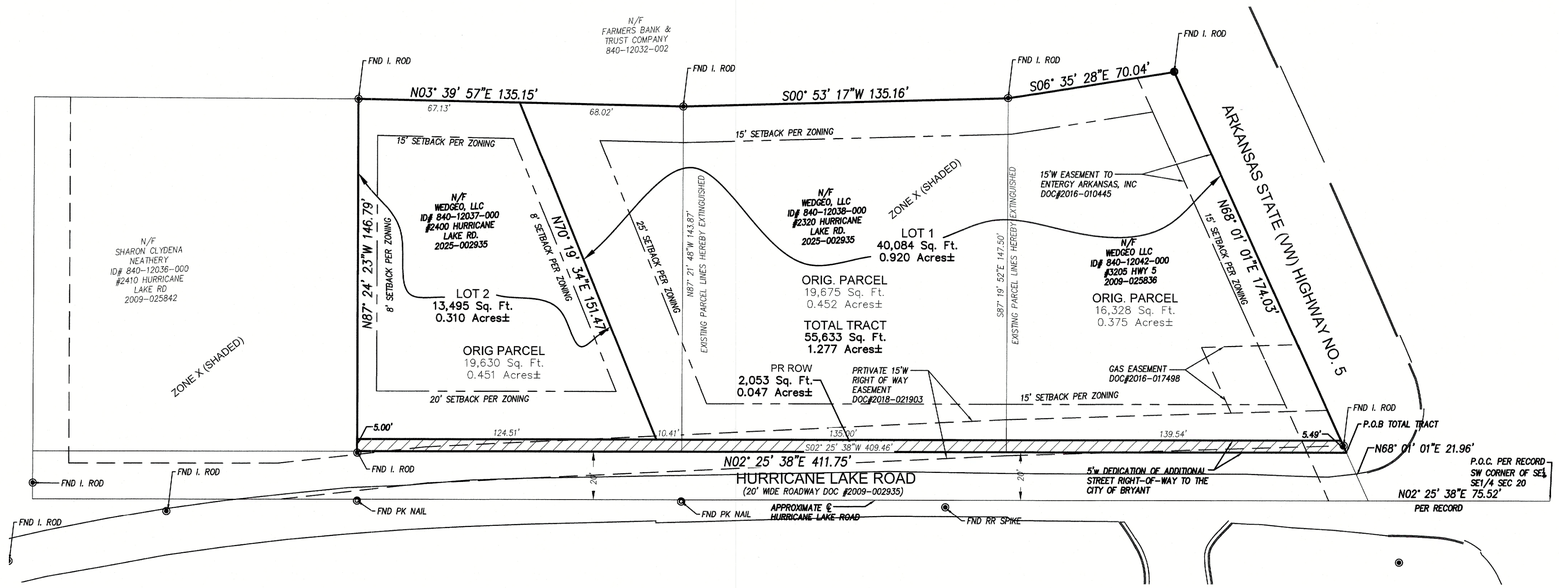
Randall S.Rosson
6-5-25
Date of Execution — Name: Randall S.Rosson, Registered Land Surveyor No. 1663

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 _____, 2025. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution — Bryant Planning Commission

Approval of the Final Plat shall be null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.



GENERAL NOTES:

1) Lot 1 is Zoned : C-2 - GENERAL COMMERCIAL DISTRICT

SETBACKS: FRONT - 15 FEET MIN.
SIDE - 15 FEET
REAR - 25 FEET

Lot 2 is Zoned: Manufactured Home Residential District R-M

SETBACKS: FRONT - 20 FEET MIN.
SIDE - 8 interior 15 FEET exterior
REAR - 20 FEET

Note: The above zoning provided by the City of Bryant and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 05125C0360E with and effective date of June 6, 2020.

PARCEL 840-12042-000:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 LOCATED AT THE CENTERLINE OF ARKANSAS STATE HIGHWAY NO. 5; RUN THENCE N2°22'23"E, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 75.52 FEET TO THE **POINT OF BEGINNING**; THENCE N2°22'23"E, CONTINUING ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 150.88 FEET TO A POINT; THENCE S87°23'08"E, LEAVING SAID WEST LINE, FOR A DISTANCE OF 167.50 FEET TO A FOUND 5/8" REBAR WITH CAP #568; THENCE S6°38'43"E FOR A DISTANCE OF 70.04 FEET TO A FOUND 1 1/4" PIPE LOCATED ON THE NORTHERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY NO. 5; THENCE S67°57'46"W, ALONG SAID NORTHERLY RIGHT OF WAY, FOR A DISTANCE OF 196.00 FEET TO THE **POINT OF BEGINNING,** CONTAINING 0.44 ACRES, MORE OR LESS. THE WEST 20 FEET OF THIS LAND SHALL BE DEDICATED FOR ROADWAY, SEE DEED BOOK 2009 PAGE 025836. SUBJECT TO THE RIGHTS OF WAY OF ARKANSAS STATE HIGHWAY NO. 5 AND HURRICANE LAKE ROAD. SUBJECT TO ANY EASEMENTS OF RECORD.

PARCEL 840-12038-000:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 LOCATED AT THE CENTERLINE OF ARKANSAS STATE HIGHWAY NO. 5; RUN THENCE N2°22'23"E, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 226.40 FEET TO THE **POINT OF BEGINNING**; THENCE S87°23'08"E, LEAVING SAID WEST LINE, FOR A DISTANCE OF 167.50 FEET TO A FOUND 5/8" REBAR WITH CAP #568; THENCE N0°50'01"E FOR A DISTANCE OF 135.16 FEET TO A FOUND 5/8" REBAR WITH CAP #1399; THENCE N87°25'03"W FOR A DISTANCE OF 163.87 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID SE1/4 SE1/4; THENCE S2°22'23"W, ALONG SAID WEST LINE, FOR A DISTANCE OF 135.00 FEET TO THE **POINT OF BEGINNING,** CONTAINING 0.52 ACRES, MORE OR LESS. THE WEST 20 FEET OF THIS LAND SHALL BE DEDICATED FOR ROADWAY, SEE DEED BOOK 2009 PAGE 026702. SUBJECT TO THE RIGHT OF WAY OF HURRICANE LAKE ROAD. SUBJECT TO ANY EASEMENTS OF RECORD.

PARCEL 840-12037-000:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 LOCATED AT THE CENTERLINE OF ARKANSAS STATE HIGHWAY NO. 5; RUN THENCE N2°22'23"E, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 361.40 FEET TO THE **POINT OF BEGINNING**; THENCE S87°25'03"E, LEAVING SAID WEST LINE, FOR A DISTANCE OF 163.87 FEET TO A FOUND 5/8" REBAR WITH CAP #1399; THENCE N3°36'42"E FOR A DISTANCE OF 135.15 FEET TO A FOUND 5/8" REBAR WITH CAP #1399; THENCE N87°27'39"W FOR A DISTANCE OF 166.79 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID SE1/4 SE1/4; THENCE S2°22'23"W, ALONG SAID WEST LINE, FOR A DISTANCE OF 135.00 FEET TO THE **POINT OF BEGINNING,** CONTAINING 0.52 ACRES, MORE OR LESS. THE WEST 20 FEET OF THIS LAND SHALL BE DEDICATED FOR ROADWAY, SEE DEED BOOK 2009 PAGE 025839. SUBJECT TO THE RIGHT OF WAY OF HURRICANE LAKE ROAD. SUBJECT TO ANY EASEMENTS OF RECORD.

TOTAL TRACT DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 20, Township 1 South, Range 14 West, Saline County, Arkansas, being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Southeast Quarter of Section 20, located at the centerline of Arkansas State Highway No. 5; thence along the west line thereof North 02 degrees 25 minutes 38 seconds East, 75.52 feet (per record) to the northern right-of-way line of said state highway; thence along said right-of-way line North 68 degrees 01 minutes 01 seconds East, 21.96 feet to the POINT OF BEGINNING of the herein described tract; then departing said right-of-way line North 02 degrees 25 minutes 38 seconds East, 411.75 feet to the north line of a tract of land as conveyed to Wedgeo, LLC with the parcel ID# 840-12037-000, by instrument recorded as Document 2025-002935 of the Saline County records;; thence along the north line thereof, South 87 degrees 24 minutes 23 seconds East, 146.79 feet to a found Iron Rod located at the northeast corner of said tract; thence South 03 degrees 39 minutes 57 seconds West, 135.15 feet to the a found Iron Rod; thence South 00 degrees 53 minutes 17 seconds West, 135.16 feet to a found Iron Rod; thence South 06 degrees 35 minutes 28 seconds East, 70.04 feet to the northern line of above said Arkansas State Highway No. 5; thence along said right-of-way line, South 68 degrees 01 minute 01 second West, 174.03 feet to the POINT OF BEGINNING.

Containing 55,633 square feet or 1.277 acres, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during June, 2025 by order or the use of the Good Day Farm executed a Property Boundary Survey and a Subdivision Plat of tracts of land located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 20, Township 1 South, Range 14 West, located in City of Bryant, Saline County, Arkansas, and that the results of said survey and Subdivision are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" in the State of Arkansas.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
4355

By: _____
Randall Scott Rosson, Arkansas P.L.S. No. 1663

PREPARED FOR:
GOOD DAY FARM
C/O REGAN ETHERIDGE SENIOR PROJECT MANAGER-STORE DEVELOPMENT,
DESIGN & CONSTRUCTION
425 W. CAPITOL AVE.,
LITTLE ROCK, AR 72201

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SUBDIVISION PLAT
GOOD DAY FARM BRYANT
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
RANDALL S. ROSSON
6-5-25
1663
1553
RANDALL SCOTT ROSSON P.L.S.
AK. P.L.S. # 1663
CERTIFICATE OF AUTHORITY 4355

REVISIONS:

DRAWN BY:	CHECKED BY:
W.J.P.	R.S.R.
DATE: 6/05/2025	JOB NO: 225-7775

SHEET TITLE: SUBDIVISION PLAT

SHEET NO.: 1 OF 1

DRAWING FILE: K:\Data\STOCK\2025\7775\dwg\7775-subdivision.dwg LAYOUT: 24x36 PLOTTED: Jun 09, 2025 - 1:52pm PLOTTED BY: pryan