811 Know what's below. Call before you dig.

SW 1/4 SW 1/4 SECTION 12 T-1-S R-14-W

FND. 1/2" REBAR, NW CORNER, LOT 77, EAST RIDGE SUBD., PH1

ARKANSAS STATE HIGWAY NO. 5 (APPARENT 60' R/W)

MIDLAND ROAD

COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION NE CORNER, NE1/4, NE1/4, SEC. 14, T-1-S, R-14-W

FND. 2" PIPE

INT. OF EAST LINE, NE1/4, NE1/4, AND SOUTH R/W OF ARK. HWY. 5 FND. 1/2" REBAR (PS 1664)

N2°11'32"E 149.59

WEST LINE, EAST RIDGE SUBDIVISION, PHASE 1

SE 1/4 SE 1/4 SECTION 11 T-1-S R-14-W

EAST LINE, NE1/4, NE1/4

FND. 5/8" REBAR (PS 128)

FND. 1" PIPE NW CORNER, LOT 68, EAST RIDGE SUBD., PH1 (BEARS S6°35'26"E 14.32')

FND. 1" PIPE (BEARS N62°53'12"W 12.96')

N2°11'32"E 390.00

WEST LINE, EAST RIDGE SUBDIVISION, PHASE 1

HENRY AVE.

FND. 1/2" REBAR P.L.S. 1664

EAST RIDGE SUBDIVISION PHASE I ZONING R-1

EXISTING PRIVATE ACCESS ROAD

N02°43'40"E 673.83'

NE 1/4 NE 1/4 SECTION 14 T-1-S R-14-W

NW 1/4 NW 1/4 SECTION 13 T-1-S R-14-W

PRIVATE ACCESS ROAD

N2°11'32"E 547.38

R/W

ONE LIFE CHURCH INC 840-11660-040 ZONING C-2

FND. 1/2" REBAR P.L.S. 568

FND. 1/2" REBAR P.L.S. 1664

S68°44'33"W 334.66

N88°43'01"W 138.08'

N88°05'03"W 115.16'

FND. 1/2" REBAR P.L.S. 568

FND. 1/2" REBAR P.L.S. 1467

FND. 1/2" REBAR

N88°04'08"W 191.43'

N88°04'08"W 145.03'

FND. 1/2" REBAR

S2°45'07"W 371.64

ZONING C-2

LOT 2
3.95 ACRES
171998 Sq. Ft.

N02°11'32"E 245.95'

COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION NW CORNER, SW/4, NW1/4, SEC. 13, T-1-S, R-14-W

FND. 5/8" REBAR P.L.S. 0128

EAST RIDGE SUBDIVISION PHASE I ZONING R-1

UTILITY EASEMENT

S88°49'30"E 448.64

S87°51'51"E 267.64'

S89°05'22"E 297.60'

S89°16'26"E 291.29'

FND. AXLE NE CORNER, SW/4, NW1/4, SEC. 13, T-1-S, R-14-W

55' LANDSCAPE BUFFER

75' BUILDING SETBACK LINE

TENNISON ALFRED A III & TONYA N 840-11660-500 ZONING R-E

25' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

S02°21'59"W 344.99'

ZONING C-3 PARCEL NO. 840-11640-220

SE 1/4 NE 1/4 SECTION 14 T-1-S R-14-W

UTILITY EASEMENT

28.6'

20'

25'

PARCEL NO. 840-11660-450 ZONING R-E

UTILITY EASEMENT

PROPOSED 20' INGRESS/EGRESS EASEMENT

SW 1/4 NW 1/4 SECTION 13 T-1-S R-14-W

ZONING C-2

LOT 1
24.23 ACRES
1055487 Sq. Ft.

25' BUILDING SETBACK LINE

S65°09'57"W 848.81'

ZONING C-3 PARCEL NO. 840-11640-241

N2°21'59"E 367.80'

ZONING C-3 PARCEL NO. 840-11640-236

84.33'

PARCEL NO. 840-11660-651 ZONING R-E

N02°24'48"E 1324.05'

55' LANDSCAPE BUFFER

75' BUILDING SETBACK LINE

ZONING C-3 PARCEL NO. 840-11640-240

S24°50'41"E 327.00'

AIR EASEMENT

N65°10'33"E 680.63'

UTILITY EASEMENT

ZONING C-3

CITY OF BRYANT 25' SEWER EASEMENT

72.4'

25'

20' WATER LINE EASEMENT

CITY OF BRYANT 30' UTILITY EASEMENT BOOK 98 - 6057

PARCEL NO. 840-11660-400

PROPOSED 20' INGRESS/EGRESS EASEMENT

75' BUILDING SETBACK LINE

FND. 1/2" REBAR

27.5'

AIR EASEMENT

BILLBOARD SIGN EASEMENT

20'

25'

72.4'

S65°09'57"W 711.59'

CENTERLINE I-30 SERVICE ROAD (INTERSTATE 30)

POINT OF BEGINNING
FND. 5/8" REBAR ACCEPTED AS SW CORNER, SW1/4, NW1/4, SEC. 13, T-1-S, R-14-W

PARCEL NO. 840-11676-000 ZONING C-3

FND. 5/8" REBAR P.L.S. 0128

FND. 1/2" REBAR (BEARS N70°21'E 0.41')

N88°43'09"W 67.64'

BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

100' 50' 0 100'

LEGEND
- Computed point
- Found monument
- Set Iron Pipe
(M) - Measured
(R) - Record
(D) - Deed

OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;

THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID WEST LINE SOUTH 88°04'08" EAST, A DISTANCE OF 145.0 FEET; THENCE NORTH 68°44'33" EAST A DISTANCE OF 334.66 FEET TO POINT ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45;

THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 371.84 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE NORTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13; SAID POINT BEING SOUTH 88°49'30" WEST, A DISTANCE OF 448.64 FEET FROM THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE SOUTH 87°51'51" EAST, A DISTANCE OF 267.64 FEET, TO A POINT SHOWN ON THE SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1, AS FILED AS SALINE COUNTY DOCUMENT 2007-061442;
THENCE ALONG SAID SOUTH LINE SOUTH 89°05'22" EAST, A DISTANCE OF 297.60 FEET, TO A POINT SHOWN ON SAID SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1;

THENCE ALONG SAID SOUTH LINE SOUTH 89°16'26" EAST, A DISTANCE OF 291.29 FEET, TO AN AXLE AT THE NORTHEAST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID EAST LINE SOUTH 65°09'57" WEST, A DISTANCE OF 848.81 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE SOUTH 24°50'41" EAST, A DISTANCE OF 327.00 FEET, TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 30;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°09'57" WEST, A DISTANCE OF 711.59 FEET, TO A 5/8" REBAR AND CAP (PS 128) AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG SAID SOUTH LINE NORTH 88°43'09" WEST, A DISTANCE OF 67.64 FEET, TO A THE POINT OF BEGINNING; CONTAINING 28.18 ACRES (1,227,410 SQUARE FEET), MORE OR LESS.

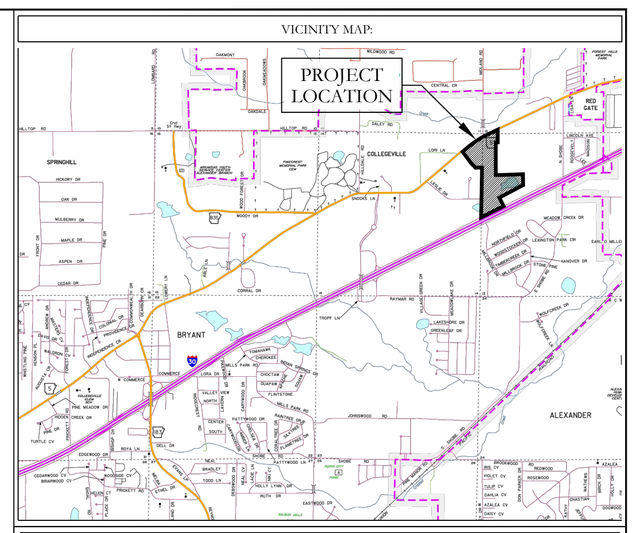
REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020 .

VICINITY MAP:



CERTIFICATIONS:

OWNER:
Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

DEVELOPER:
Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

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.

Source of Title: 2023-015797
2023-015796
2023-010005
2023-017298

Date of Execution _____ Name: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 side as required in accord with the City of Benton Subdivision Regulation Ordinance.

Date of Execution

Signed: _____
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Benton 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.

Date of Execution

Benton Planning Commission Chairman

PROPERTY SPECIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC, PO BOX 10, BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER: ARKANSAS STORAGE XIV, LLC, PO BOX 10, BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC., 129 N. MAIN STREET, BENTON, AR 72015

NAME OF SUBDIVISION: FINLEY BUSINESS PARK

ZONING CLASSIFICATION: C-2 AND C3

SOURCE OF TITLE: SALINE COUNTY DOCUMENT 2023-015797, 2023-015796, 2023-010005, 2023-017298

NUMBER OF LOTS: 2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: SUMMIT UTILITIES

BUILDING SETBACKS:
FRONT - AS SHOWN
REAR - OR AS SHOWN
SIDE - OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - AS SHOWN
REAR - OR AS SHOWN
SIDE - OR AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

ARKANSAS STORAGE XIV, LLC

FINAL PLAT
FINLEY BUSINESS PARK
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	01/19/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 22-0800
REVISED:	09/10/2025	CHECKED BY:	
SHEET:		SCALE: 1" = 100'	

500	01S	14W	0	14	110	62	1762
500	01S	14W	0	13	400	62	1762

K:\Land Projects 2004\Commercial\2022-22-0800 Stuart Trailer I 50\22-0800 Preliminary Plat 02-05-2025.dwg