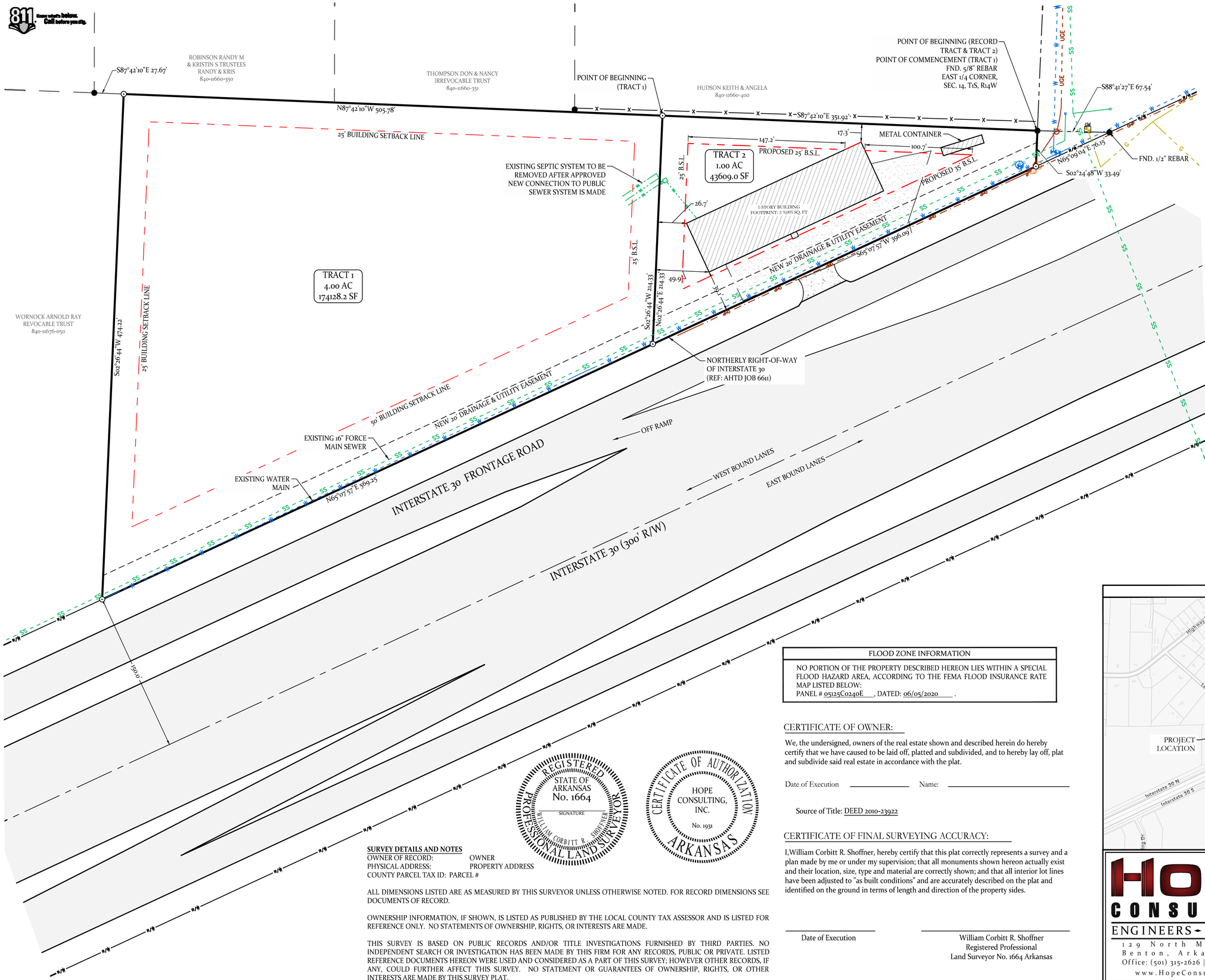
811 Know what's below. Call before you dig.



PROPERTY DESCRIPTIONS FROM SURVEY

TRACT 1

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AND THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 02°24'48" WEST A DISTANCE OF 33.49 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 30, SAID POINT LYING APPROXIMATELY 150 FEET FROM THE CENTERLINE THEREOF;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°07'57" WEST A DISTANCE OF 396.09 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°26'44" EAST A DISTANCE OF 214.33 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 87°42'10" EAST A DISTANCE OF 351.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 43,608.97 SQUARE FEET, OR 1.00 ACRES, MORE OR LESS.

TRACT 2

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AND THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 87°42'10" WEST A DISTANCE OF 351.92 FEET TO A 1/2" REBAR & CAP (PS 1664) THE POINT OF BEGINNING;

THENCE SOUTH 02°26'44" WEST A DISTANCE OF 214.33 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 30, SAID POINT LYING APPROXIMATELY 150 FEET FROM THE CENTERLINE THEREOF;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°07'57" WEST A DISTANCE OF 569.25 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°26'44" EAST A DISTANCE OF 474.22 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 87°42'10" EAST A DISTANCE OF 505.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 174,128.16 SQUARE FEET, OR 4.00 ACRES, MORE OR LESS.

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

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 # 05125C0240E ___, DATED: 06/05/2020 ____ .

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

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

SURVEY DETAILS AND NOTES

OWNER OF RECORD: OWNER
PHYSICAL ADDRESS: PROPERTY ADDRESS
COUNTY PARCEL TAX ID: PARCEL #

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.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS 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, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2010-023922

PART OF THE NORTHEAST QUARTER SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14, THENCE SOUTH 89°53'24" WEST ALONG THE QUARTER SECTION LINE 857.70 FEET; THENCE SOUTH 00°02'50" WEST 474.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 30 HIGHWAY (330 FOOT RIGHT-OF-WAY); THENCE NORTH 62°44'07" EAST ALONG SAID RIGHT-OF-WAY LINE 965.34 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 00°00'11" EAST 33.65 FEET TO PLACE OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS.

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: DEED 2010-23922

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.

Date of Execution

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

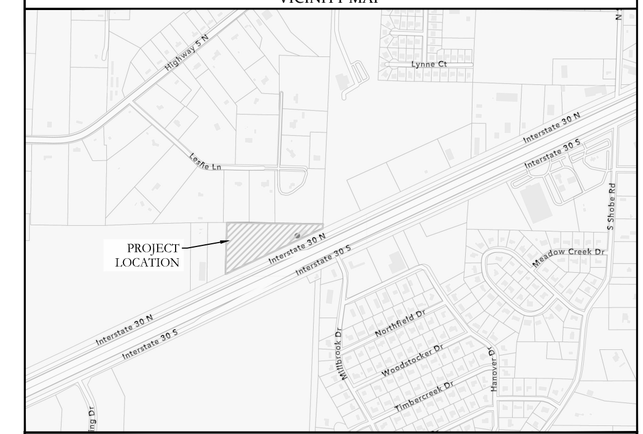
CERTIFICATE OF FINAL PLAT APPROVAL:

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 Chairman

VICINITY MAP



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

BOUNDARY SURVEY

PART OF THE NORTHEAST QUARTER SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
FLIP FLOP FLEA MARKET LLC.
REALTY TITLE & FIDELITY NATIONAL TITLE INSURANCE CO.
25190 I-30 NORTH, BRYANT, ARKANSAS, 72022

DATE: 09/04/2025	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	25-1025
SHEET: 1 OF 1	SCALE: 1" = 60'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 14 - 210 - 62 - 1664

K:\Land Projects 2025\Surveys\2025-25-0025 MAR 18\S-R14-T1S-R14-T1S-R14 25190 I-30 N, Bryant\SURVEY\DWG\25-0025 MB-06-14-T1S-R14 25190 I-30, Bryant Survey (OPTION 4).dwg | Plotted: 9/4/2025 10:08 AM | ©2025 Hope Consulting, Inc.