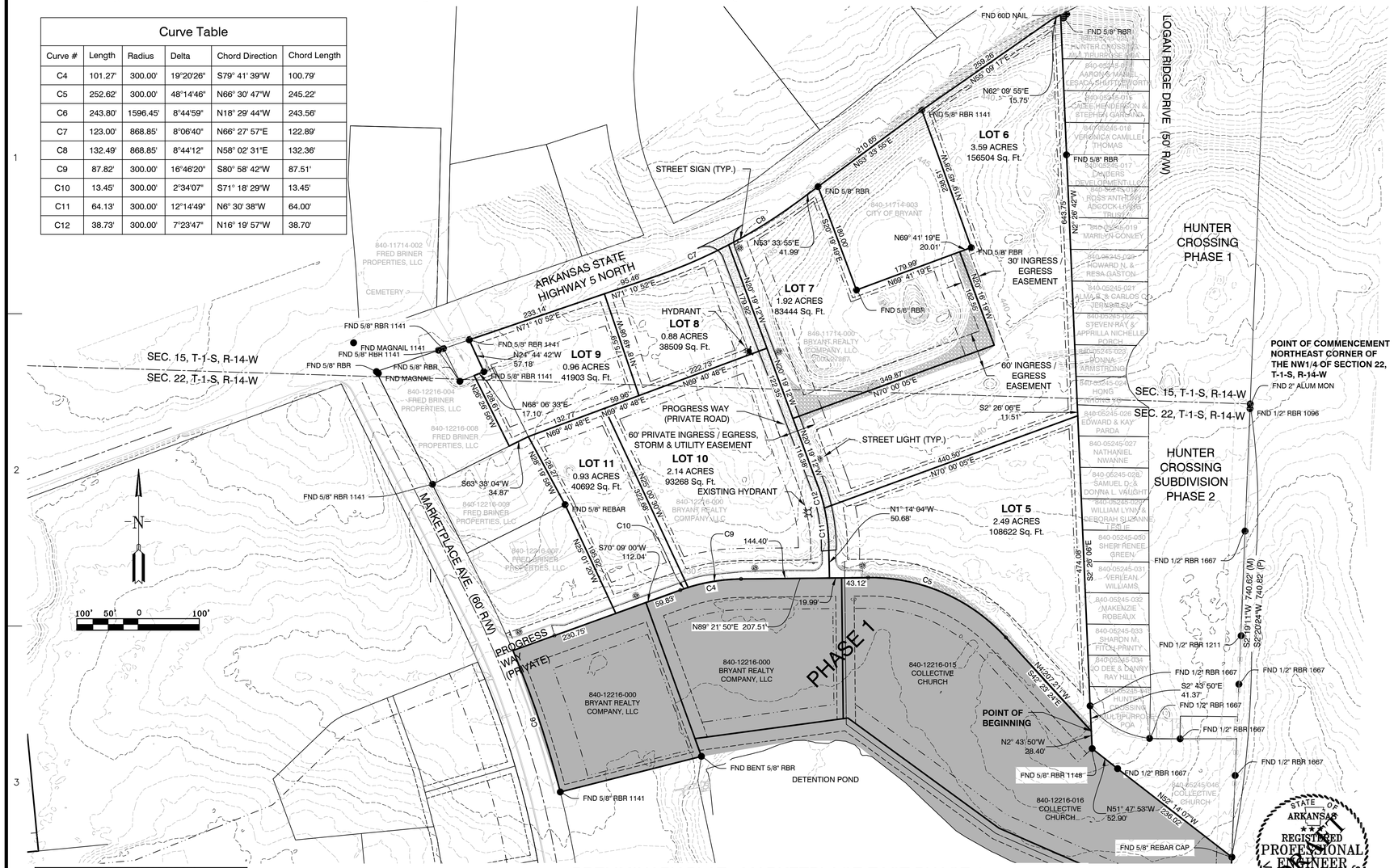
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	101.27'	300.00'	19°20'26"	S79° 41' 39"W	100.79'
C5	252.62'	300.00'	48°14'46"	N66° 30' 47"W	245.22'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	123.00'	868.85'	8°06'40"	N66° 27' 57"E	122.89'
C8	132.49'	868.85'	8°44'12"	N58° 02' 31"E	132.36'
C9	87.82'	300.00'	16°46'20"	S80° 58' 42"W	87.51'
C10	13.45'	300.00'	2°34'07"	S71° 18' 29"W	13.45'
C11	64.13'	300.00'	12°14'49"	N6° 30' 38"W	64.00'
C12	38.73'	300.00'	7°23'47"	N16° 19' 57"W	38.70'



100' 50' 0 100'

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

NUMBER OF LOTS: 7
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 25'
SIDE INTERIOR - 15'
SIDE EXTERIOR - 15'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

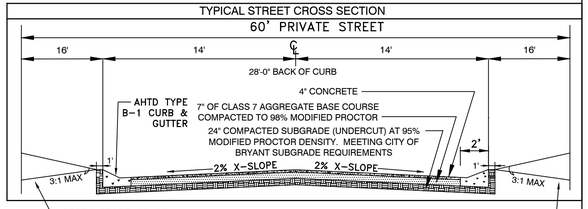
NOTES:
1. ALL LOTS WILL HAVE SIDEWALKS. THESE WILL BE ADDED WHEN EACH SITE PLAN IS SUBMITTED FOR APPROVAL TO THE CITY OF BRYANT AND MEET BRYANT CONSTRUCTION STANDARDS.

SURVEY LEGEND

- ⚠ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap or Mag Nail with Shiner
- (M)-Measured
- (R)-Record
- (P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

TYPICAL STREET CROSS SECTION



PRELIMINARY PLAT - MARKETPLACE EAST PHASE 2
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

SUBDIVISION DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 22 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION 15, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N52°14'07"W, ALONG SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 236.02 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE N51°47'53"W, CONTINUING ALONG SAID SOUTH LINE, FOR A DISTANCE OF 52.90 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N2°43'50"W, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A POINT LOCATED IN THE CENTERLINE OF PROGRESS WAY (PRIVATE DRIVE) FOR THE **POINT OF BEGINNING**; THENCE N42°23'24"W, LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE, FOR A DISTANCE OF 207.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF 252.62 FEET, WHOSE CHORD BEARS N66°30'47"W - 245.22 FEET TO A POINT; THENCE S89°21'50"W, CONTINUING ALONG SAID CENTERLINE, FOR A DISTANCE OF 207.51 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF 101.27 FEET, WHOSE CHORD BEARS S79°41'39"W - 100.79 FEET TO A POINT; THENCE S70°09'00"W, CONTINUING ALONG SAID CENTERLINE, FOR A DISTANCE OF 112.04 FEET TO A POINT; THENCE N25°01'20"W, LEAVING SAID CENTERLINE, FOR A DISTANCE OF 195.92 FEET TO A FOUND 5/8" REBAR; THENCE N28°19'58"W FOR A DISTANCE OF 126.27 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S63°33'04"W FOR A DISTANCE OF 34.87 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N26°26'56"W FOR A DISTANCE OF 128.61 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N68°06'33"E FOR A DISTANCE OF 17.10 FEET TO A FOUND 5/8" REBAR; THENCE N24°44'42"W FOR A DISTANCE OF 57.18 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 5 NORTH; THENCE N71°10'52"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 328.60 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 868.85 FEET AND AN ARC LENGTH OF 255.49 FEET, WHOSE CHORD BEARS N62°05'51"E - 254.56 FEET TO A POINT; THENCE N53°33'55"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 41.99 FEET TO A FOUND 5/8" REBAR; THENCE S20°19'49"E, LEAVING SAID RIGHT OF WAY, FOR A DISTANCE OF 180.00 FEET TO A FOUND 5/8" REBAR; THENCE N69°41'19"E FOR A DISTANCE OF 200.00 FEET TO A FOUND 5/8" REBAR; THENCE N19°45'28"W FOR A DISTANCE OF 238.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON SAID SOUTHEASTERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 5 NORTH; THENCE N55°09'17"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 259.26 FEET TO A POINT; THENCE N62°09'55"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 15.75 FEET TO THE NORTHWEST CORNER OF HUNTER CROSSING SUBDIVISION PHASE 1; THENCE S2°26'42"E, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 643.75 FEET TO A POINT; THENCE S2°26'06"E, CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 485.59 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S2°43'50"E, CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 41.37 FEET TO THE **POINT OF BEGINNING**, CONTAINING 12.92 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH 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 JANUARY 10, 2023.

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 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

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: _____
Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

CERTIFICATE OF PRELIMINARY 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 PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary 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 PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

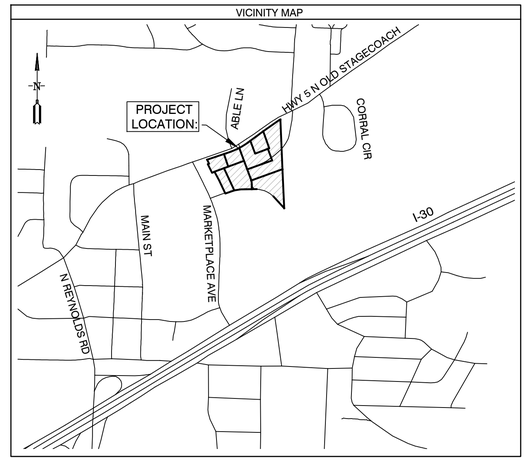
Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

CERTIFICATE OF RECORDING:

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER VERNON J. WILLIAMS NO. 9551

DRAFT

VICINITY MAP



BY	REVISION	DATE

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

MARKETPLACE EAST PHASE 2
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL SURVEYOR NO. 1573 SIGNATURE GEORGE P. WOODEN

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
20022

DATE:
AUG. 28, 2025

SHEET NO:
V1.0

J:\Projects\2020 Projects\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\CIVIL\Dwgs\20022 Bert Ferguson Marketplace East Subdivision Phase 2 - RI - Preliminary Plat 092825.dwg