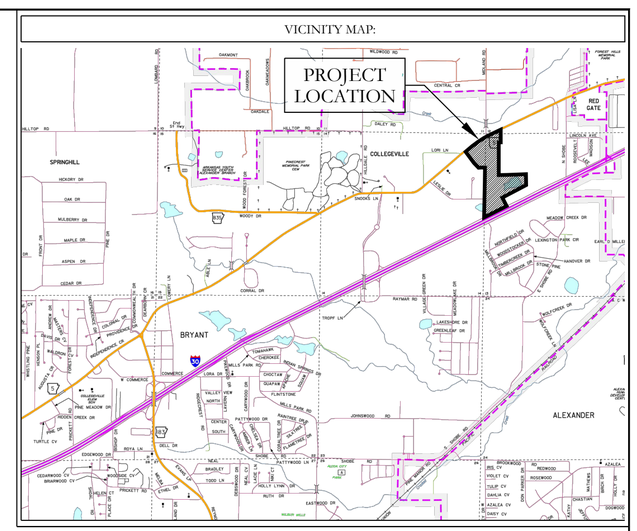
811 Know what's below. Call before you dig.

VICINITY MAP:



840-11640-124
ARKANSAS STORAGE
CENTER XIV LLC

N68°44'33"E 334.66

S88°04'08"E 145.03

25' BUILDING SETBACK LINE

DETENTION AREA

PROPOSED
80' x 140' WAREHOUSE
11,200 SQ. FT.

S2°45'07"W 371.64

EAST RIDGE SUBDIVISION
PHASE I

75' BUILDING SETBACK LINE

N2°17'18"E 245.95

UTILITY EASEMENTS

[SON ALFRED A III
& TONYA N
340-11660-500

LOT 2
3.95 ACRES
171998 Sq. Ft.

EXISTING BUILDING

N2°17'18"E 189.88

25' BUILDING SETBACK LINE

S68°25'37"W 490.93

LOT 1
FINLEY SUBDIVISION PARK

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 .

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

NUMBER OF LOTS: 1

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 - AS SHOWN
SIDE - AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP

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

30' 15' 0 30'

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

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

LOT 2
FINLEY BUSINESS PARK
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 11/20/2025		C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 22-0800
REVISED:		CHECKED BY:	
SHEET:		SCALE: 1" = 30'	

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

K:\Land Projects 2044\Commercial\2022\22-0800\Stuart Fritz\1.30\22-0800-Lot 2 recover.dwg