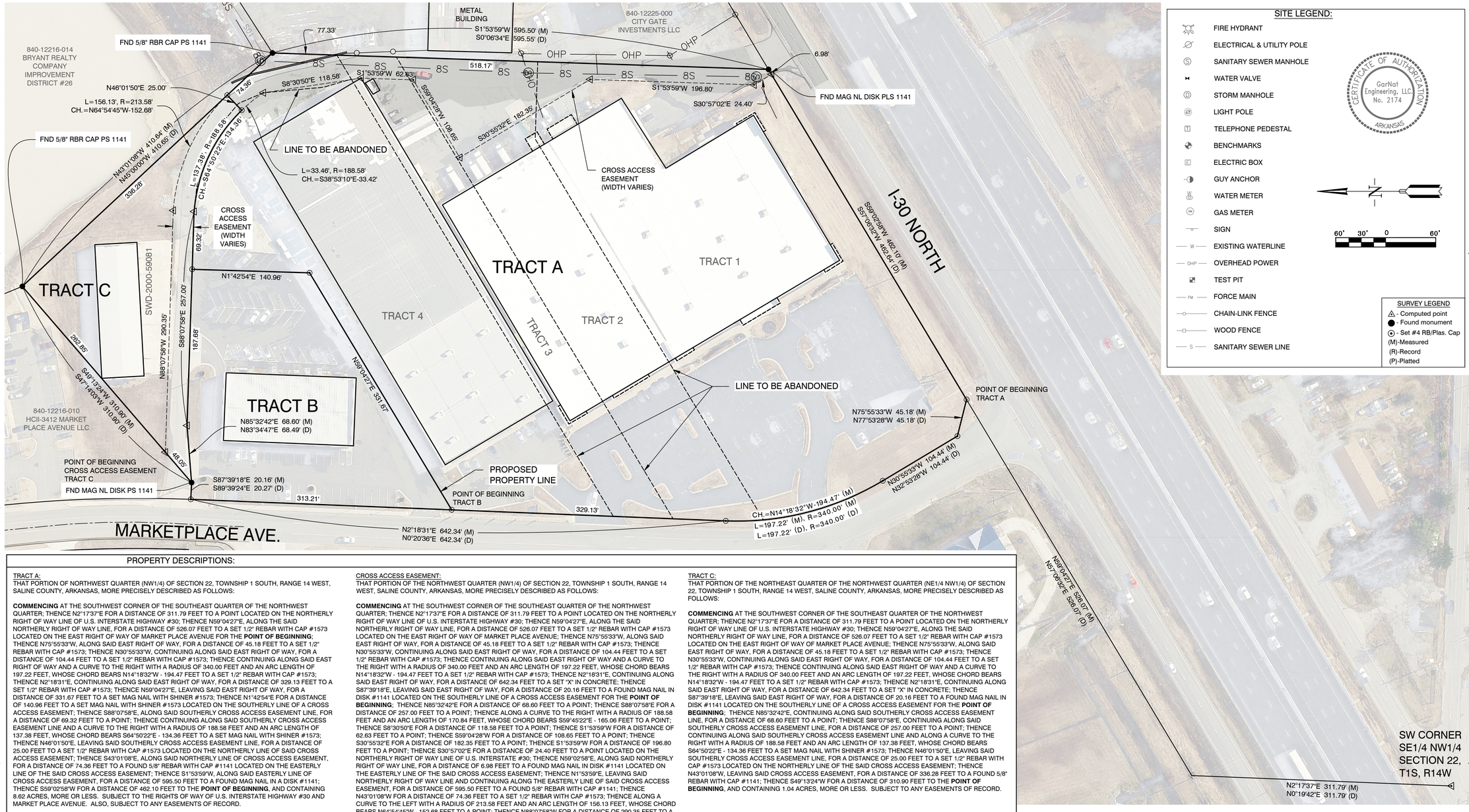


SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- GUY ANCHOR
- WATER METER
- GAS METER
- SIGN
- EXISTING WATERLINE
- OVERHEAD POWER
- TEST PIT
- FORCE MAIN
- CHAIN-LINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

60' 30' 0 60'

SURVEY LEGEND

- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted

PROPERTY DESCRIPTIONS:

TRACT A:
THAT PORTION OF NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N2°17'37"E FOR A DISTANCE OF 311.79 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE N59°04'27"E, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 526.07 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF MARKET PLACE AVENUE FOR THE **POINT OF BEGINNING**; THENCE N75°55'33"W, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 45.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N30°55'33"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 104.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 197.22 FEET, WHOSE CHORD BEARS N14°18'32"W - 194.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 329.13 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N59°04'27"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 331.67 FEET TO A SET MAG NAIL WITH SHINER #1573; THENCE N1°42'54"E FOR A DISTANCE OF 140.96 FEET TO A SET MAG NAIL WITH SHINER #1573 LOCATED ON THE SOUTHERLY LINE OF A CROSS ACCESS EASEMENT; THENCE S88°07'58"E, ALONG SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 69.32 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY CROSS ACCESS EASEMENT LINE AND A CURVE TO THE RIGHT WITH A RADIUS OF 188.58 FEET AND AN ARC LENGTH OF 137.38 FEET, WHOSE CHORD BEARS S64°50'22"E - 134.36 FEET TO A SET MAG NAIL WITH SHINER #1573; THENCE N46°01'50"E, LEAVING SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 25.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTHERLY LINE OF SAID CROSS ACCESS EASEMENT; THENCE S43°01'08"E, ALONG SAID NORTHERLY LINE OF CROSS ACCESS EASEMENT, FOR A DISTANCE OF 74.36 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EASTERLY LINE OF THE SAID CROSS ACCESS EASEMENT; THENCE S1°53'59"W, ALONG SAID EASTERLY LINE OF CROSS ACCESS EASEMENT, FOR A DISTANCE OF 595.50 FEET TO A FOUND MAG NAIL IN A DISK #1141; THENCE S59°02'58"W FOR A DISTANCE OF 462.10 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 8.62 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS OF WAY OF U.S. INTERSTATE HIGHWAY #30 AND MARKET PLACE AVENUE. ALSO, SUBJECT TO ANY EASEMENTS OF RECORD.

TRACT B:
THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N2°17'37"E FOR A DISTANCE OF 311.79 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE N59°04'27"E, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 526.07 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF MARKET PLACE AVENUE; THENCE N75°55'33"W, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 45.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N30°55'33"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 104.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 197.22 FEET, WHOSE CHORD BEARS N14°18'32"W - 194.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 329.13 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 313.21 FEET TO A SET "X" IN CONCRETE; THENCE S87°39'18"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 20.16 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE SOUTHERLY LINE OF A CROSS ACCESS EASEMENT; THENCE N85°32'42"E, CONTINUING ALONG SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 68.60 FEET TO A POINT; THENCE S88°07'58"E, CONTINUING ALONG SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 187.68 FEET TO A SET MAG NAIL WITH SHINER #1573; THENCE S1°42'54"W, LEAVING SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 140.96 FEET TO A SET MAG NAIL WITH SHINER #1573; THENCE S59°04'27"W FOR A DISTANCE OF 331.67 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.46 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF MARKET PLACE AVENUE. ALSO, SUBJECT TO ANY EASEMENTS OF RECORD.

CROSS ACCESS EASEMENT:
THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N2°17'37"E FOR A DISTANCE OF 311.79 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE N59°04'27"E, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 526.07 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF MARKET PLACE AVENUE; THENCE N75°55'33"W, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 45.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N30°55'33"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 104.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 197.22 FEET, WHOSE CHORD BEARS N14°18'32"W - 194.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 642.34 FEET TO A SET "X" IN CONCRETE; THENCE S87°39'18"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 20.16 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE SOUTHERLY LINE OF A CROSS ACCESS EASEMENT FOR THE **POINT OF BEGINNING**; THENCE N85°32'42"E FOR A DISTANCE OF 68.60 FEET TO A POINT; THENCE S88°07'58"E FOR A DISTANCE OF 257.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 188.58 FEET AND AN ARC LENGTH OF 170.84 FEET, WHOSE CHORD BEARS S59°45'22"E - 165.06 FEET TO A POINT; THENCE S8°30'50"E FOR A DISTANCE OF 118.58 FEET TO A POINT; THENCE S1°53'59"W FOR A DISTANCE OF 62.63 FEET TO A POINT; THENCE S59°04'28"W FOR A DISTANCE OF 108.65 FEET TO A POINT; THENCE S30°55'32"E FOR A DISTANCE OF 182.35 FEET TO A POINT; THENCE S1°53'59"W FOR A DISTANCE OF 196.80 FEET TO A POINT; THENCE S30°57'02"E FOR A DISTANCE OF 24.40 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE #30; THENCE N59°02'58"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 6.98 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE EASTERLY LINE OF THE SAID CROSS ACCESS EASEMENT; THENCE N1°53'59"E, LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND CONTINUING ALONG THE EASTERLY LINE OF SAID CROSS ACCESS EASEMENT, FOR A DISTANCE OF 595.50 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE N43°01'08"W FOR A DISTANCE OF 74.36 FEET TO A 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 213.58 FEET AND AN ARC LENGTH OF 156.13 FEET, WHOSE CHORD BEARS N64°54'45"W - 152.68 FEET TO A POINT; THENCE N88°07'58"W FOR A DISTANCE OF 290.35 FEET TO A POINT; THENCE S49°13'24"W FOR A DISTANCE OF 48.05 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.86 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

TRACT C:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N2°17'37"E FOR A DISTANCE OF 311.79 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE N59°04'27"E, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 526.07 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF MARKET PLACE AVENUE; THENCE N75°55'33"W, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 45.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N30°55'33"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 104.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 197.22 FEET, WHOSE CHORD BEARS N14°18'32"W - 194.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 642.34 FEET TO A SET "X" IN CONCRETE; THENCE S87°39'18"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 20.16 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE SOUTHERLY LINE OF A CROSS ACCESS EASEMENT FOR THE **POINT OF BEGINNING**; THENCE N85°32'42"E, CONTINUING ALONG SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 68.60 FEET TO A POINT; THENCE S88°07'58"E, CONTINUING ALONG SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 257.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY CROSS ACCESS EASEMENT LINE AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 188.58 FEET AND AN ARC LENGTH OF 137.38 FEET, WHOSE CHORD BEARS S64°50'22"E - 134.36 FEET TO A SET MAG NAIL WITH SHINER #1573; THENCE N46°01'50"E, LEAVING SAID SOUTHERLY CROSS ACCESS EASEMENT LINE, FOR A DISTANCE OF 25.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTHERLY LINE OF THE SAID CROSS ACCESS EASEMENT; THENCE N43°01'08"W, LEAVING SAID CROSS ACCESS EASEMENT, FOR A DISTANCE OF 336.28 FEET TO A FOUND 5/8" REBAR WITH CAP #1573; THENCE S49°13'24"W FOR A DISTANCE OF 310.90 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.04 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

DOCUMENTS USED:

- SPECIAL WARRANTY DEED BOOK 2000 PAGE 59081
- WARRANTY DEED BOOK 2011 PAGE 035620

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

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 FEBRUARY 28, 2026.

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 PANELS 05125C0240E AND 05125C0380E EFFECTIVE DATE JUNE 5, 2020.

BY	REVISION	DATE

GNE Designing our client's success
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3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com
Ph. (501) 408-4650

ASHLEY FURNITURE STORE
FERGUSON PROPERTIES
MANAGEMENT LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

4-9-26

CONTENTS:
TRACT LINE ADJUSTMENT

PROJECT NO:
26029

DATE:
APRIL 9, 2026

SHEET NO:
V1.0

© Projects\2026 Projects\26029 Ashley Store Trail Split Ferguson Property\Drawings\26029_Survey\26029 Ashley Furniture Marketplace Avenue - 1026.dwg