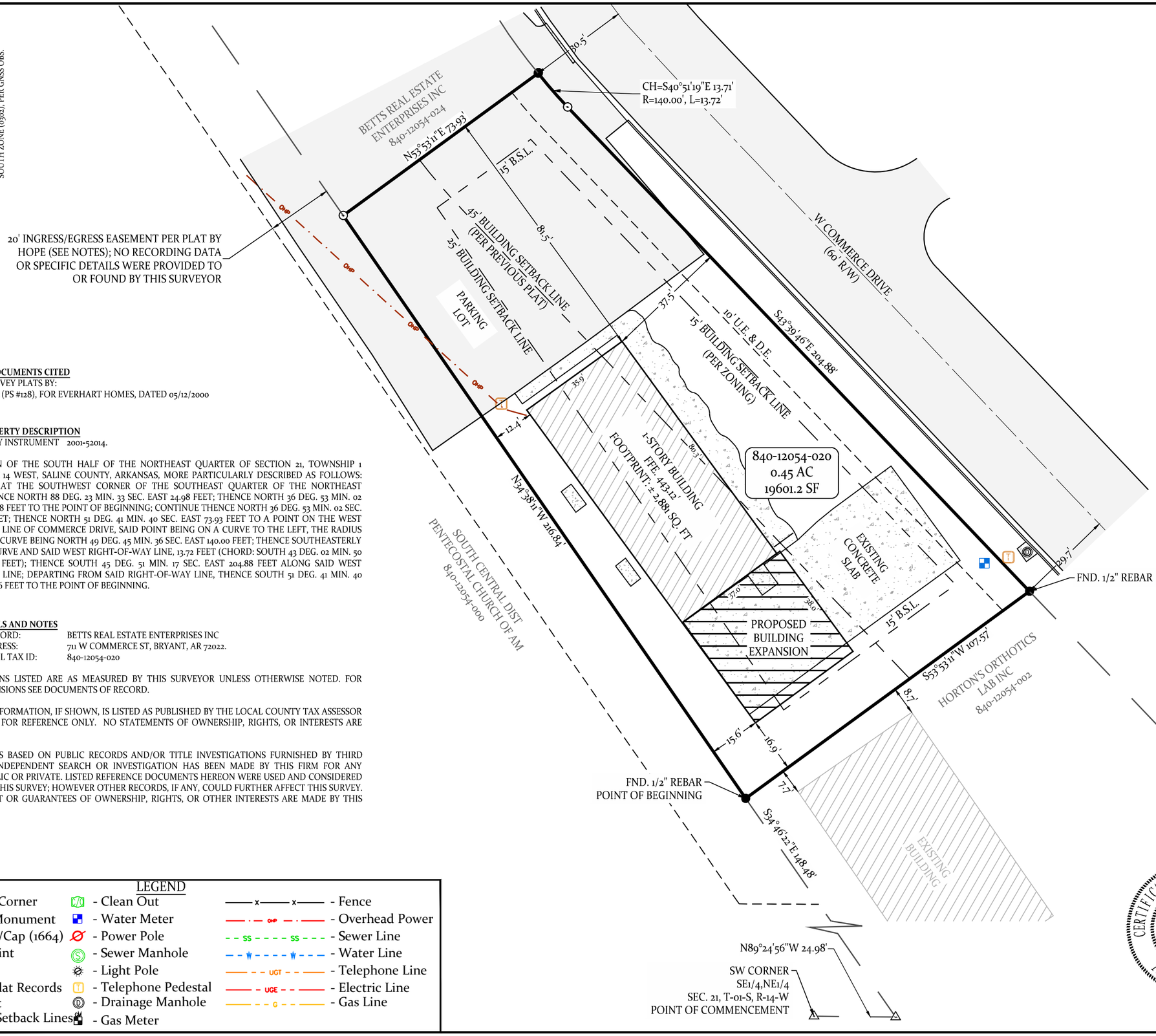
26-0228
Drawing No.

BASIS OF BEARINGS:
GRID NORTH, ARK SPCS (NAD83),
SOUTH ZONE (0302), PER GNSS OBS.

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



REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
WILLIAM HOPE (PS #128), FOR EVERHART HOMES, DATED 05/12/2000

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2001-52014.

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEG. 23 MIN. 33 SEC. EAST 24.98 FEET; THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 148.48 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 216.84 FEET; THENCE NORTH 51 DEG. 41 MIN. 40 SEC. EAST 73.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE DRIVE, SAID POINT BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF SAID CURVE BEING NORTH 49 DEG. 45 MIN. 36 SEC. EAST 140.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, 13.72 FEET (CHORD: SOUTH 43 DEG. 02 MIN. 50 SEC. EAST 13.71 FEET); THENCE SOUTH 45 DEG. 51 MIN. 17 SEC. EAST 204.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; DEPARTING FROM SAID RIGHT-OF-WAY LINE, THENCE SOUTH 51 DEG. 41 MIN. 40 SEC. WEST 107.36 FEET TO THE POINT OF BEGINNING.

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	BETTS REAL ESTATE ENTERPRISES INC
PHYSICAL ADDRESS:	711 W COMMERCE ST, BRYANT, AR 72022.
COUNTY PARCEL TAX ID:	840-12054-020

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.

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
- x——x—— - Fence
- —OHP—OHP— - Overhead Power
- --SS----SS-- - Sewer Line
- --W----W-- - Water Line
- —UGT—UGT— - Telephone Line
- —UGE—UGE— - Electric Line
- —G—G— - Gas Line

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

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
4/10/26
WILLIAM CORBITT R. SHOFNER
PROFESSIONAL LAND SURVEYOR

LEGEND
- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location
- Measured by Surveyor
- Record/Deed/Plat Measurements
- Building Setback Line Restriction
- Utility/Drainage Easement
- Property Boundary Line
- Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

30' 15' 0' 30'

Drawn By: NCD/JET Checked:

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
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.

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0360E dated: 06/05/2020

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

For the Exclusive Use and Benefit of:
Craig Betts

Address 711 W Commerce Street
Bryant, Arkansas, 72022.
Date 4/10/2026

500	01S	14W	0	21	100	62	1664

K:\Land Projects 2004\Surveys\2026\26-0228 Survey & Site Plan 710S, Rt4W, S21 711 W Commerce, Bryant\SURVEY\DWG\26-0228 711 W Commerce St, Bryant.dwg | Plotted: 4/14/2026 9:31 AM | ©2026 Hope Consulting, Inc.