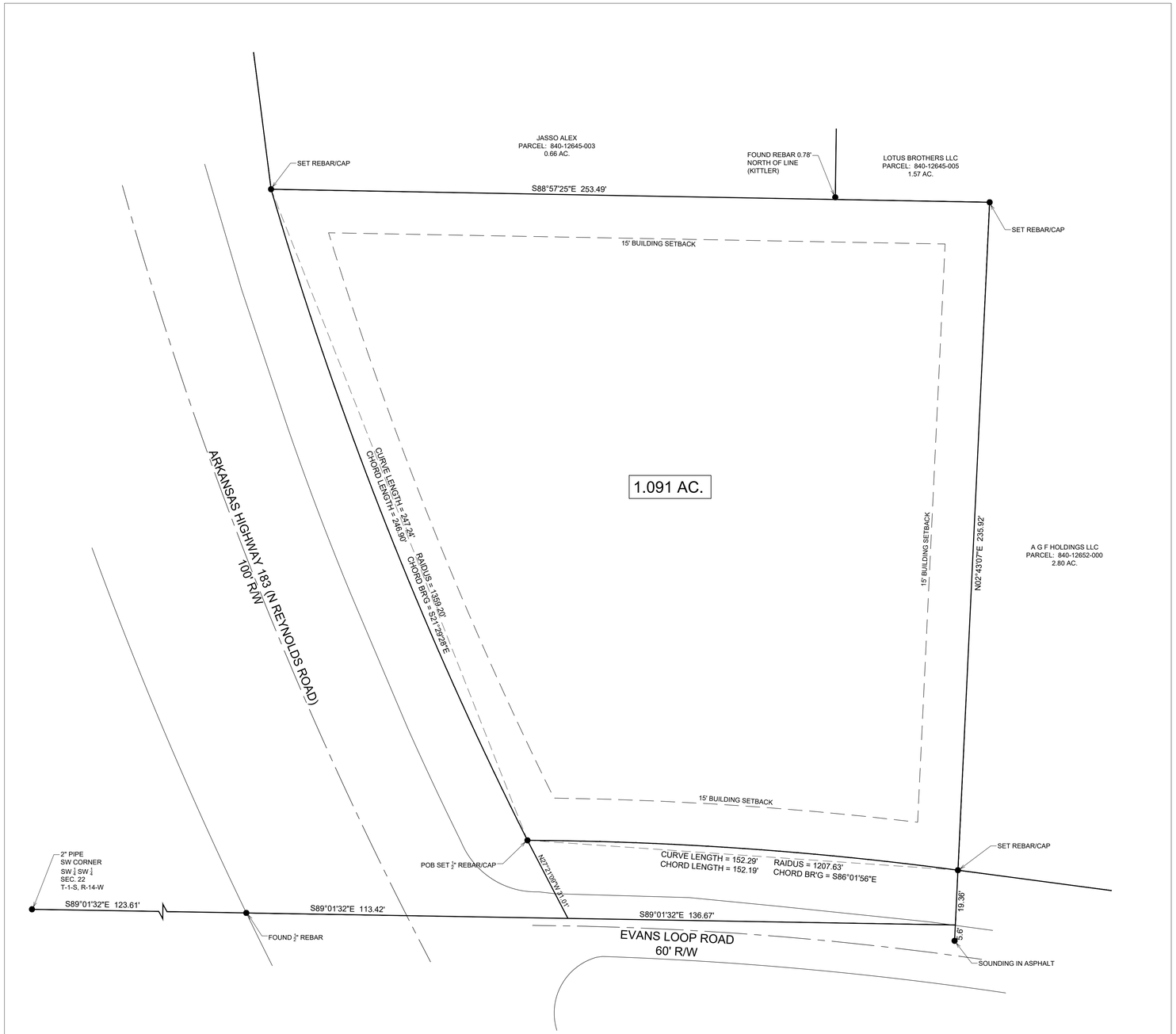


PRELIMINARY PLAT

SCALE 1" = 20'

CERTIFICATE OF ENGINEERING ACCURACY

I, Phillip Lewis, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown heron 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 of Execution

Signed: _____
Phillip Lewis
Registered Professional Engineer
No. 9540
Arkansas

CERTIFICATE OF SURVEYING ACCURACY

I, Michael Johnston, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision; that the boundary lines shown heron 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 of Execution

Signed: _____
Michael Johnston
Registered Professional Land Surveyor
No. 2542
Arkansas

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 this plat.

Date of Execution

021618 FAMILY LAND TRUST LLC

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 20___, in Plat Book _____, Page _____.

Name (Clerk)

CERTIFICATE OF FINAL 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 of further provisions of said Rules and Regulations.

This Certificate shall expire _____

Date of Execution

Chairman
Bryant Planning Commission

LEGAL DESCRIPTION

Part of the SW ¼ SW ¼ Section 22, Township 1 South, Range 14 West, Saline County, Arkansas being more particularly described;

Commencing at the Southwest corner of the SW ¼ SW ¼ of said Section 22; thence South 89°01'32" East along the South line of said SW ¼ SW ¼ a distance of 237.04 feet to a point on the Easterly Right-of-Way line of Arkansas State Highway 183, (North Reynolds Road), (100' R/W); thence North 27°21'09" West along said Right-of-Way, a distance of 31.01 feet to the Point of Beginning on the Northerly Right-of-Way line of Evans Loop Road (60' R/W); thence along said Right-of-Way on a curve to the right having a radius 1207.63 feet, an arc length of 152.29 feet and a chord which bears South 86°01'56" East, a distance of 152.19 feet; thence North 02°43'07" East, a distance of 235.92 feet; thence North 88°57'25" West, a distance of 253.49 feet to a point on the Easterly Right of-Way line of Arkansas State Highway 183 (North Reynolds Road), (100' R/W); thence along said Right-of-Way on a curve to the left having a radius of 1359.20 feet, an arc length of 247.24 feet and a chord which bears South 21°29'28" East, a distance of 246.90 feet to the Point of Beginning containing 1.091 acres, more or less.

PROPERTY SPECIFICATIONS

OWNER: 021618 FAMILY LAND TRUST LLC
14524 CANTRELL RD STE 160
LITTLE ROCK, AR 72202

DEVELOPER/SUBDIVIDER: COLLIERS
ATTN: BRADFORD GAINES
1 ALLIED DRIVE, STE 1500
LITTLE ROCK, AR 72202

ENGINEER: PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022

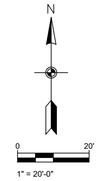
PHYSICAL ADDRESS: 2116 N REYNOLDS ROAD
BRYANT, AR 72022

ZONING CLASSIFICATION: C-2 HIGHWAY COMMERCIAL

SOURCE OF TITLE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.22-0041240
COMMITMENT DATE: FEBRUARY 1, 2022 AT 06:00 AM

FLOOD INFORMATION

THIS PROPERTY LIES WITHIN ZONE X ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 05125C0380E, EFFECTIVE JUNE 5, 2020.



PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

2116 N REYNOLDS ROAD PRELIMINARY PLAT
Bryant, Arkansas

PROJECT NUMBER:

SHEET ISSUE DATE:
06/06/2022

PAGE TITLE:
PRELIMINARY PLAT

SHEET NUMBER:
C1.1