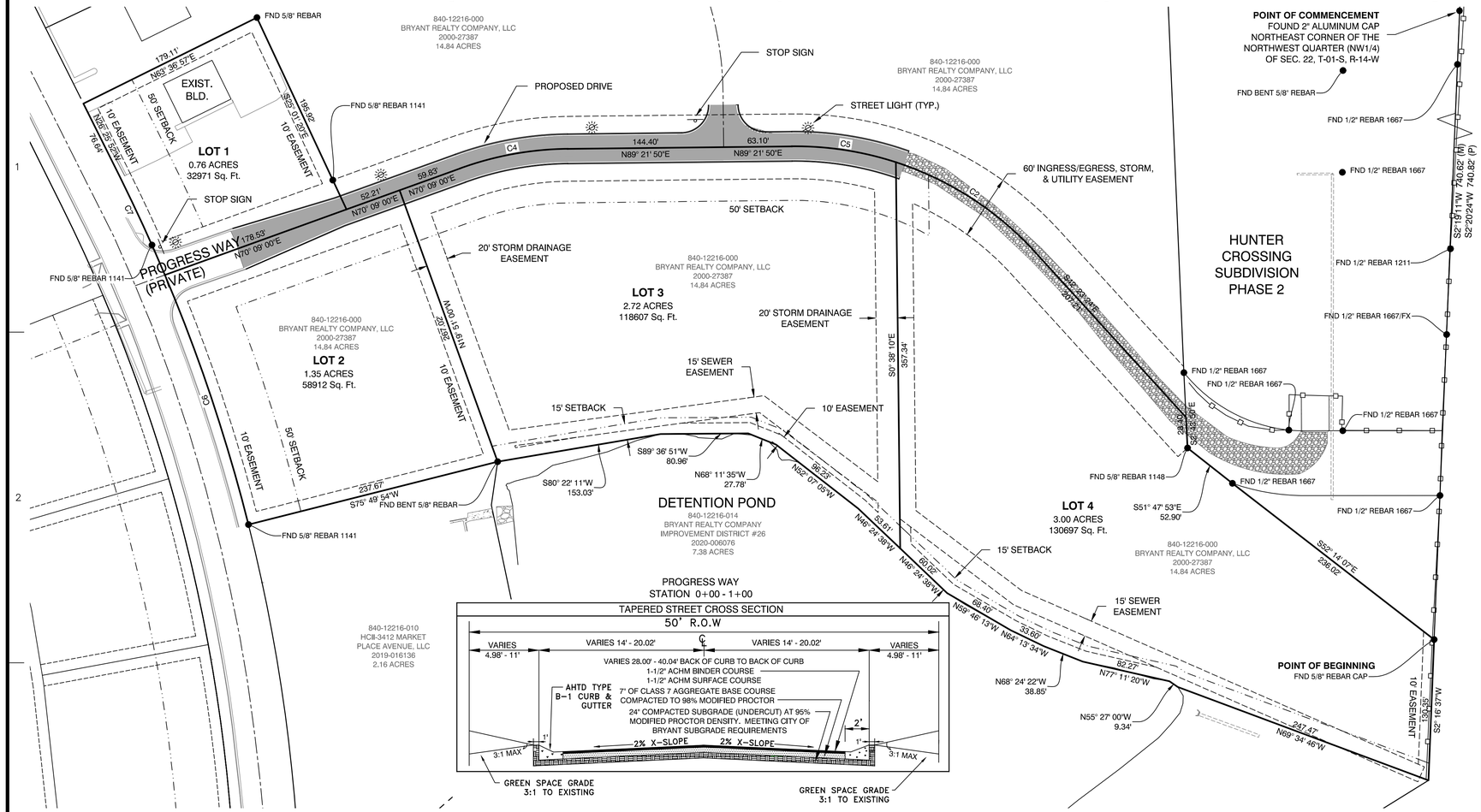
PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



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.

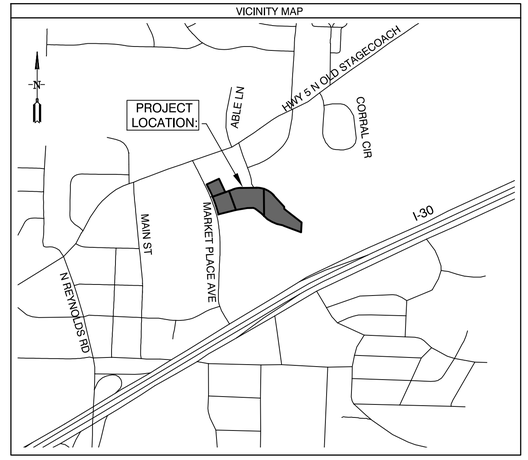
Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

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: _____
Rick Johnson, Chairman
Bryant Planning Commission

VICINITY MAP



SUBDIVISION DESCRIPTION:

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 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 01 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; 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 FOR THE **POINT OF BEGINNING**; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 130.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°34'46" W, LEAVING SAID EAST LINE, A DISTANCE OF 247.47 FEET TO A POINT ON A DETENTION POND WATER ELEVATION LINE SHOT ON JANUARY 10, 2023; THENCE CONTINUING ALONG SAID DETENTION POND THE FOLLOWING COURSES: THENCE N 55°27'00" W - 9.34 FEET, THENCE N 77°11'20" W - 82.27 FEET, THENCE N 68°24'22" W - 38.85 FEET, THENCE N 64°13'34" W - 33.60 FEET, THENCE N 59°46'13" W - 68.40 FEET, THENCE N 46°24'38" W - 113.63 FEET, THENCE N 62°07'05" W - 96.23 FEET, THENCE N 68°11'35" W - 27.78 FEET, THENCE S 89°36'51" W - 80.96 FEET, THENCE S 80°22'11" W, LEAVING SAID DETENTION POND A DISTANCE OF 153.03 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 342.77 FEET, WHOSE CHORD BEARS N 20°16'30" W - 342.11 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°25'52" W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 76.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°36'57" E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 179.11 FEET TO A FOUND 5/8" REBAR; THENCE S 25°01'20" E FOR A DISTANCE OF 195.92 FEET TO A POINT THAT IS LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG THE CENTERLINE OF PROGRESS WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 112.04 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.50 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF PROGRESS WAY AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.83 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 SURVEYS "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 0512SC0240E EFFECTIVE DATE JUNE 05, 2020.

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 15'
SIDE - 0'

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

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

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	146.93'	300.00'	28°03'44"	S56° 25' 16"E	145.47'
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	97.73'	300.00'	18°39'54"	S81° 18' 13"E	97.30'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24° 39' 30"W	98.95'

BY	REVISION	DATE

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL LAND SURVEYOR
GEORGE P. WOODEN
PRELIMINARY

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
V1.0

J:\Projects\20022 Bryant Realty\20022 Bryant Realty Company, LLC - Bryant, Ohio (Donahey)\DWG\Donahey\20022 Bryant Realty Company, LLC - Bryant, Ohio (Donahey) - 1 acre tract - John Donahey - 1 acre tract - Bryant, Ohio.dwg