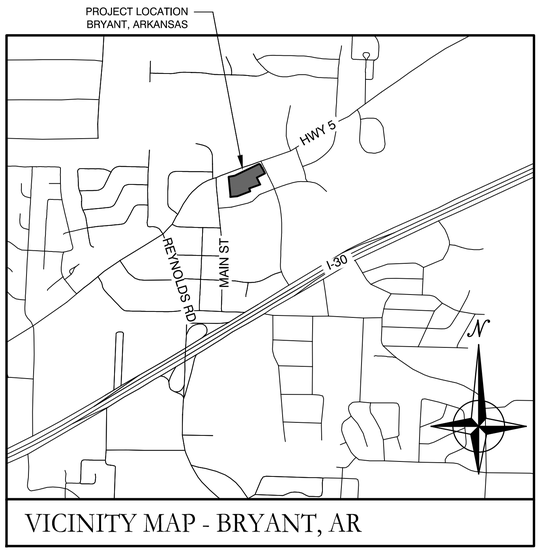
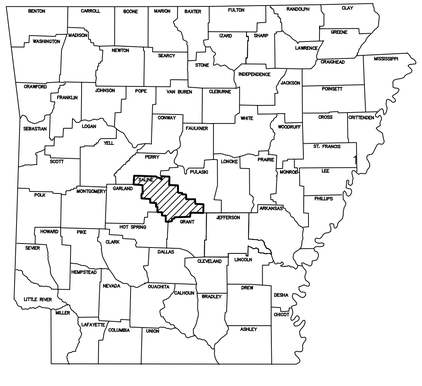
CONSTRUCTION PLANS FOR

BRYANT REALTY COMPANY, LLC
MARKET PLACE CENTER II
PHASE 3
BRYANT, ARKANSAS



VICINITY MAP - BRYANT, AR



ARKANSAS

DRAWING INDEX:

V1.0	FINAL PLAT
C2.0	WATER LINE PLAN

Prepared by:

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

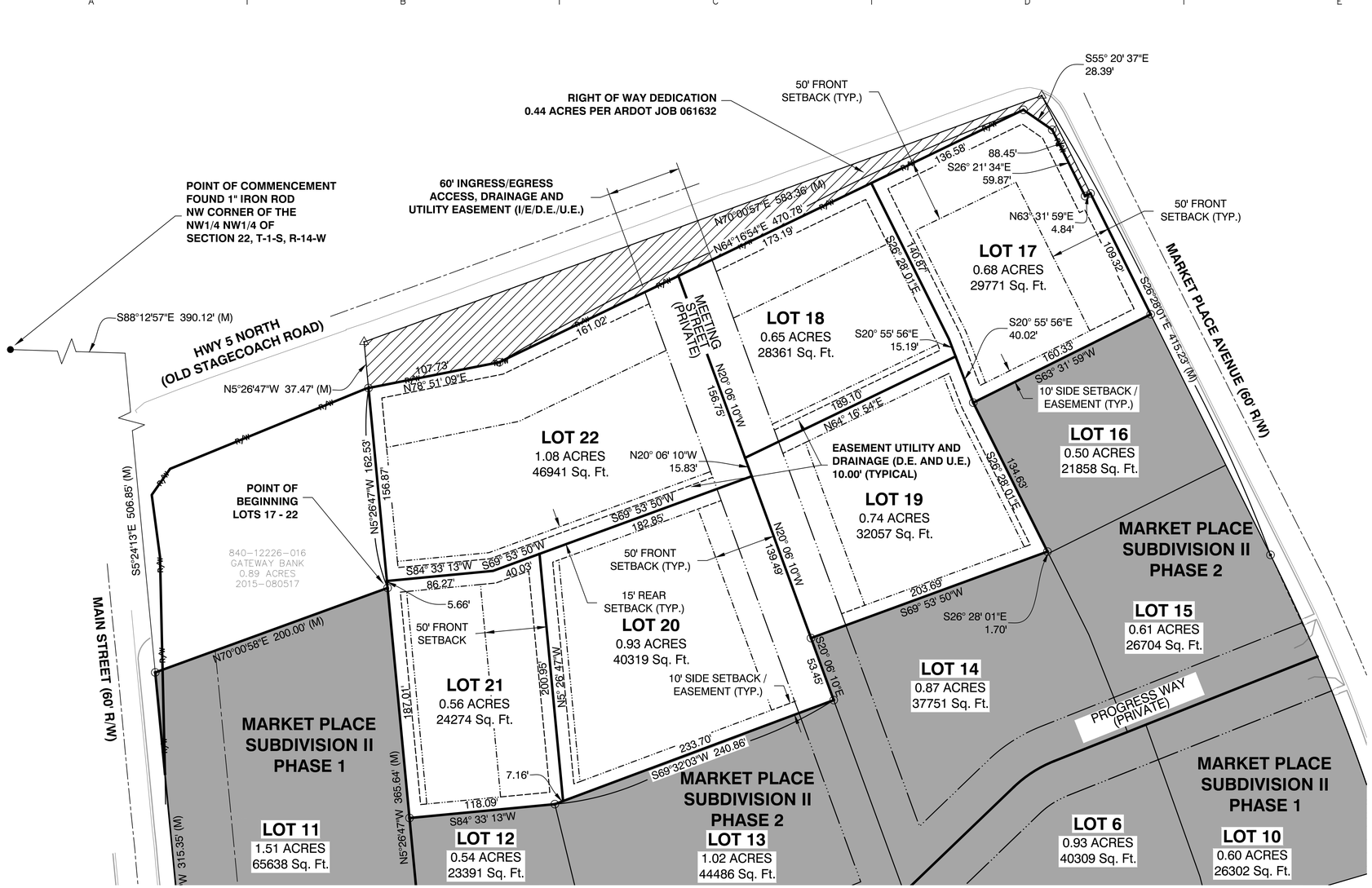
3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

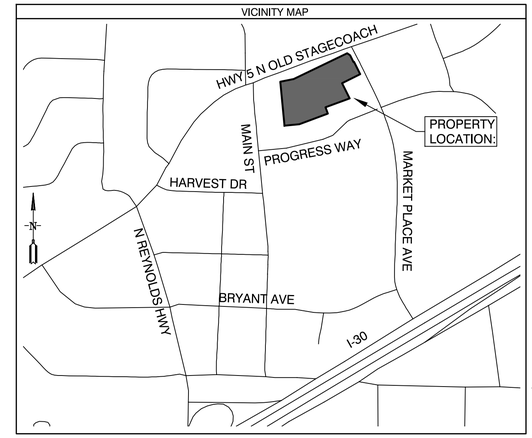
Designing our client's success

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

05-09-2023

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS





SUBDIVISION DESCRIPTION:

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

LOTS 17 - 22:
COMMENCING AT A FOUND 1" IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE SAID NW1/4 NW1/4 OF SECTION 22, T-1-S, R-14-W; THENCE S 88°12'57" E, ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 390.12 FEET TO A POINT; THENCE S 5°24'13" E, ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 506.85 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF GATEWAY BANK PROPERTY DEED BOOK 2015 PAGE 080517; THENCE N 70°00'58" E, LEAVING SAID RIGHT OF WAY AND ALONG SOUTH LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N 5°26'47" W ALONG EAST LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 162.53 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTHERLY PROPOSED RIGHT OF WAY OF HIGHWAY 5 ARDOT JOB 061632; THENCE N 78°51'09" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 107.73 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 64°16'54" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 470.78 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 55°20'37" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 28.39 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 26°21'34" E CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 59.87 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°31'59" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 4.84 FEET TO A SET 1/2" REBAR WITH CAP LOCATED ON THE EXISTING WESTERLY RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE S 26°28'01" E ALONG SAID EXISTING WESTERLY RIGHT OF WAY FOR A DISTANCE OF 109.32 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 16 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 63°31'59" W ALONG SAID NORTHERLY LINE OF LOT 16 FOR A DISTANCE OF 160.33 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE S 26°28'01" E ALONG WESTERLY LINE OF SAID LOT 16 FOR A DISTANCE OF 134.63 FEET TO A SET 1/2" REBAR LOCATED AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF LOT 14 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°53'50" W ALONG SAID NORTHERLY LINE OF LOT 14 FOR A DISTANCE OF 203.69 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE CENTER OF MEETING STREET (PRIVATE STREET); THENCE S 20°06'10" E ALONG CENTER OF SAID MEETING STREET FOR A DISTANCE OF 53.45 FEET TO A POINT LOCATED AT THE NORTHEAST CORNER OF LOT 13 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°32'03" W ALONG THE NORTHERLY LINE OF SAID LOT 13 FOR A DISTANCE OF 240.86 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF LOT 12 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 84°33'13" W ALONG THE NORTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 118.09 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 12 AND ON THE EASTERLY LINE OF LOT 11 OF MARKET PLACE SUBDIVISION II, PHASE 1; THENCE N 5°26'47" W ALONG EASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 187.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.63 ACRES, MORE OR LESS.

DOCUMENTS USED:

- FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 1 BY GARNAT ENGINEERING DATED 10/14/2019
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/2/2007 KERRY LANE PLS #1141
- FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 2 BY GARNAT ENGINEERING DATED 11/14/2022
- DEED BOOK 2016 PAGE 016810
- DEED BOOK 1997 PAGE 20341
- DEED BOOK 2008 PAGE 82137
- DEED BOOK 2000 PAGE 27385
- DEED BOOK 2000 PAGE 27387
- DEED BOOK 2015 PAGE 080517
- DEED BOOK 2018 PAGE 000713
- FINAL PLAT OF MARKET PLACE SUBDIVISION SURVEYED BY GARNAT ENGINEERING, LLC DATED 6/4/2019 GEORGE WOODEN PLS #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 SEPTEMBER 11, 2019.

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 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, AR 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, AR 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: _____
Fred Briner, Agent
Bryant Realty Company, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 1997-20341

CERTIFICATE OF 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 RECORDING: _____

CERTIFICATE OF SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this 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 FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

GarNat Engineering, LLC
CERTIFICATE OF AUTHORIZATION
No. 2174
ARKANSAS

FINAL PLAT
MARKET PLACE II SUBDIVISION
PHASE 3
LOTS 17 THROUGH 22
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

MIN. LOT SIZE: 20,000 S.F.
NUMBER OF LOTS: 6
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 15'
SIDE - 10'

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

N
50' 25' 0 50'

SURVEY PLAT CODE:
500-01S-14W-0-22-440-62-1573

BY	REVISION	DATE

GNE Designing our client's success

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

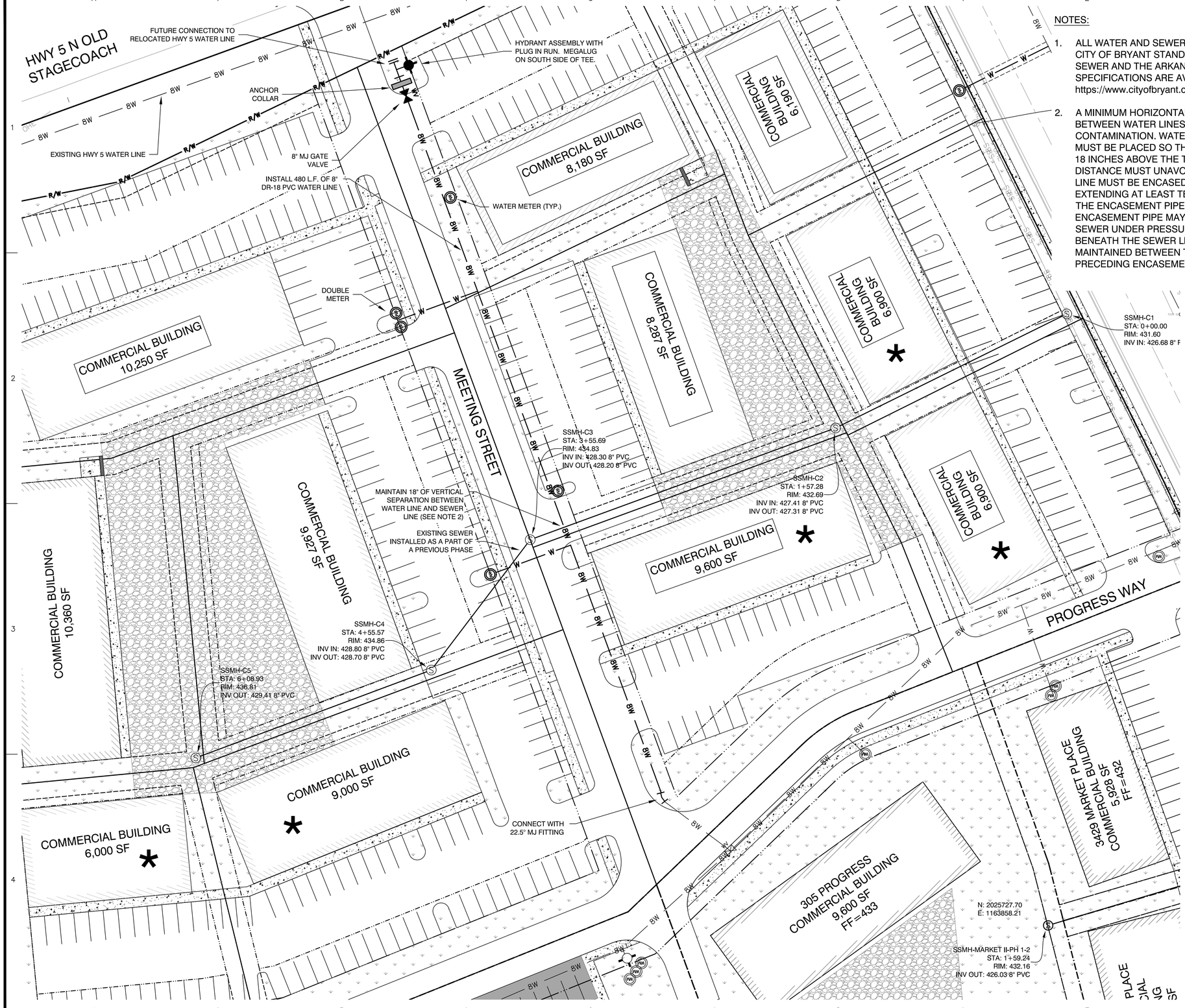
BRYANT REALTY COMPANY, LLC
MARKET PLACE II PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

CONTENTS:
FINAL PLAT
LOTS 17 - 22
PHASE 3

PROJECT NO: 18087
DATE: MAY 9, 2023
SHEET NO: V1.0

© Projects\2018 Projects\18087 Bert Ferguson - Market Place Center\Drawings\Plats\Survey\18087 Bert Ferguson - Market Place II Final Plat Lots 17 through 22 Phase 3 - 050223.dwg



NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, ATLEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

* WATER SET AS A PART OF A PREVIOUS PHASE

NO SEWER MAIN EXTENSION REQUIRED FOR THIS PHASE

30' 15' 0 30'

BY	REVISION	DATE

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

MARKET PLACE II PHASE 3 CITY OF BRYANT SALINE COUNTY, ARKANSAS

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

05-09-2023

CONTENTS:
MARKET PLACE II PHASE 3 WATER LINE PLAN

PROJECT NO: 18087

DATE: MAY 9, 2023

SHEET NO: C2.0

a:\Projects\2018 Projects\18087 Ben Ferguson - Market Place Center Dr\Work\Design\18087 - Market Place II - Water Line - Phase 3 - 050923.dwg