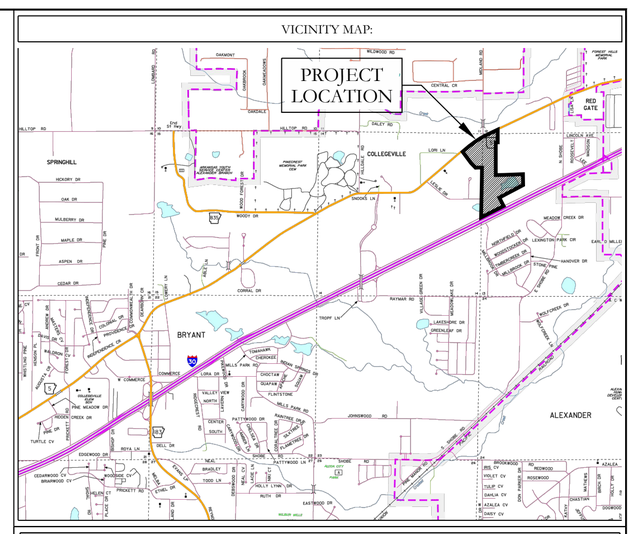
Know what's **below.**
Call before you dig.

VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

DEVELOPER:

Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

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.

Source of Title: 2023-015797
2023-015796
2023-010005
2023-017298

Date of Execution _____ Name: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located..

Date of Execution

Signed: _____
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, 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 location, 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

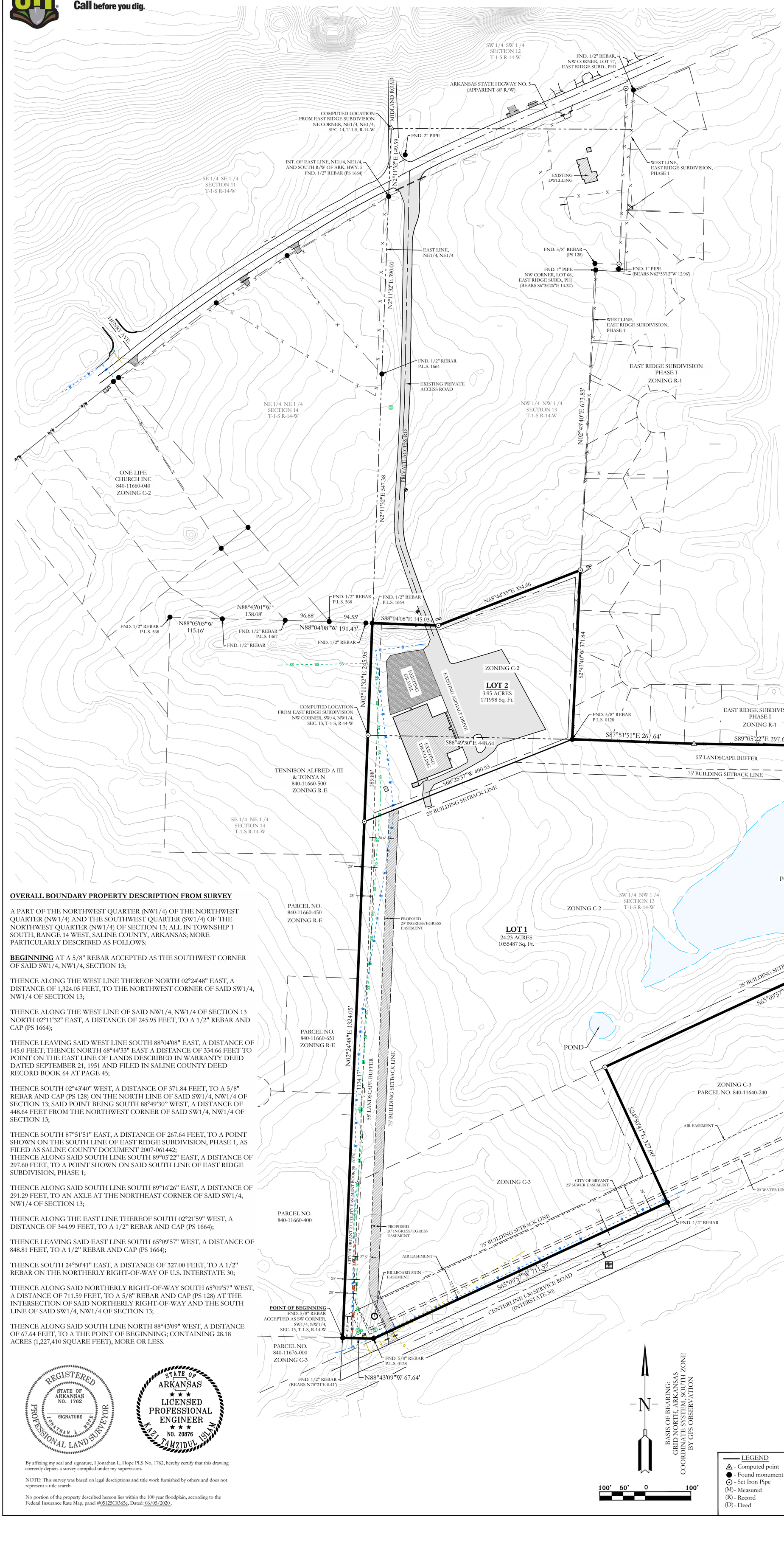
Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 Arkansas

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 of further provisions of said Rules and Regulations.

Date of Execution

Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission



OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;

THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID WEST LINE SOUTH 88°04'08" EAST, A DISTANCE OF 145.0 FEET; THENCE NORTH 68°44'33" EAST A DISTANCE OF 334.66 FEET TO POINT ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45;

THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 371.84 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE NORTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13; SAID POINT BEING SOUTH 88°49'30" WEST, A DISTANCE OF 448.64 FEET FROM THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE SOUTH 87°51'51" EAST, A DISTANCE OF 267.64 FEET, TO A POINT SHOWN ON THE SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1, AS FILED AS SALINE COUNTY DOCUMENT 2007-061442;
THENCE ALONG SAID SOUTH LINE SOUTH 89°05'22" EAST, A DISTANCE OF 297.60 FEET, TO A POINT SHOWN ON SAID SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1;

THENCE ALONG SAID SOUTH LINE SOUTH 89°16'26" EAST, A DISTANCE OF 291.29 FEET, TO AN AXLE AT THE NORTHEAST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE LEAVING SAID EAST LINE SOUTH 65°09'57" WEST, A DISTANCE OF 848.81 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE SOUTH 24°50'41" EAST, A DISTANCE OF 327.00 FEET, TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 30;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°09'57" WEST, A DISTANCE OF 711.59 FEET, TO A 5/8" REBAR AND CAP (PS 128) AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13;

THENCE ALONG SAID SOUTH LINE NORTH 88°43'09" WEST, A DISTANCE OF 67.64 FEET, TO A THE POINT OF BEGINNING; CONTAINING 28.18 ACRES (1,227,410 SQUARE FEET), MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1762 — SIGNATURE — JONATHAN L. HOPE

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — NO. 20876 — KAZI TAMZIDUL ISLAM

By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020 .

LEGEND
- Computed point
- Found monument
- Set Iron Pipe
(M) - Measured
(R) - Record
(D) - Deed

PROPERTY SPECIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC, PO BOX 10, BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER: ARKANSAS STORAGE XIV, LLC, PO BOX 10, BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC., 129 N. MAIN STREET, BENTON, AR 72015

NAME OF SUBDIVISION:

ZONING CLASSIFICATION: C-2 AND C3

SOURCE OF TITLE: SALINE COUNTY DOCUMENT 2023-015797, 2023-015796, 2023-010005, 2023-017298

NUMBER OF LOTS: 2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - AS SHOWN
REAR - OR AS SHOWN
SIDE - OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - AS SHOWN
REAR - AS SHOWN
SIDE - AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

ARKANSAS STORAGE XIV, LLC

PRELIMINARY PLAT
FINLEY BUSINESS PARK
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 01/19/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 22-0800	
REVISED:	CHECKED BY:		
SHEET:	SCALE: 1" = 100'		

500	01S	14W	0	14	110	62	1762
500	01S	14W	0	13	400	62	1762

K:\Land Projects 2\044 Subdivisions\2022\22-0800 Stuart Finley Hwy 5 Dierks\22-0800-Preliminary Plat 02-16-2023.dwg