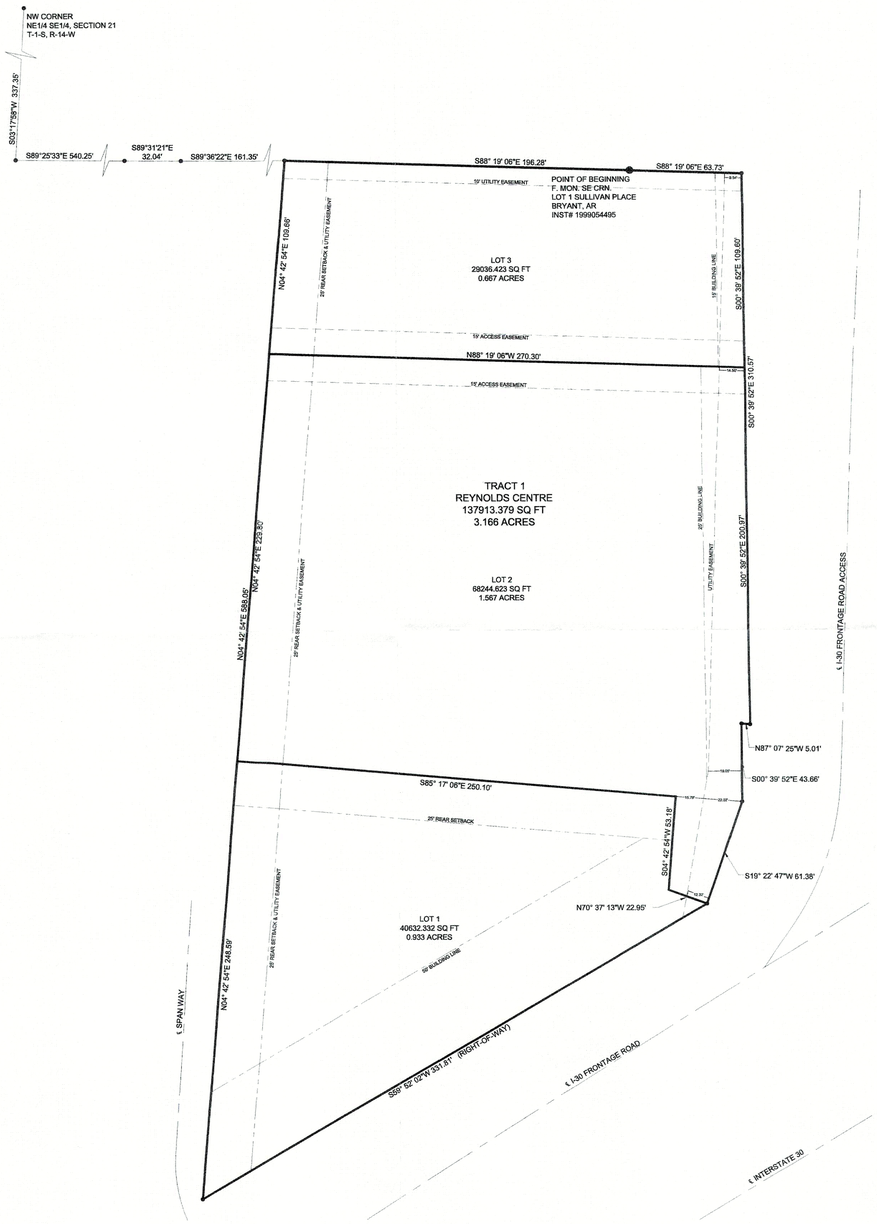


NORTH

40 0 40 80

Scale 1" = 40 ft

ZONING REGULATIONS C2 (HWY COMMERCIAL DISTRICT)

MINIMUM FRONT YARD SETBACK	50 FT (I-30 FRONTAGE) 25 FT (OTHER)
MINIMUM SIDE YARD SETBACK	0 FT
MINIMUM REAR YARD SETBACK	15 FT
MAXIMUM HEIGHT	45 FT
MAXIMUM LOT BUILDING COVERAGE	35% (I-30 FRONTAGE 85% (OTHER)

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- CENTERLINE ROAD
- IRON PIN

GENERAL NOTES:

1.) IRON PINS SET AT ALL LOT CORNERS.
2.) BUILDING LINES SHALL BE AS INDICATED ON THIS PLAT.
3.) EASEMENTS SHALL BE A MINIMUM 15 FEET IN WIDTH UNLESS NOTED OTHERWISE.
4.) WATER &SEWER SERVICE PROVIDED BY CITY OF BRYANT.
5.) THIS PROPERTY IS ZONED "C-2."
6.) CURVE DIMENSION MEASURED ALONG CHORD.
7.) NO CHANGES IN THE FINAL PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BRYANT PLANNING COMMISSION.
8.) BASIS OF BEARINGS: AR GRID NORTH

IRON PINS SET = 1/2" REBAR

F.I.P. = FOUND 1/2" REBAR

BASIS OF BEARINGS = GRID NORTH,
ARKANSAS STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

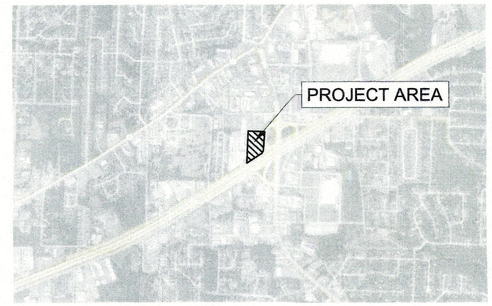
BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND



VICINITY MAP

LEGAL DESCRIPTION: REYNOLDS CENTRE

LANDS LYING IN PART OF THE NE ¼ OF THE SE ¼ OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST. SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 SULLIVAN PLACE SUBDIVISION, BRYANT ARKANSAS FILED FOR RECORD 1999-54495 RECORDS OF SALINE COUNTY, SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 310.57 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST 61.38 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 02 SECONDS WEST 331.81 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 588.05 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 196.28 FEET TO THE POINT OF BEGINNING CONTAINING 3.166 ACRES MORE OR LESS.

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANELS 05125C0380E (EFFECTIVE DATE: JUNE 5, 2020) AND 05125C0360E (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

NOTE:
LEGAL DESCRIPTION AS SURVEYED LIES WHOLLY WITHIN DEED DESCRIPTION SET FORTH IN WARRANTY DEED RECORDED IN BOOK 2012, PAGE 94073, RECORDS OF SALINE COUNTY, ARKANSAS

CERTIFICATE OF RECORDING:

THIS DOCUMENT, NUMBER_____, FILED FOR RECORD_____, 20___, IN PLAT BOOK_____, PAGE_____.

_____
NAME (CLERK)

FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____, PAGE_____.

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

_____ NAME: ANCHOR REALTY INVESTMENTS, LLC ALAN BUBBUS DATE:

SOURCE OF TITLE 2017 001775 D. R._____ PAGE_____

CERTIFICATE OF FINAL APPROVAL:

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD_____, 20_____. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____ DATE OF EXECUTION

_____ BRYANT PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY:

I, THOMAS R. BOND, 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 REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

_____ DATE:

_____ THOMAS R. BOND, REGISTERED PROFESSIONAL ENGINEER NO. 2219, ARKANSAS

BOND CONSULTING ENGINEERS, INC.
2901 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1550
E-mail: tbond@bondcte.com
E-mail: arobinson@bondcte.com

Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
Investments LLC
1600 Gregory St.
North Little Rock, AR 72114

FINAL PLAT
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922

DATE: 12-28-2023

REVISIONS:

C1.0