Know what's below. Call before you dig.

SW 1/4 SW 1/4 SECTION 12 T-1-S R-14-W

ARKANSAS STATE HIGWAY NO. 5 (APPARENT 60' R/W)

FND. 1/2" REBAR, NW CORNER, LOT 77, EAST RIDGE SUBD., PH1

N66°25'13"E 152.88'

N66°31'07"E 164.56'

GAP IN TITLE LINES OF SUBJECT PROPERTY AND EAST RIDGE SUBDIVISION, PHASE 1

COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION NE CORNER, NE1/4, NE1/4, SEC. 14, T-1-S, R-14-W

MIDLAND ROAD

FND. 2" PIPE

N65°24'25"E 115.83'

25' BUILDING SETBACK LINE

WEST LINE, EAST RIDGE SUBDIVISION, PHASE 1

INT. OF EAST LINE, NE1/4, NE1/4, AND SOUTH R/W OF ARK. HWY. 5 FND. 1/2" REBAR (PS 1664)

N2°11'32"E 149.59'

SE 1/4 SE 1/4 SECTION 11 T-1-S R-14-W

N63°29'03"E 139.43'

EXISTING DWELLING

S02°13'34"W 386.25'

FND. 1/2" REBAR P.L.S. 1664

N59°48'07"E 258.04'

N88°16'25"W 53.10'

10' BUILDING SETBACK LINE

FND. 5/8" REBAR (PS 128)

EAST LINE, NE1/4, NE1/4

FND. 1" PIPE NW CORNER, LOT 68, EAST RIDGE SUBD., PH1 (BEARS S6°35'26"E 14.32')

FND. 1" PIPE (BEARS N62°53'12"W 12.96')

FND. 1/2" REBAR P.L.S. 1664

N56°17'39"E 187.00'

GAP AREA 0.19 AC 8201.7 SF

N2°11'32"E 390.00'

FND. 1/2" REBAR P.L.S. 1664

HENRY AVE.

N52°36'30"E 269.91'

25' BUILDING SETBACK LINE

WEST LINE, EAST RIDGE SUBDIVISION, PHASE 1

10' BUILDING SETBACK LINE

N52°34'41"E 14.32'

FND. 1/2" REBAR P.L.S. 1467

FND. 1/2" REBAR P.L.S. 1664

EAST RIDGE SUBDIVISION PHASE I ZONING R-1

EXISTING PRIVATE ACCESS ROAD

NE 1/4 NE 1/4 SECTION 14 T-1-S R-14-W

LOT 3
18.82 ACRES
819894 Sq. Ft.

NW 1/4 NW 1/4 SECTION 12 T-1-S R-14-W

N2°43'40"E 673.83'

PRIVATE ACCESS RD

N2°11'32"E 547.38'

S02°43'40"W 1045.67'

N32°51'44"W 436.06'

10' BUILDING SETBACK LINE

ONE LIFE CHURCH INC 840-11660-040 ZONING C-2

FND. 1/2" REBAR P.L.S. 1467

FND. 1/2" REBAR P.L.S. 1467

N41°42'20"W 211.36'

FND. 1/2" REBAR P.L.S. 568

N88°05'03"W 115.16'

N88°43'01"W 138.08'

FND. 1/2" REBAR P.L.S. 1467

FND. 1/2" REBAR

96.88'

94.55'

N88°04'08"W 191.43'

FND. 1/2" REBAR P.L.S. 568

FND. 1/2" REBAR P.L.S. 1664

S88°04'08"E 145.03'

N68°44'33"E 334.66'

N02°11'32"E 245.95'

EXISTING GRAVEL

EXISTING ASPHALT DRIVE

LOT 2
3.95 ACRES
171998 Sq. Ft.

S2°43'40"W 371.84'

FND. 5/8" REBAR P.L.S. 0128

EAST RIDGE SUBDIVISION PHASE I ZONING R-1

COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION SE CORNER, NE1/4, NE1/4, SEC. 14, T-1-S, R-14-W

N88°49'30"W 448.64'

EXISTING DWELLING

S87°51'51"E 267.64'

S89°05'22"E 297.60'

S89°16'26"E 291.29'

FND. AXLE

189.88'

S68°25'37"W 490.93'

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

TENNISON ALFRED A III & TONYA N 840-11660-500 ZONING R-E

SE 1/4 NE 1/4 SECTION 14 T-1-S R-14-W

28.63'

X 20.00'

25.00'

PROPOSED 20' INGRESS/EGRESS EASEMENT

PARCEL NO. 840-11660-450 ZONING R-E

POND

SW 1/4 NW 1/4 SECTION 13 T-1-S R-14-W

LOT 1
24.23 ACRES
1055487 Sq. Ft.

N02°24'48"E 1324.05'

N02°24'48"E 1134.17'

PARCEL NO. 840-11660-651 ZONING R-E

75' BUILDING SETBACK LINE

CITY OF BRYANT 20' UTILITY EASEMENT BOOK 98, 6876

EXISTING TREE BUFFER

25' BUILDING SETBACK LINE

S65°09'57"W 848.81'

ZONING C-3 PARCEL NO. 840-11640-241

ZONING C-3 PARCEL NO. 840-11640-236

N2°21'59"E 367.80'

84.33'

ZONING C-3 PARCEL NO. 840-11640-240

S24°50'41"E 327.00'

AIR EASEMENT

N65°10'33"E 680.63'

CITY OF BRYANT 25' SEWER EASEMENT

25.00'

20.00'

20' WATER LINE EASEMENT

FND. 1/2" REBAR

PARCEL NO. 840-11660-400

PROPOSED 20' INGRESS/EGRESS EASEMENT

27.50'

AIR EASEMENT

75' BUILDING SETBACK LINE

BILLBOARD SIGN EASEMENT

20.00'

25.00'

S65°09'57"W 711.59'

CENTERLINE I-30 SERVICE ROAD (INTERSTATE 30)

POINT OF BEGINNING
FND. 5/8" REBAR ACCEPTED AS SW CORNER, SW1/4, NW1/4, SEC. 13, T1S, R14W

S00°11'32"W 50.01'

PARCEL NO. 840-11676-000 ZONING C-3

FND. 5/8" REBAR P.L.S. 0128

FND. 1/2" REBAR (BEARS N70°21'E 0.41')

N88°43'09"W 67.64'

BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

100' 50' 0 100'

OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; 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; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; 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 NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;
THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) 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 1,045.67 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 47.00 ACRES (2,047,380.21 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

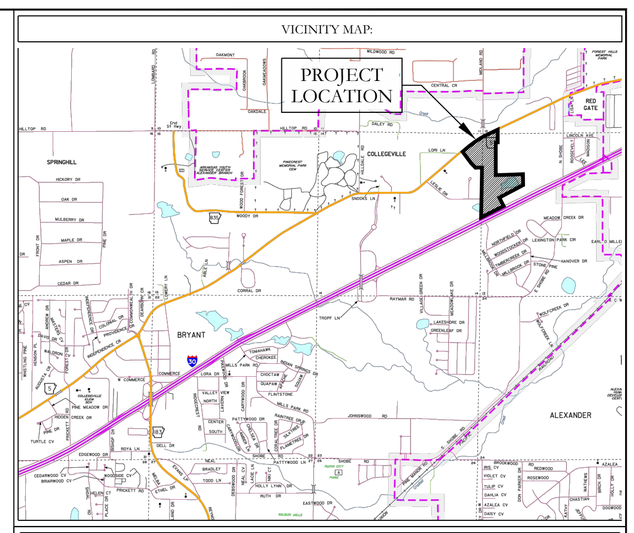
By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

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: _____
Rick Johnson, Chairman
Bryant Planning Commission

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

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

NUMBER OF LOTS: 3

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: BJOHNSON	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\2044 Subdivisions\2022\22-0800 Stuart Finley 5 Duebes\22-0800-Preliminary Plat-01-11-2023- reconvey.dwg