

LEGEND	
	water valve
	fire hydrant
	water meter
	rpz
	electric transformer
	electric box
	fiber-optic sign
	gas meter
	buried gas marker
	power pole
	guy wire
	light pole
	ground light
	bollard pole
	sanitary sewer manhole
	sewer or drain clean-outs
	telephone riser
	telephone sign
	cable riser
	fuel test port
	junction box-drainage
	curb inlet-drainage
	grate inlet-drainage
	reinforced concrete pipe
	corrugated metal pipe
	sign
	handicap parking
	H.C. handicap ramp
	concrete
	fence
	overhead power
	(ug) underground electric
	(ug) underground gas
	(ug) underground fiber optic
	(ug) underground telephone
	(ug) underground water
	(ug) underground sewer

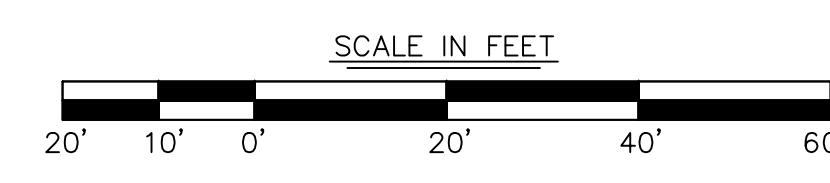
LEGAL DESCRIPTION (DEED INST. NO. 07-132517)

A PART OF THE NW1/4 SW1/4, SECTION 22, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NW1/4 SW1/4 WITH THE WEST LINE OF INTERSTATE HIGHWAY #30, WHICH POINT IS 486.87 FEET AND S89°40'35"W OF THE NORTHEAST CORNER OF SAID NW1/4 SW1/4; THENCE S56°44'46"W ALONG THE NORTH LINE OF INTERSTATE HIGHWAY #30 FOR 180.27 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE BRYANT INTERCHANGE ROAD; THENCE CONTINUE ALONG THE NORTH LINE OF SAID BRYANT INTERCHANGE ROAD ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 675.13 FEET FOR A CHORD BEARING OF S72°18'W, 85.2 FEET; THENCE CONTINUE ALONG SAID RADIUS AND NORTH LINE OF BRYANT INTERCHANGE ROAD, THE FOLLOWING CHORD BEARING S AND DISTANCES: S82°09'53"W FOR 138.34 FEET AND S89°21'58"W FOR 31.58 FEET; THENCE CONTINUE ALONG SAID BRYANT INTERCHANGE ROAD, N89°21'58"W FOR 31.58 FEET; THENCE CONTINUE ALONG SAID BRYANT INTERCHANGE ROAD, N89°16'34"W, 68.43 FEET; THENCE NORTH 140.45 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 SW1/4 AND THE SOUTH RIGHT OF WAY OF COMMERCE STREET; THENCE N89°40'35"E ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 468.99 FEET TO THE POINT OF BEGINNING.

- NOTES:**
1. ADDRESS OF PROPERTY: 23190 I-30, BRYANT, AR 72022-1405
OWNER: COULSON OIL COMPANY
ADDRESS OF OWNER: 5101 NORTHSORE LANE, NORTH LITTLE ROCK, AR 72118
 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE
 3. AREA OF PROPERTY: 49,096 SQ. FT. OR 1.127 ACRES +/-
 4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05125C0380D, JUNE 9, 2012)
 5. ZONING OF PROPERTY: C-2 (HIGHWAY COMMERCIAL)
 6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
 7. BEARINGS AND DISTANCE SHOWN ON SURVEY ARE MEASURED.
 8. SOURCE OF WATER AND SEWER: CITY OF BRYANT WATER UTILITIES.
 9. ALL EXISTING LANDSCAPING TO REMAIN IN PLACE.

PRELIMINARY DOCUMENT
THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

FENNEL PURIFOY
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ROAD RUNNER - BRYANT - STORE #1043
23190 I-30 Frontage Road, Bryant, AR 72022

REVISIONS:

DRC SUBMITAL
06.08.2022

SITE PLAN REVIEW