

# CORPORATE CENTER DR.

## NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE SOUTH ZONE AS DETERMINED BY GPS

THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

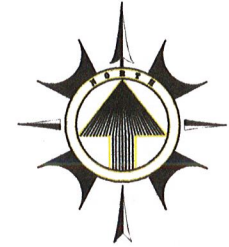
SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED, PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

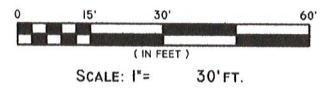
I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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**BASIS OF BEARING:**  
NAD-83 GRID NORTH  
ARSP SOUTH ZONE.



NE CORNER  
NW1/4 SW1/4 SECTION 13  
AS SHOWN ON SURVEY BY  
GEORGE P. WOODEN DATED  
10-31-2020 AND ON  
SURVEY BY JAMES A.  
RASBURY DATED  
11-8-2021

FOUND 1/2"  
REBAR NE  
CORNER LOT  
15 LEXINGTON  
PARK PH 2

PROPERTY DESCRIPTION AS RECORDED, INSTRUMENT  
2022-003860:

THAT PORTION OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 1 SOUTH,  
RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED  
AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF  
SAID NW1/4 OF SW1/4; THENCE SOUTH 05 DEGREES 37  
MINUTES 55 SECONDS WEST, 392.45 FEET TO THE  
NORTHEAST CORNER OF LOT 15, LEXINGTON PARK, PHASE  
II, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY,  
ARKANSAS; THENCE SOUTH 67 DEGREES 00 MINUTES 56  
SECONDS WEST ALONG THE NORTH LINE OF SAID  
LEXINGTON PARK, PHASE II, 406.18 FEET TO THE POINT  
OF BEGINNING; THENCE SOUTH 67 DEGREES 00 MINUTES  
56 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE  
OF 95.98 FEET; THENCE NORTH 23 DEGREES 58 MINUTES  
27 SECONDS WEST, A DISTANCE OF 185.45 FEET TO THE  
SOUTH LINE OF CORPORATE CENTER DRIVE STREET;  
THENCE NORTH 67 DEGREES 01 MINUTES 22 SECONDS  
EAST, ALONG SAID SOUTH LINE A DISTANCE OF 99.19  
FEET; THENCE SOUTH 22 DEGREES 59 MINUTES 04  
SECONDS EAST, A DISTANCE OF 185.41 FEET TO THE  
POINT OF BEGINNING.



**PART OF  
NW1/4-SW1/4  
SECTION 13  
0.42 ACRES ±**

FOUND 1/2"  
REBAR  
(P.S.1506)

FOUND 1/2"  
REBAR  
(P.S.1506)  
P.O.B.

FOUND 1/2"  
REBAR  
(P.S.1506)

FOUND 1/2"  
REBAR

FOUND 1/2"  
REBAR  
(P.S.1506)

N65°08'44"E 99.26' MEAS.  
(N67°01'22"E 99.19' DEED)

N23°54'47"W 184.70' MEAS.  
(N23°58'27"W 185.45' DEED)

S24°56'25"E 185.50' MEAS.  
(S22°59'04"E 185.41' DEED)

S65°38'42"W 96.13' MEAS.  
(S67°00'56"W 95.98' DEED)

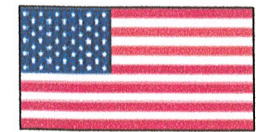
S65°03'10"W 406.00' MEAS.  
(S67°00'56"W 406.18' DEED)

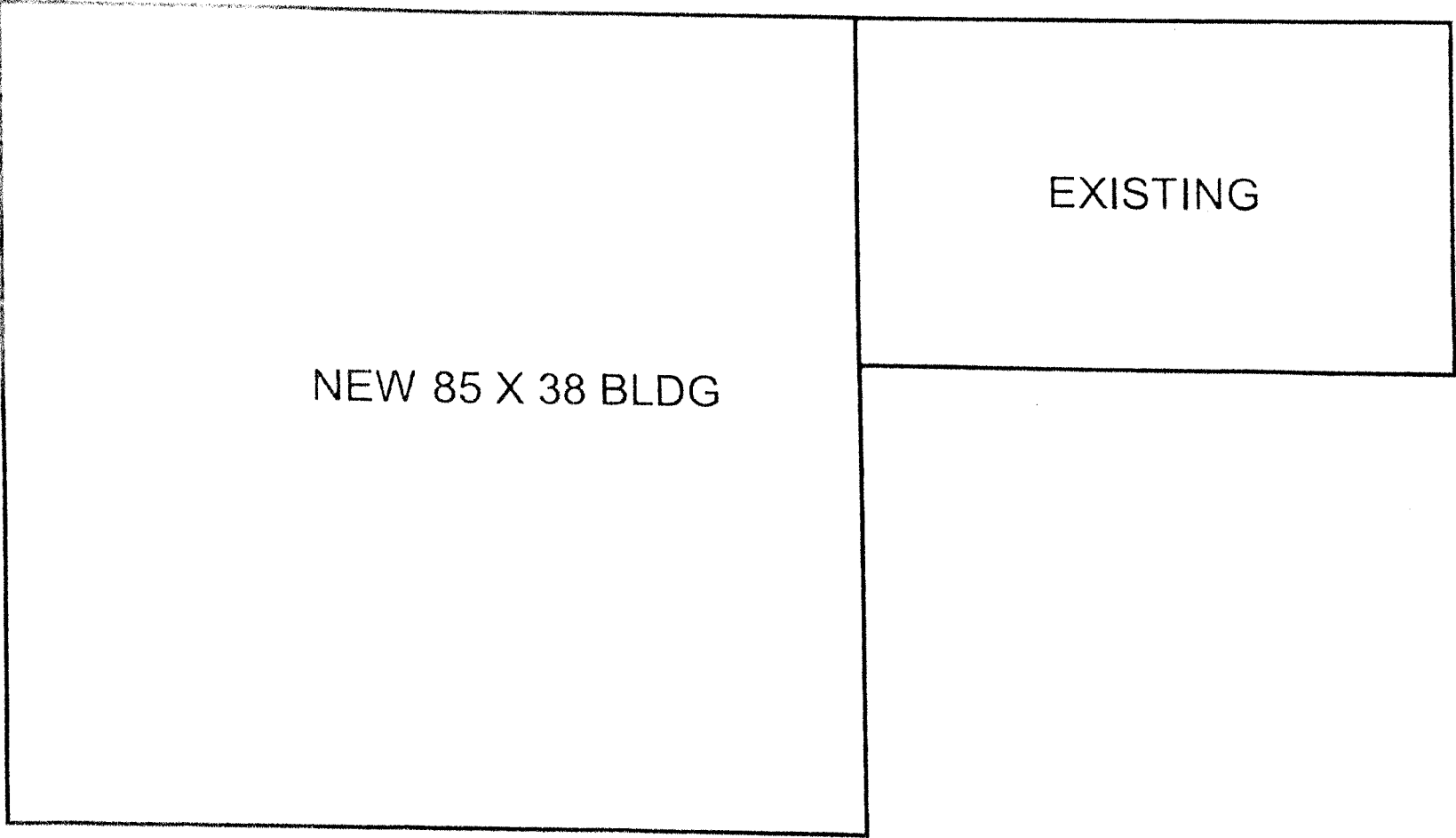
DATE: 04-05-2023  
SCALE: 1" = 30'  
DRAWN BY: MSF  
CHECKED BY: MSF  
FILE NAME: SECTION 13



**ARKANSAS SURVEYING & CONSULTING**  
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CLARENDON ARKANSAS, 72029  
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TELE OFFICE (870) 747-1761

ARKANSAS SERVICE ONE HVAC INC.  
3015 CORPORATE CENTER DRIVE  
PROPERTY SURVEY  
500-01S-14W-0-13-240-62-1467

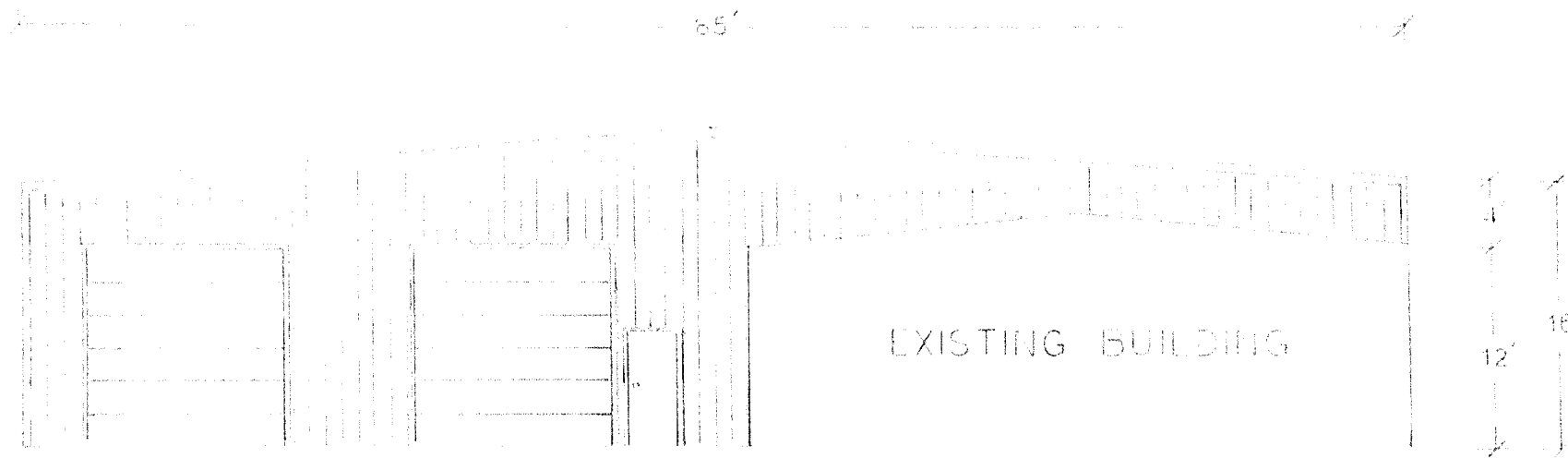




NEW 85 X 38 BLDG

EXISTING





ASO HVAC

3015 CORPORATE CENTRE DR.  
 BRYANT, ARKANSAS 72022

PROPERTY OF  
 B & S ENTERPRISES  
 P.O. BOX 17543  
 N. LITTLE ROCK, AR 72117

SCALE: 1/4" = 1'

