

**SUBDIVISION DESCRIPTION:**

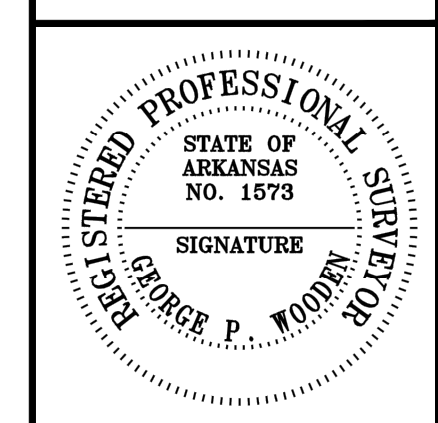
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

LOTS 17 - 22:  
**COMMENCING** AT A FOUND 1" IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE SAID NW1/4 NW1/4 OF SECTION 22, T-1-S, R-14-W; THENCE S 88°12'57" E, ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 390.12 FEET TO A POINT; THENCE S 5°24'13" E, ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 506.85 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF GATEWAY BANK PROPERTY DEED BOOK 2015 PAGE 080517; THENCE N 70°00'58" E, LEAVING SAID RIGHT OF WAY AND ALONG SOUTH LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE N 5°26'47" W ALONG EAST LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 162.53 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTHERLY PROPOSED RIGHT OF WAY OF HIGHWAY 5 ARDOT JOB 061632; THENCE N 78°51'09" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 107.73 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 64°16'54" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 470.78 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 55°20'37" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 28.39 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 26°21'34" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 59.87 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°31'59" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 4.84 FEET TO A SET 1/2" REBAR WITH CAP LOCATED ON THE EXISTING WESTERLY RIGHT OF WAY OF MARKET PLACE AVENUE; THENCE S 26°28'01" E ALONG SAID EXISTING WESTERLY RIGHT OF WAY FOR A DISTANCE OF 108.32 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 16 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 63°31'59" W ALONG SAID NORTHERLY LINE OF LOT 16 FOR A DISTANCE OF 160.33 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE S 26°28'01" E ALONG WESTERLY LINE OF SAID LOT 16 FOR A DISTANCE OF 134.63 FEET TO A SET 1/2" REBAR LOCATED AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF LOT 14 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°53'50" W ALONG SAID NORTHERLY LINE OF LOT 14 FOR A DISTANCE OF 203.69 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE CENTER OF MEETING STREET (PRIVATE STREET); THENCE S 20°06'10" E ALONG CENTER OF SAID MEETING STREET FOR A DISTANCE OF 53.45 FEET TO A POINT LOCATED AT THE NORTHEAST CORNER OF LOT 13 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°32'03" W ALONG THE NORTHERLY LINE OF SAID LOT 13 FOR A DISTANCE OF 240.86 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF LOT 12 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 84°33'13" W ALONG THE NORTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 118.09 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 12 AND ON THE EASTERLY LINE OF LOT 11 OF MARKET PLACE SUBDIVISION II, PHASE 1; THENCE N 5°26'47" W ALONG EASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 187.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.63 ACRES, MORE OR LESS.

DATE	
REVISION	

Designing our client's success  
**GarNat Engineering, LLC**  
 3825 Mt Carmel Road  
 Bryant, AR 72022  
 garnatengr@gmail.com

**BRYANT REALTY COMPANY, LLC**  
**MARKET PLACE II PHASE 3**  
**CITY OF BRYANT**  
**SALINE COUNTY, ARKANSAS**



CONTENTS:  
**FINAL PLAT**  
**LOTS 17 - 22**  
**PHASE 3**

PROJECT NO:  
**18087**

DATE:  
**MAY 9, 2023**

SHEET NO:

**V1.0**

**OWNER:**  
 Name: Bryant Realty Company, LLC  
 Address: 422 North Main Street, Benton, AR 72015

**DEVELOPER:**  
 Name: Bryant Realty Company, LLC  
 Address: 422 North Main Street, Benton, AR 72015

**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.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Fred Briner, Agent  
 Bryant Realty Company, LLC

Source of Title: SALINE COUNTY, ARKANSAS  
 Saline County Document# 1997-20341

**CERTIFICATE OF ENGINEERING ACCURACY:**  
 I, Vernon J. Williams, 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 locations, 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: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Vernon J. Williams  
 Registered Professional Engineer  
 No. 9551, Arkansas

**CERTIFICATE OF RECORDING:**

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 George P. Wooden  
 Registered Land Surveyor  
 No. 1573, Arkansas

**CERTIFICATE OF FINAL PLAT APPROVAL:**  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Rick Johnson, Chairman  
 Bryant Planning Commission

**FINAL PLAT**  
**MARKET PLACE II SUBDIVISION**  
**PHASE 3**  
**LOTS 17 THROUGH 22**  
**CITY OF BRYANT**  
**SALINE COUNTY, ARKANSAS**

**SURVEY PLAT CODE:**  
**500-01S-14W-0-22-440-62-1573**

**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: C-2  
 MIN. LOT SIZE: 20,000 S.F.  
 NUMBER OF LOTS: 6  
 SOURCE OF WATER: CITY OF BRYANT  
 SOURCE OF SEWER: CITY OF BRYANT

**BUILDING SETBACKS (SB):**  
 FRONT - 50'  
 REAR - 15'  
 SIDE - 10'

**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
 FRONT, SIDE AND REAR - 10' OR AS SHOWN  
 INGRESS/EGRESS (I/E)  
 LOT CORNERS: SET #4 REBAR WITH CAP

**SURVEY LEGEND**

- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap or Mag Nail with Shiner
- (M) - Measured
- (R) - Record
- (P) - Platted

50' 25' 0 50'  
**SURVEY PLAT CODE:**  
**500-01S-14W-0-22-440-62-1573**

- DOCUMENTS USED:**
- FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 1 BY GARNAT ENGINEERING DATED 10/14/2019
  - SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/2/2007 KERRY LANE PLS #1141
  - FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 2 BY GARNAT ENGINEERING DATED 11/14/2022
  - DEED BOOK 2016 PAGE 016810
  - DEED BOOK 1997 PAGE 20341
  - DEED BOOK 2008 PAGE 82137
  - DEED BOOK 2000 PAGE 27385
  - DEED BOOK 2000 PAGE 37387
  - DEED BOOK 2015 PAGE 080517
  - DEED BOOK 2018 PAGE 000713
  - FINAL PLAT OF MARKET PLACE SUBDIVISION SURVEYED BY GARNAT ENGINEERING, LLC DATED 6/4/2019 GEORGE WOODEN PLS #1573
- BASIS OF BEARINGS:**
- BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).
- CERTIFICATIONS:**
- BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON SEPTEMBER 11, 2019.
- THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.