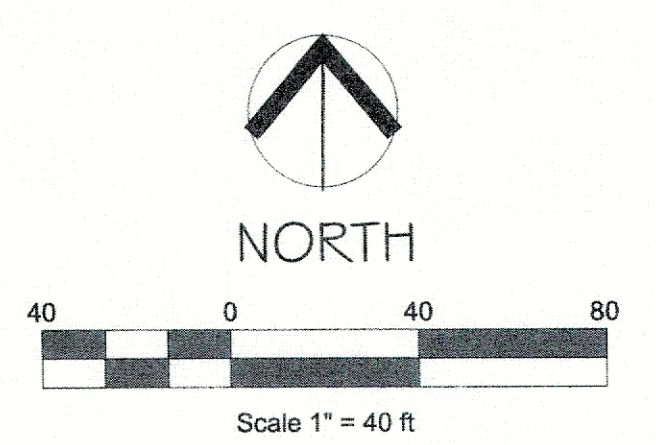
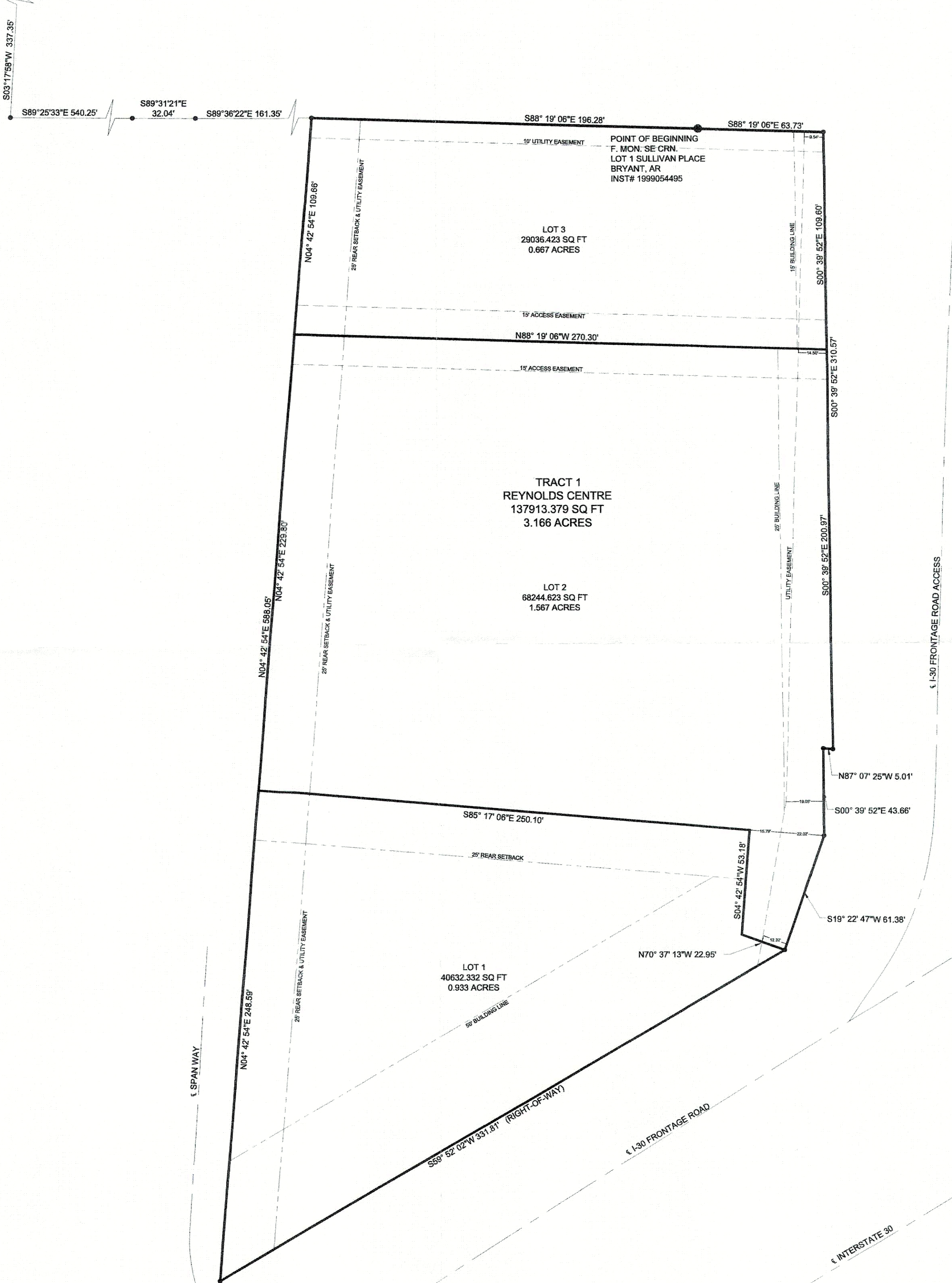


NW CORNER
NE1/4 SE1/4, SECTION 21
T-1-S, R-14-W



ZONING REGULATIONS C2 (HWY COMMERCIAL DISTRICT)

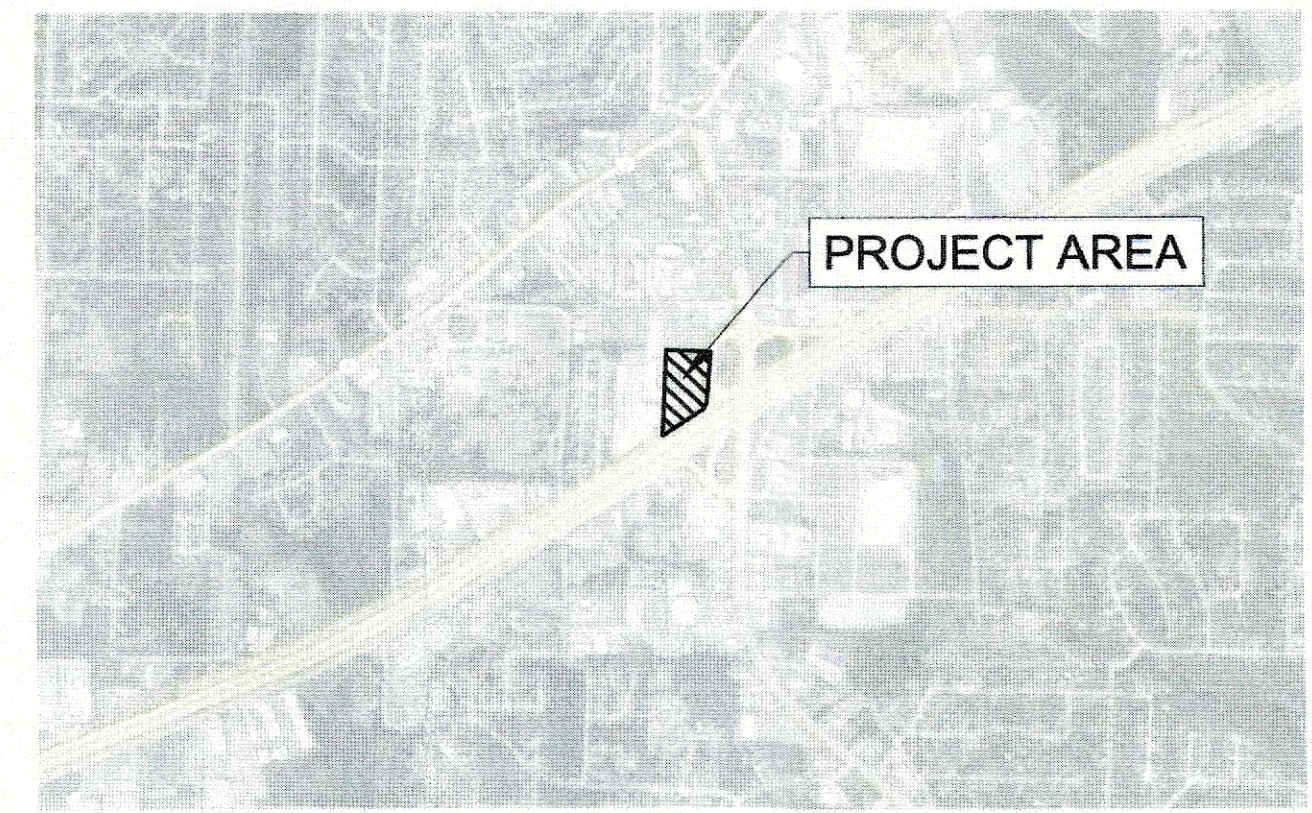
MINIMUM FRONT YARD SETBACK 50 FT (1-30 FRONTAGE)
25 FT (OTHER)

MINIMUM SIDE YARD SETBACK 0 FT

MINIMUM REAR YARD SETBACK 15 FT

MAXIMUM HEIGHT 45 FT

MAXIMUM LOT BUILDING COVERAGE 35% (1-30 FRONTAGE)
85% (OTHER)



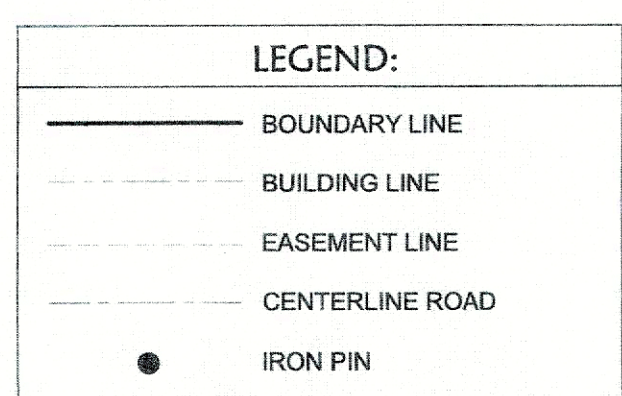
VICINITY MAP

LEGAL DESCRIPTION: REYNOLDS CENTRE
LANDS LYING IN PART OF THE NE 1/4 OF THE SE 1/4 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 1 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.

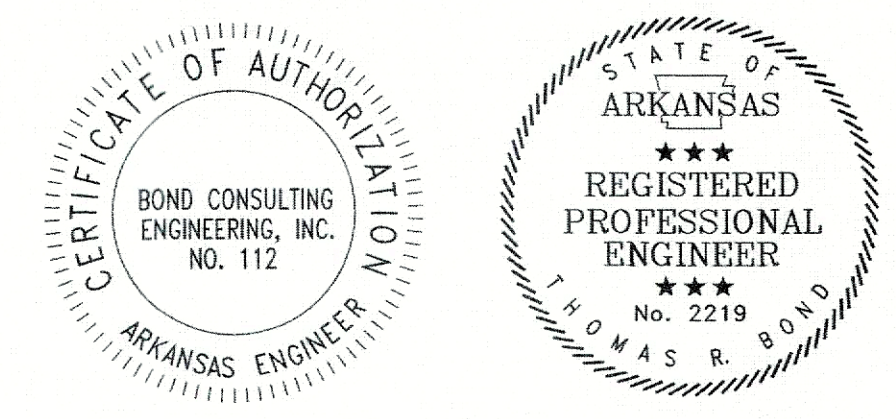
NOTE:
LEGAL DESCRIPTION AS SURVEYED LIES WHOLLY WITHIN DEED DESCRIPTION SET FORTH IN WARRANTY DEED RECORDED IN BOOK 2012, PAGE 94073, RECORDS OF SALINE COUNTY, ARKANSAS



- 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 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.

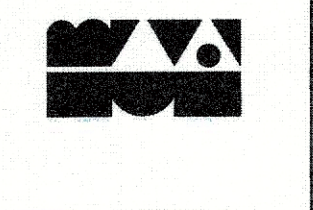
DATE OF EXECUTION _____ NAME: ANCHOR REALTY INVESTMENTS, LLC
ALAN BUBBUS
DATE: _____
SOURCE OF TITLE 2017.001775 D. R. _____ PAGE _____

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.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 985-1538 Fax: (501) 985-1530
E-mail: arbond@bondce.com
arbond@bondce.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