

OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

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, 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 SOUTH 88°04'08" EAST, A DISTANCE OF 145.0 FEET; THENCE NORTH 68°44'33" EAST A DISTANCE OF 334.66 FEET TO POINT 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 371.84 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 T 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;

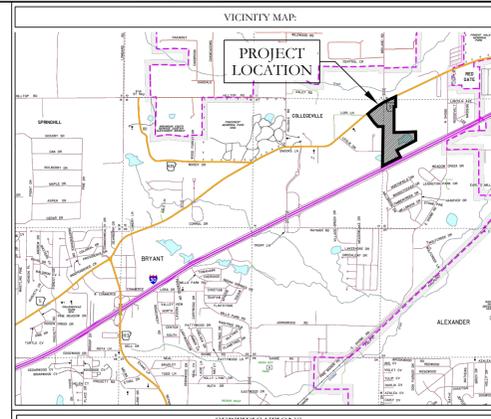
THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

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 POINT OF BEGINNING; CONTAINING 28.18 ACRES (1,227,410 SQUARE FEET), MORE OR LESS.



CERTIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC
 Name: ARKANSAS STORAGE XIV, LLC
 Address: PO BOX 10 BRYANT, AR 72022

DEVELOPER: ARKANSAS STORAGE XIV, LLC
 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 had off, plotted 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 _____ Signed: Kazi Tamzidul 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 submission 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: Lance Penfield, Chairman
 Bryant Planning Commission

By affixing my seal and signature, I Jonathan L. Hope PLS No. 1762, hereby certify that this drawing correctly depicts a survey completed 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 05125C0065, Dated 06/05/2020.

REGISTERED
 STATE OF ARKANSAS
 No. 1762
 SIGNATURE
 JONATHAN L. HOPE
 PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS
 LICENSED PROFESSIONAL ENGINEER
 NO. 20876
 KAZI TAMZIDUL ISLAM



LEGEND

- △ - Computed point
- - Found monument
- - Set Iron Pipe
- (M) - Measured
- (R) - Record
- (D) - Deed

PROPERTY SPECIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC PO BOX 10 BRYANT, AR 72022	NUMBER OF LOTS: 2
DEVELOPER: ARKANSAS STORAGE XIV, LLC SUBDIVIDER: ARKANSAS STORAGE XIV, LLC PO BOX 10 BRYANT, AR 72022	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - AS SHOWN REAR - OR AS SHOWN SIDE - OR AS SHOWN
NAME OF SUBDIVISION: ZONING CLASSIFICATION: C-2 AND C-3	EASEMENTS, UTILITY & DRAINAGE (D.E. & U.E): FRONT - AS SHOWN REAR - AS SHOWN SIDE - AS SHOWN
SOURCE OF TITLE: SALINE COUNTY DOCUMENT 2023-015797 2023-015796 2023-010005 2023-017298	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:
REVISED:	CHECKED BY:	22-0800
SHEET: 500 01S 14W 0 14 110 62 1762	SCALE: 1" = 100'	
500 01S 14W 0 13 400 62 1762		