



Bryant City Development Review Committee

Thursday, May 18th, 2017

9:00 a.m.

Bryant City Complex/Administration Conference Room

Baxter Vet Clinic Parking Addition

Requesting Approval of Parking Addition

Documents:

[6309 HWY 5 NORTH 05162017.pdf](#)

[DOC051217-05122017142756.pdf](#)

Baxley Penfield Moudy Realtors Building

Requesting Approval of Parking and Dumpster Relocation Plan Due to Highway 5 Widening Project

Documents:

[HPSCANNER1255.pdf](#)

Carter Billboard Sign Relocation

Requesting the Movement of this Billboard

Documents:

[DOC051217-05122017143317.pdf](#)

Bryant Parkway Access Management Plan

Discussion and Recommendation on Bryant Parkway Access Management Plan

Documents:

[Bryant Parkway AM Plan 2.24.2017.pdf](#)

TNT Fireworks

Requesting Temporary Business Permit Application Approval

Documents:

[TNT Fireworks.pdf](#)

Pikewood Replat Lot 71

Requesting Replat of Lot 71 Pikewood

Documents:

[20170511111640.pdf](#)

[018-17 FINAL REPLAT.pdf](#)

Meramec Specialty Company - Fireworks Stand

Requesting Temporary Business Permit Application Approval

Documents:

[Meramec Specilaty Company Fireworks Temp Bus App.pdf](#)

Stuart Finley

Discussion of New Project

Air BnB

Discussion on the Regulation of Air BnB

REQUESTING TO BE ADDED TO AGENDA

Nail Lounge & Spa - 4000 Hwy 5 Suite 2

Requesting Sign Permit Application Approval

Documents:

[20170516133917.pdf](#)

[20170516133857.pdf](#)

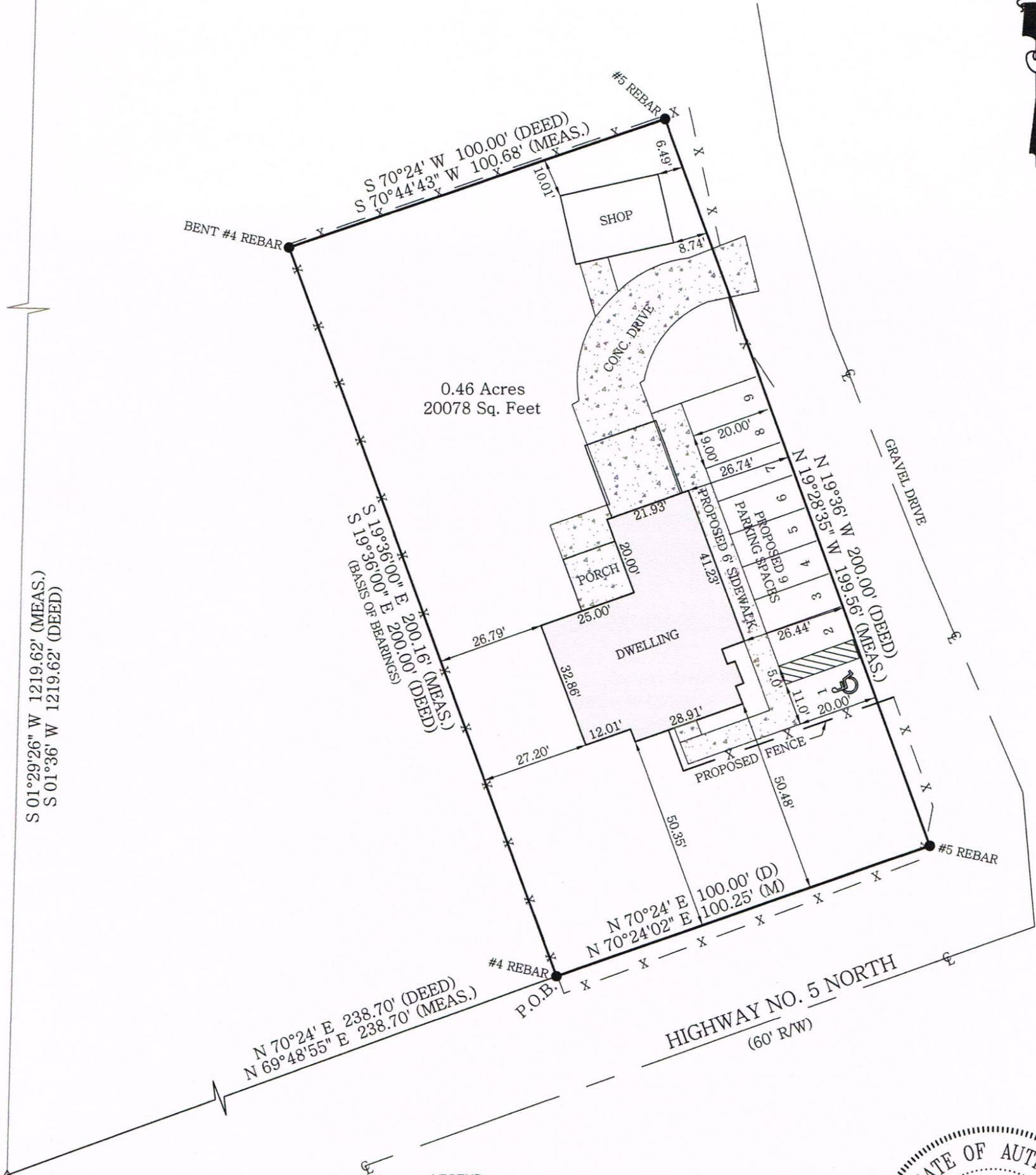
Permit Report

Greg Huggs

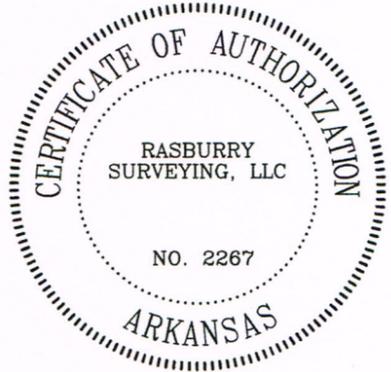
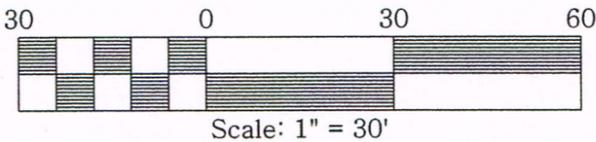
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE SAID SE 1/4 OF SW 1/4 AND RUN THENCE SOUTH 01°36' WEST, ALONG THE WEST LINE THEREOF FOR 1,219.62 FEET TO THE NORTH LINE OF STATE HIGHWAY NO. 5; RUN THENCE NORTH 70°24' EAST, ALONG THE NORTH LINE OF SAID HIGHWAY FOR 238.7 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE NORTH 70°24' EAST ALONG THE NORTH LINE OF HIGHWAY FOR 100 FEET; THENCE NORTH 19°36' WEST FOR 200 FEET; THENCE SOUTH 70°24' WEST FOR 100 FEET; RUN THENCE SOUTH 19°36' EAST FOR 200 FEET TO THE POINT OF BEGINNING.

1" PIPE
 NW CORNER
 SE 1/4 SW 1/4
 SECTION 15
 T-1-S, R-14-W

THE BEARING SYSTEM IS BASED ON
 DOCUMENT NUMBER 1996-28272
 RECORDS OF SALINE COUNTY, ARKANSAS



- LEGEND**
- - FOUND MONUMENT
 - - SET #5 REBAR/CAP #1506
 - △ - COMPUTED POINT
 - ⊙ - CONTROLLING CORNER
 - * - FENCE



308 W. South Street
 Benton, AR 72015
 Office/Fax: (501) 860-6893
 E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
**WILLIAM BAXTER
 AND
 FIRST NATIONAL TITLE COMPANY**
 PROPERTY ADDRESS:
 6309 HIGHWAY 5 NORTH
 BRYANT, AR. 72022



FILE: C:\DRAWINGS\1S-14WS 15WILLIAM BAXTER

DATE: 05-01-17

DRAWN BY: DCR

STATE CODE: 500-01S-14W-0-15-320-62-1506

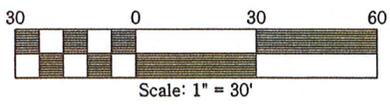
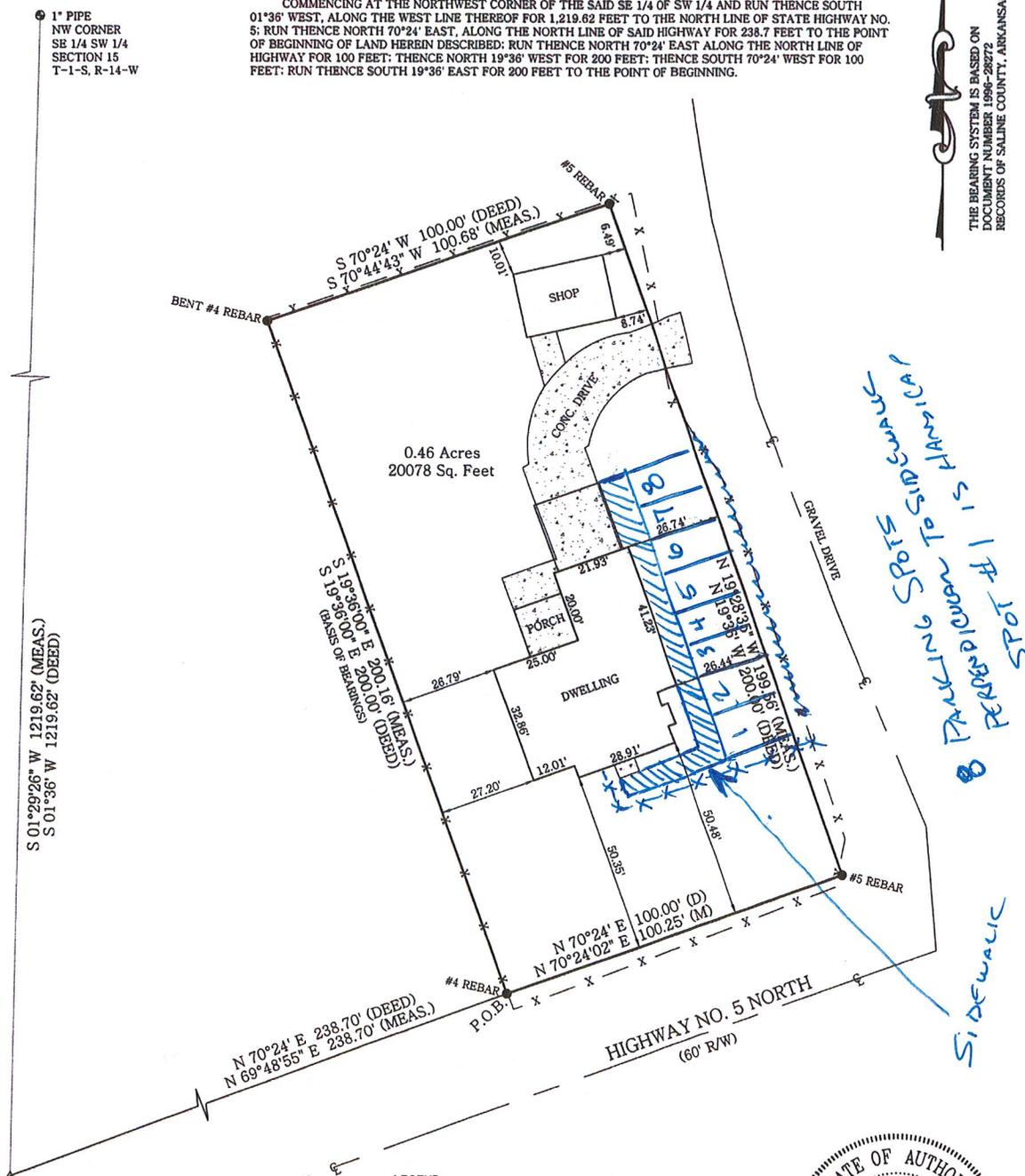
JOB#: 121-17

CHECKED BY: JAR

PROPERTY DESCRIPTION DOCUMENT NUMBER 1996-28272

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SE 1/4 OF SW 1/4 AND RUN THENCE SOUTH 01°36' WEST, ALONG THE WEST LINE THEREOF FOR 1,219.62 FEET TO THE NORTH LINE OF STATE HIGHWAY NO. 5; RUN THENCE NORTH 70°24' EAST, ALONG THE NORTH LINE OF SAID HIGHWAY FOR 238.7 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE NORTH 70°24' EAST ALONG THE NORTH LINE OF HIGHWAY FOR 100 FEET; THENCE NORTH 19°36' WEST FOR 200 FEET; THENCE SOUTH 70°24' WEST FOR 100 FEET; RUN THENCE SOUTH 19°36' EAST FOR 200 FEET TO THE POINT OF BEGINNING.

THE BEARING SYSTEM IS BASED ON DOCUMENT NUMBER 1996-28272 RECORDS OF SALINE COUNTY, ARKANSAS



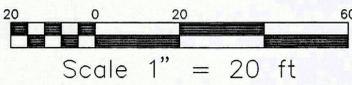
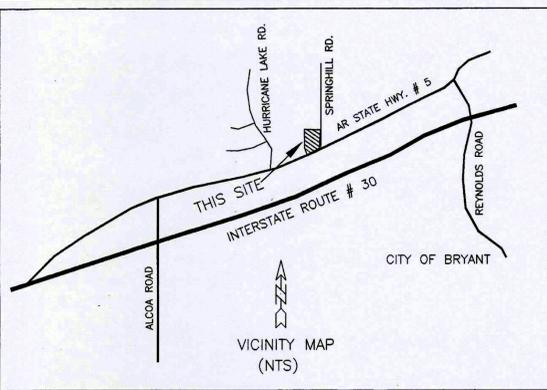
RASBERRY SURVEYING
 308 W. South Street
 Benton, AR 72015
 Office/Fax: (501) 880-6893
 E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
WILLIAM BAXTER AND FIRST NATIONAL TITLE COMPANY
 PROPERTY ADDRESS:
 8309 HIGHWAY 5 NORTH
 BRYANT, AR. 72022



FILE: C:\DRAWINGS\15-14WS 15\WILLIAM BAXTER	DATE: 05-01-17	DRAWN BY: DCR
STATE CODE: 500-01S-14W-0-15-320-62-1506	JOB#: 121-17	CHECKED BY: JAR



Northeast Corner
SE 1/4 SE 1/4
SECTION 20
T-1-S, R-14-W

LEGAL DESCRIPTION
TRACT A

THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT. TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT.; THENCE N21°12'57"W FOR 100.00 FT.; THENCE N02°14'24"W FOR 281.87 FT.; THENCE S88°37'17"E FOR 87.86 FT. TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT.; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; SAID POINT ALSO BEING THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT. TO A #5 REBAR WITH CAP NUMBER 212; THENCE N21°12'57"W FOR 15.11 FT.; THENCE N61°48'30"E, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5 FOR 79.58 FT.; THENCE S04°38'18"E FOR 16.36 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT.; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT. TO THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 18.13 FT.; THENCE N21°12'57"W FOR 62.20 FT.; THENCE N68°47'03"E FOR 36.00 FT.; THENCE S21°12'57"E FOR 57.80 FT. TO THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W FOR 18.13 FT. TO THE POINT OF BEGINNING.

TRACT B
THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT. TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED; THENCE N88°37'17"W FOR 178.84 FT.; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT. TO THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 15.11 FT.; THENCE N61°48'30"E, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 79.58 FT.; THENCE S04°38'18"E FOR 16.36 FT. TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT. TO THE WEST RIGHT-OF-WAY LINE OF SPRINGHILL ROAD AND THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED; THENCE S01°14'00"W ALONG THE WEST RIGHT-OF-WAY LINE OF SPRINGHILL ROAD FOR 107.80 FT. TO THE NORTH LINE OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE N88°50'42"W ALONG THE NORTH LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 15.00 FT.; THENCE N01°14'00"E PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID SPRINGHILL ROAD FOR 107.86 FT.; THENCE S88°37'17"E FOR 15.12 FT. TO THE POINT OF BEGINNING.

TRACT C
PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4, 400.00 FT. TO THE POINT OF BEGINNING; THENCE WEST 169.4 FT. TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION 232.0 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY NO. 5; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 172.0 FT. TO A POINT ON THE SAID EAST LINE OF THE SE 1/4 SE 1/4; THENCE NORTH ALONG SAID LINE TO THE POINT OF BEGINNING.

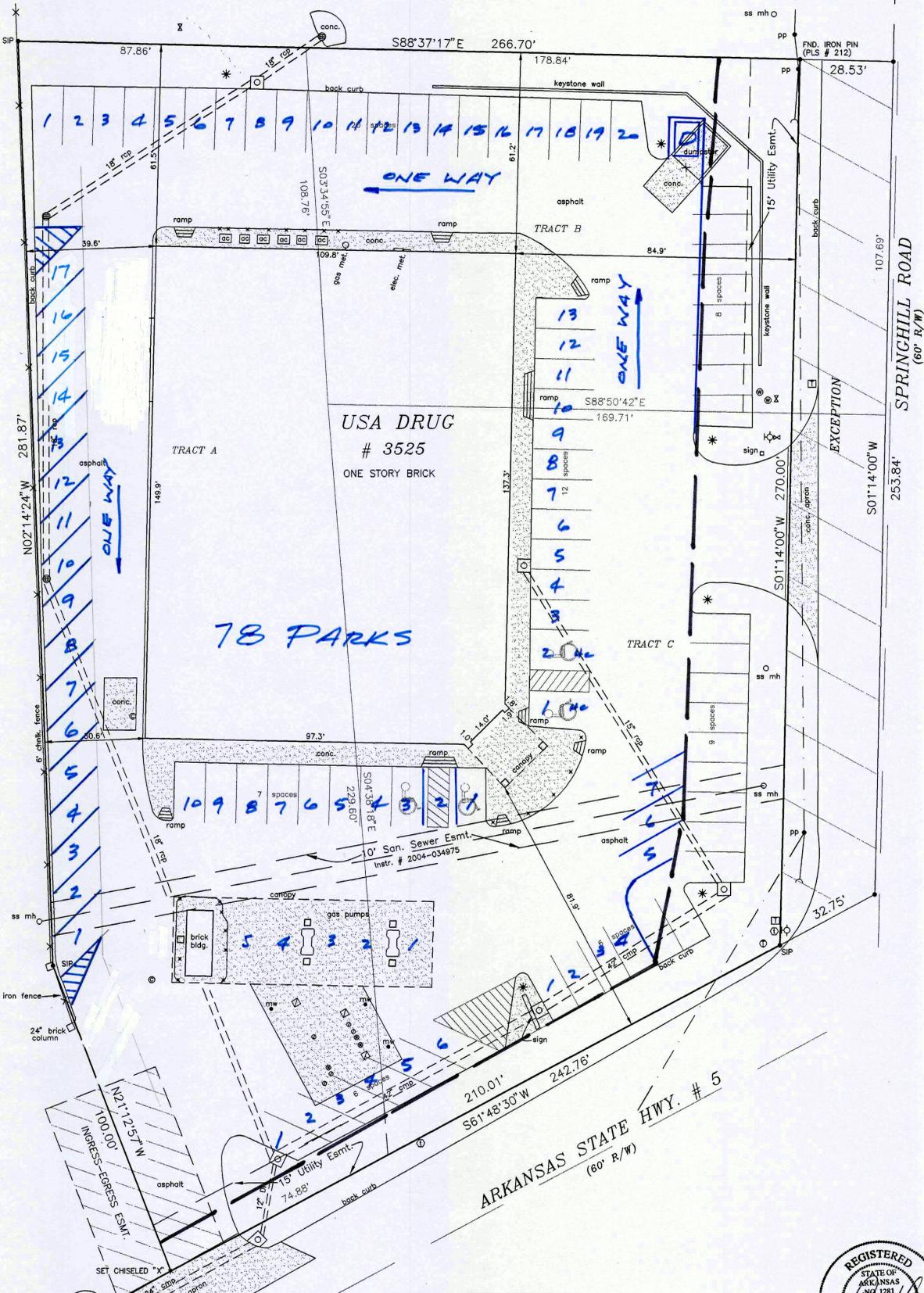
LESS AND EXCEPT THE RIGHT-OF-WAY FOR SPRINGHILL ROAD CONTAINING 7,472 SQ. FT. MORE OR LESS.

- NOTES: (1) AREA OF PROPERTY IS 73,770 SQ. FT. OR 1.6935 ACRES.
(2) AREA OF BUILDING IS 16,561 SQ. FT. (BASED ON EXTERIOR DIMENSIONS).

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 SALINE COUNTY, ARKANSAS, FIRM COMMUNITY PANEL # 050192 0005 B.

To: GE Capital Finance, its successors and/or assigns
Stephen L. LaFrance Pharmacy, Inc.
Standard Abstract & Title Company, Inc.
Chicago Title Insurance Company

The parties listed above are entitled to rely on the Survey and this certificate as being true and accurate. This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 10, 11(a), 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arkansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



- 42" metal lid
- monitor well
- 18" metal lid (round)
- fuel tank - filler cap

LEGEND	
X	water valve
⊙	fire hydrant
⊙	water meter
—	water main
⊙	electric manhole
⊙	buried telephone sign
⊙	ballard pole
⊙	traffic signal pole
⊙	traffic signal box
PP	power pole
—	guy wire
*	metal light pole
ss mh	sanitary sewer manhole
ss	sanitary sewer main
⊙	san. sewer clean-out
⊙	junction box—drainage
⊙	curb inlet—drainage
⊙	grate inlet—drainage
⊙	reinforced concrete pipe
⊙	corrugated metal pipe
FIP	found iron pin
SIP	set 1/2" iron pin w/ cap



WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

As-Built Survey		
USA DRUG		
3525 HWY. 5 NORTH		
BRYANT, ARKANSAS		
Revised	Oct. 4, 2007	
Date	Sept. 11, 2007	
Scale	Hor.	Vert.
		Job # 07-613P



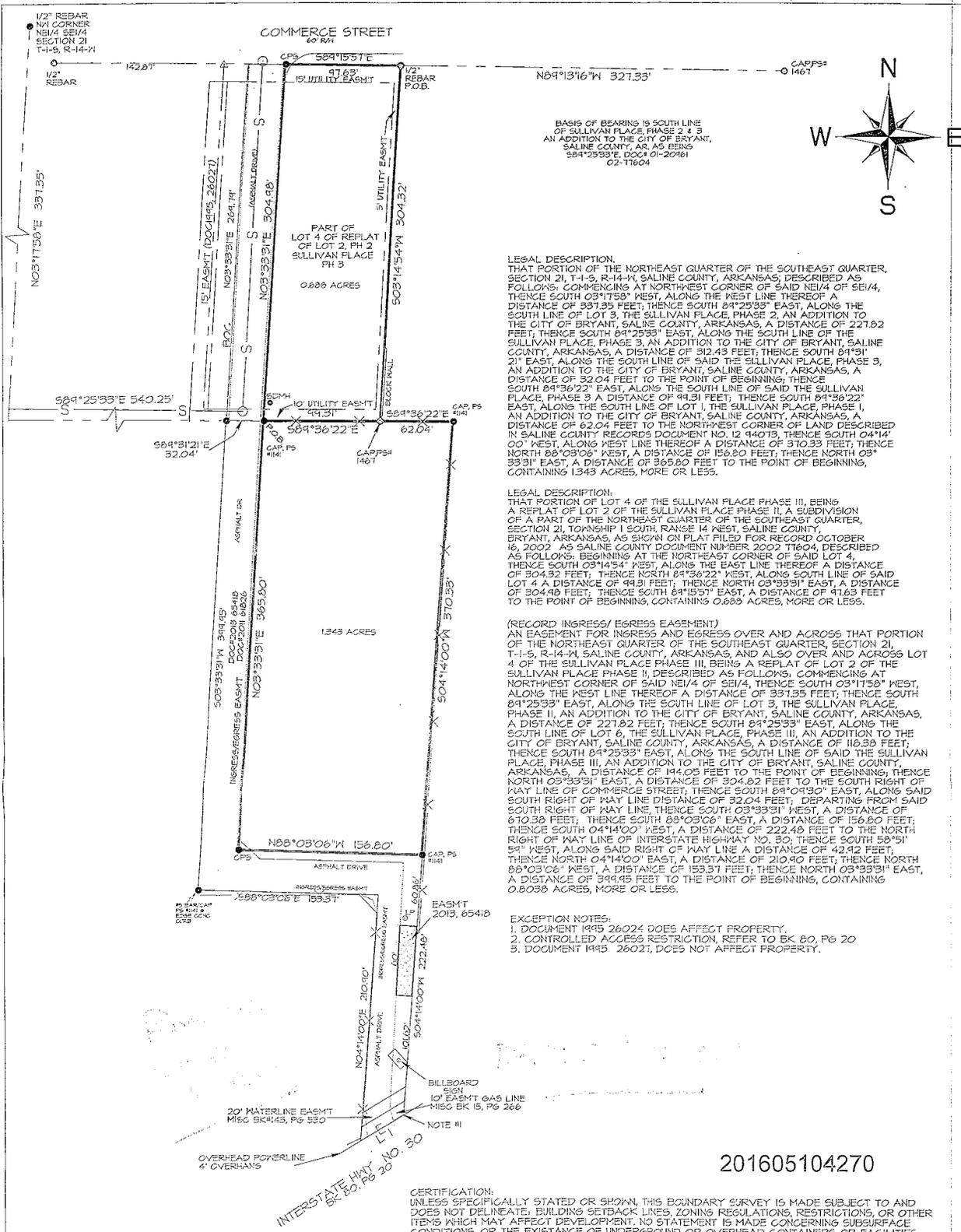
840-12103-000
3.29

840-12104-003
2.58

I-30

I-30





LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT NORTHEAST CORNER OF SAID NE1/4 OF SE1/4, THENCE SOUTH 03°17'50" WEST, ALONG THE WEST LINE THEREOF A DISTANCE OF 331.35 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF LOT 3, THE SULLIVAN PLACE, PHASE 2, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 221.02 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF THE SULLIVAN PLACE, PHASE 3, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 312.43 FEET; THENCE SOUTH 84°31'21" EAST, ALONG THE SOUTH LINE OF SAID THE SULLIVAN PLACE, PHASE 3, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 32.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°36'22" EAST, ALONG THE SOUTH LINE OF SAID THE SULLIVAN PLACE, PHASE 3, A DISTANCE OF 48.31 FEET; THENCE SOUTH 84°36'22" EAST, ALONG THE SOUTH LINE OF LOT 1, THE SULLIVAN PLACE, PHASE I, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 62.04 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN SALINE COUNTY RECORDS DOCUMENT NO. 12,94078, THENCE SOUTH 04°14'00" WEST, ALONG WEST LINE THEREOF A DISTANCE OF 370.33 FEET; THENCE NORTH 88°03'06" WEST, A DISTANCE OF 156.80 FEET; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.343 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:
 THAT PORTION OF LOT 4 OF THE SULLIVAN PLACE PHASE II, BEING A REPLAT OF LOT 2 OF THE SULLIVAN PLACE PHASE II, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD OCTOBER 18, 2002 AS SALINE COUNTY DEED NO. 2002 17604, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 09°14'54" WEST, ALONG THE EAST LINE THEREOF A DISTANCE OF 304.32 FEET; THENCE NORTH 84°36'22" WEST, ALONG SOUTH LINE OF SAID LOT 4 A DISTANCE OF 48.31 FEET; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 304.48 FEET; THENCE SOUTH 84°15'51" EAST, A DISTANCE OF 416.63 FEET TO THE POINT OF BEGINNING, CONTAINING 0.688 ACRES, MORE OR LESS.

(RECORD INGRESS/ EGRESS EASEMENT)
 AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, AND ALSO OVER AND ACROSS LOT 4 OF THE SULLIVAN PLACE PHASE III, BEING A REPLAT OF LOT 2 OF THE SULLIVAN PLACE PHASE II, DESCRIBED AS FOLLOWS: COMMENCING AT NORTHWEST CORNER OF SAID NE1/4 OF SE1/4, THENCE SOUTH 03°17'50" WEST, ALONG THE WEST LINE THEREOF A DISTANCE OF 331.35 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF LOT 3, THE SULLIVAN PLACE, PHASE II, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 221.02 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF SAID THE SULLIVAN PLACE, PHASE III, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 144.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 304.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF COMMERCE STREET; THENCE SOUTH 84°04'30" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE DISTANCE OF 32.04 FEET; DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 03°33'31" WEST, A DISTANCE OF 610.28 FEET; THENCE SOUTH 84°03'06" WEST, A DISTANCE OF 156.80 FEET; THENCE SOUTH 04°14'00" WEST, A DISTANCE OF 222.46 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 30; THENCE SOUTH 58°51'58" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 42.42 FEET; THENCE NORTH 04°14'00" EAST, A DISTANCE OF 210.40 FEET; THENCE NORTH 88°03'06" WEST, A DISTANCE OF 153.37 FEET; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 344.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8038 ACRES, MORE OR LESS.

EXCEPTION NOTES:
 1. DOCUMENT 1495 26024 DOES AFFECT PROPERTY.
 2. CONTROLLED ACCESS RESTRICTION, REFER TO BK 80, PG 20
 3. DOCUMENT 1495 26021, DOES NOT AFFECT PROPERTY.

201605104270

DATE: 3-01-2016
 GRAPHIC SCALE 1" = 80'

CERTIFICATION:
 UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE: BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES, UNLESS SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE.
 I HEREBY CERTIFY TO FIRST NATIONAL TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND ANY PATREL THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

	DRAWING NO. 008-16	REAL ESTATE SERVICES OF SALINE COUNTY, INC. 501-815-8888	DRAWN BY KDL	LEGEND ○ SET #5 BAR/CAP ● EXISTING MON. △ CALC. POINT X FENCE
		FOR USE AND BENEFIT OF: ANDY PATEL FIRST NATIONAL TITLE COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY	CHECKED BY	
1200 FERGUSON DR., SUITE 5, BENTON, AR., 72015 500-015-1471-C-21-210-62-1141				



2016-024753
I certify this instrument
was filed on
12/30/2016 08:24:13 AM
Myka Lana Sample
Saline County Circuit Clerk

First National Title Company
216 West Sevier Street
Benton, AR 72015

Page: 1
C K01111

QUITCLAIM DEED
(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

THAT, TCTE Property, LLC, a limited liability company organized under and by virtue of the laws of the State of Arkansas, by its Managers, duly authorized, for the consideration of the sum of Ten and No/100 Dollars (\$10.00) to it cash in hand paid by way of gift to the City of Bryant, Arkansas, and other good and valuable considerations delivered the receipt of which is hereby acknowledged, does hereby grant, sell and quitclaim unto the said City of Bryant, Arkansas, (hereafter referred to as Grantee) and unto its successors and assigns forever, the following described land, situated in the County of Saline and the State of Arkansas to-wit:

For legal description see EXHIBIT A attached hereto and made a part hereof.

Subject to all existing assessments, building lines, rights of way, restrictions, mineral reservations and/or conveyances, and easements of record. This legal description was provided by Grantor.

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Managers this 16th day of December, 2016.

TCTE Property, LLC

BY: *Danny Montgomery*
Danny Montgomery, Manager

BY: *Donna Montgomery*
Donna Montgomery, Manager

EXHIBIT A

An easement for ingress and egress over and across that portion of the Northeast Quarter of the Southeast Quarter, Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, and also over and across Lot 4 of The Sullivan Place Phase III, being a Replat of Lot 2 of The Sullivan Place Phase II, described as follows: Commencing at the Northwest corner of said NE 1/4 of SE 1/4, thence South 03 deg. 17 min. 58 sec. West, along the West line thereof a distance of 337.35 feet; thence South 89 deg. 25 min. 33 sec. East, along the South line of Lot 3, The Sullivan Place, Phase II, an Addition to the City of Bryant, Saline County, Arkansas, a distance of 227.82 feet; thence South 89 deg. 25 min. 33 sec. East, along the South line of Lot 6, The Sullivan Place, Phase III, an Addition to the City of Bryant, Saline County, Arkansas, a distance of 118.38 feet; thence South 89 deg. 25 min. 33 sec. East along the South line of said The Sullivan Place, Phase III, an Addition to the City of Bryant, Saline County, Arkansas, a distance of 194.05 feet to the point of beginning; thence North 03 deg. 33 min. 31 sec. East a distance of 304.82 feet to the South right-of-way line of Commerce Street; thence South 89 deg. 09 min. 30 sec. East, along said South right-of-way line a distance of 32.04 feet; departing from said South right-of-way line, thence South 03 deg. 33 min. 31 sec. West a distance of 670.38 feet; thence South 88 deg. 03 min. 06 sec. East a distance of 156.80 feet; thence South 04 deg. 14 min. 00 sec. West a distance of 222.48 feet to the North right-of-way line of Interstate Highway No. 30; thence South 58 deg. 51 min. 59 sec. West, along said right-of-way line a distance of 42.92 feet; thence North 04 deg. 14 min. 00 sec. East a distance of 210.90 feet; thence North 88 deg. 03 min. 06 sec. West a distance of 153.37 feet; thence North 03 deg. 33 min. 31 sec. East a distance of 399.95 feet to the point of beginning.

ACCESS MANAGEMENT PLAN
Bryant Parkway
(Highway 5 to Union Pacific Railroad)

- I. ROUTE – This access management plan pertains to the Bryant Parkway located south of Highway 5 to Union Pacific Railroad.
- II. STATEMENT OF PURPOSE – The Bryant Parkway will provide traffic relief and enhanced access to the eastern portion of the city. Within the Bryant Master Street Plan, the Bryant Parkway is classified as a Minor Arterial. The primary purpose for this plan is to protect the capacity of the roadway to carry significant local and intra-regional traffic. The secondary purpose is to increase the safety for drivers, cyclists, and pedestrians that use this facility. It is the intent of this plan to provide access to abutting properties consistent with the primary and secondary objectives.
- III. AUTHORITY – The City has specific legal authority to regulate access to public roads. This authority is found in Arkansas Code Annotated 14-56-419.
- IV. ACCESS PLAN – Management of access to the roadway is necessary to achieve both the primary and secondary purposes of the plan. The Access Management Plan is detailed in Appendix B. The Plan is a Specific Access Management Plan in which all median breaks are specifically identified. Standards for driveways/connections are established to be applied during plat/development review prior to approval by the City.
- V. PLAN ADOPTION/TERMINATION/MODIFICATION – This plan will be deemed effective when adopted by ordinance by the Bryant City Council following adoption by the Bryant Planning Commission. This plan may be terminated or modified, in whole or in part only by ordinance by the Bryant City Council after modification or termination by the Bryant Planning Commission. Modification and amendment shall be handled in accordance with paragraph B or Section VI of this plan.
- VI. PLAN ADMINISTRATION –
 - A. Permit Application. A permit issued is required for new driveway access to Bryant Parkway. Any legal person or his/her agent owning property abutting the Roadway may request a driveway access permit. The permit may be requested via an approval request for a large scale development, preliminary plat, small scale development, or driveway permit. The applicant shall be required to submit a detailed plan for the driveway including a map showing its exact location and a design that shows the curb radii, driveway throat width and length, and that specifies the projected volume of turns into and out of the driveway (under peak conditions). Any joint access agreements with other property owners should also be submitted. A permit shall only be approved if the application meets the standards set forth in this plan. No permit shall be allowed to be granted that does not comply with the standards of this plan.

A permit which is tied to a plat or development approval that is subject to approval by the Bryant Planning Commission or any of its subcommittees, shall be reviewed and approved with the approval of the plat or development. A permit which is not tied to a plat or development approval by the Planning Commission or its subcommittees shall be reviewed and issued by the Planning Director. To be deemed effective, an approved permit shall require a certificate signed by the Planning Director which is contained in Appendix C of this document.

B. Amending the Plan. Plan amendments will be considered by the Bryant City Council at the request of the Bryant Planning Commission following adoption of an amendment by the Bryant Planning Commission. Any plan amendment shall require an affirmative vote by two-thirds of the entire Bryant City Council. Action on the plan amendments may only be taken after a minimum 60-day review period. Such review period shall be measured from the date written notice of a request for amendment is received by the City.

Pursuant to Ordinance XXXX-XX of the City of Bryant City Council approved on XXth day of _____.

Jill Dabbs, Mayor

APPENDIX A

BRYANT PARKWAY DESIGN CONCEPT

As a Minor Arterial, the proposed design for Bryant Parkway is intended to balance the need to provide for long distance travel on the roadway and reasonable access to abutting properties while at the same time maintaining the capacity of the roadway to operate in a safe and efficient manner. Consequently, access to abutting property is subordinate to the goal of traffic movement and subject to necessary management of entrances and exits.

Definitions –

Full Median Break - breaks in which vehicular movements, including left turns, are allowed from all directions of a four-point intersection.

Partial Median Break - breaks in which vehicular movements, including left turns, from one or more directions are unavailable. Partial median breaks may include intersections where turns from one direction are unavailable due to sight distance. Partial median breaks may also include three-point intersections where movements are unavailable from one direction; these breaks are eligible for conversion to a full break. Partial median breaks are selected as an alternative to full median breaks based on topography, supporting street network, and volume of turning traffic.

(See Figure 1 -route map- on following page)

Figure 1: Route Map



APPENDIX B

Specific Access Management Plan Bryant Parkway: from south of Hwy 5 to Union Pacific Railroad

Access management addresses the relationship between roads and adjacent land use. To provide the safest and highest capacity road it is necessary to manage the location of major intersection and spacing of driveways. The access management plan for the Bryant Parkway was developed using standards set forth for the regional arterial network for Central Arkansas by Metroplan. These standards were developed through research and are derived from standards developed by the Florida DOT.

General design framework – Future four-lane median-divided with full median breaks spaced at 1/4 mile intervals and future traffic signals/roundabout intersections generally spaced at 1/2 mile intervals. Future signal/roundabout intersection locations will be determined by meeting warrants, on a case by case basis, with preference given to full median breaks. A minimum connection spacing of 440 feet applies to new driveways and intersections and is based on a roadway speeds of 35 mph or lower (after future widening).

Due to the importance of this roadway as a primary north-south corridor within Bryant, this design framework indicates the long-term build out of the roadway, extending beyond current planning horizons of 30 years.

Specific Design Elements

Divided four-lane roadway with a raised median.

Minimum Connection (i.e. driveway or intersection) Spacing of 440 feet (distance from inner edge of driveway/street to inner edge of driveway/street).

Minimum Traffic Signal/Roundabout Intersection Spacing of 1/4 mile, 1/2 mile preferred spacing.

Ten (10) Median Breaks (identified by MB# on Figure #1)

- Ten (10) full or partial median breaks at the following locations:

MB#1 – Intersection of HWY 5 and Bryant Parkway,

MB#2 – Future intersection,

MB#3 – Future intersection at roundabout,

MB#4 – Future intersection,

MB#5 – Northern Intersection of Bryant Parkway and Interstate-30 Access,

MB#6 – Southern Intersection of Bryant Parkway and Interstate-30 Access,

MB#7 – Future intersection,

MB#8 – Future intersection,

MB#9 – Intersection of Bryant Parkway and Johnswood Rd,

MB#10 – Intersection of Bryant Parkway and Shobe Rd,

Concept Specifics for Each Median Break

MB #1 – at intersection of HWY 5 and Bryant Parkway – Full median break –

Rationale – Proposed break will serve the intersection of major roadways.

MB #2 – at future intersection 510 feet South of MB#1 – Full median break –
Rationale - Proposed break will serve future development.

MB#3 – at future intersection 620 feet south of MB#2 – Full Median Break –
Rationale - Proposed break will serve the intersection of roadways at an existing roundabout to serve future development.

MB #4 – at future intersection 440 feet South of MB#3– Full median break – *Rationale* - Proposed break will serve future development.

MB #5 – at northern Intersection of Bryant Parkway and Interstate-30 Access – Full median break –
Rationale - Proposed break will serve the intersection of major roadways.

MB #6 – at southern Intersection of Bryant Parkway and Interstate-30 Access – Full median break –
Rationale - Proposed break will serve the intersection of major roadways.

MB #7 – at future intersection 1,460 feet South of MB#6– Partial median break –
Rationale – Proposed break will serve future development and future street network.

MB #8 – at future intersection 1,030 feet South of MB#7– Full median break –
Rationale – Proposed break will serve future development and future street network.

MB #9 – at intersection of Bryant Parkway and Johnswood Rd – Full median break –
Rationale – Proposed break serves the existing street network.

MB #10 – at intersection of Bryant Parkway and S Shobe Rd – Full median break –
Rationale – Proposed break serves the existing street network.

Bryant Parkway Segment	Length of Segment
MB#1 → MB#2	510 Feet
MB#2 → MB#3	620 Feet
MB#3 → MB#4	440 Feet
MB#4 → MB#5	490 Feet
MB#5 → MB#6	1,630 Feet
MB#6 → MB#7	1,460 Feet
MB#7 → MB#8	1,330 Feet
MB#8 → MB#9	1,030 Feet
MB#9 → MB#10	1,290 Feet

APPENDIX C

BRYANT PARKWAY ACCESS MANAGEMENT	
THE CITY OF BRYANT	
Approves this project ____	Disapproves this project ____
Signature _____	Date _____
Title _____	
Comments _____	



February 15, 2017

City of Bryant
Planning Commission
210 S.W. Third Street
Bryant, AR 72022
Attn: Tina Davis

Dear Tina,

Please accept these checks in the amounts of \$25.00 and \$125.00 as payment for an application fee and a permitting fee for our Business Licenses for our fireworks location in the Walmart parking lot at 400 Bryant Avenue.

Also included are:

Property Permission
Insurance Certificate
Site Plan

This year's bond will be sent as soon as it renews and the State License will be forwarded as soon as the books are received.

If you have any questions, please do not hesitate to call me at 256-740-6158.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Daniel".

Virginia Daniel
Permitting Coordinator
danielv@tntfireworks.com

CITY OF BRYANT - BRYANT, ARKANSAS
210 S.W. Third Street, Bryant, Arkansas
Phone: (501) 847-5559 (Ext 212) or FAX: (501) 847-5332

Privilege Fee Information
TEMPORARY BUSINESS LICENSE PERMIT

(WHEN FILLING IN THE BLANKS PLEASE PRINT OR TYPE IN INK)

A \$1000.00 Surety Bond made payable to the city of Bryant is required for all applicants and must be received in this office and approved before any license will be issued.

Date: 02-17-2017

Business Name: TNT Fireworks
Location of Business: 400 Bryant Avenue
Mailing Address: 5401 West Skelly Drive
City: Tulsa State: Ok Zip Code: 74107
Business Telephone: 800-225-6529 Cellphone: 256-336-8576

Type of License applied for: Temporart Business Period license is desired: June 20 to July 6

Type of Business (Services offered or product sold): Consumer Fireworks Sales

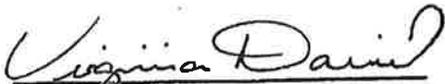
Applicants Name: TNT Fireworks
Applicants Home Address: 5401 West Skelly Drive
City: Tulsa State: Ok Zip Code: 74107
Applicants Home Telephone: 800-225-6529 Cellphone: 256-366-8576

Name(s) of each employee/peddler/vendor/salesman: Ryan O'Neal

Address of business or premises to be used in Bryant: 400 Bryant Avenue

Last two cities worked in: 1. Ash Flat 2. Arkadelphia

I hereby certify the above to be true and correct and state that I am operating a business in accordance with the city zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand that if I am found to be in violation of any of the city zoning regulations and/or any other city laws, I may be subject to fines as outlined in any applicable City of Bryant Ordinance.


Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

Temporary Business Application
City of Bryant

Date _____

Name of Business TNT Fireworks

Federal Tax Employer Identification Number 63-0813092

Arkansas State Sales Tax Number 286128-78-006

Type of Business Consumer Firework Sales

Location of proposed Temporary Business 400 Bryant Avenue

Owner Mailing Address 5401 West Skelly Drive, Tulsa, OK 74107

Contact Person Phil Claiborne

Daytime Phone No. 479-841-7682

Evening Phone No. _____

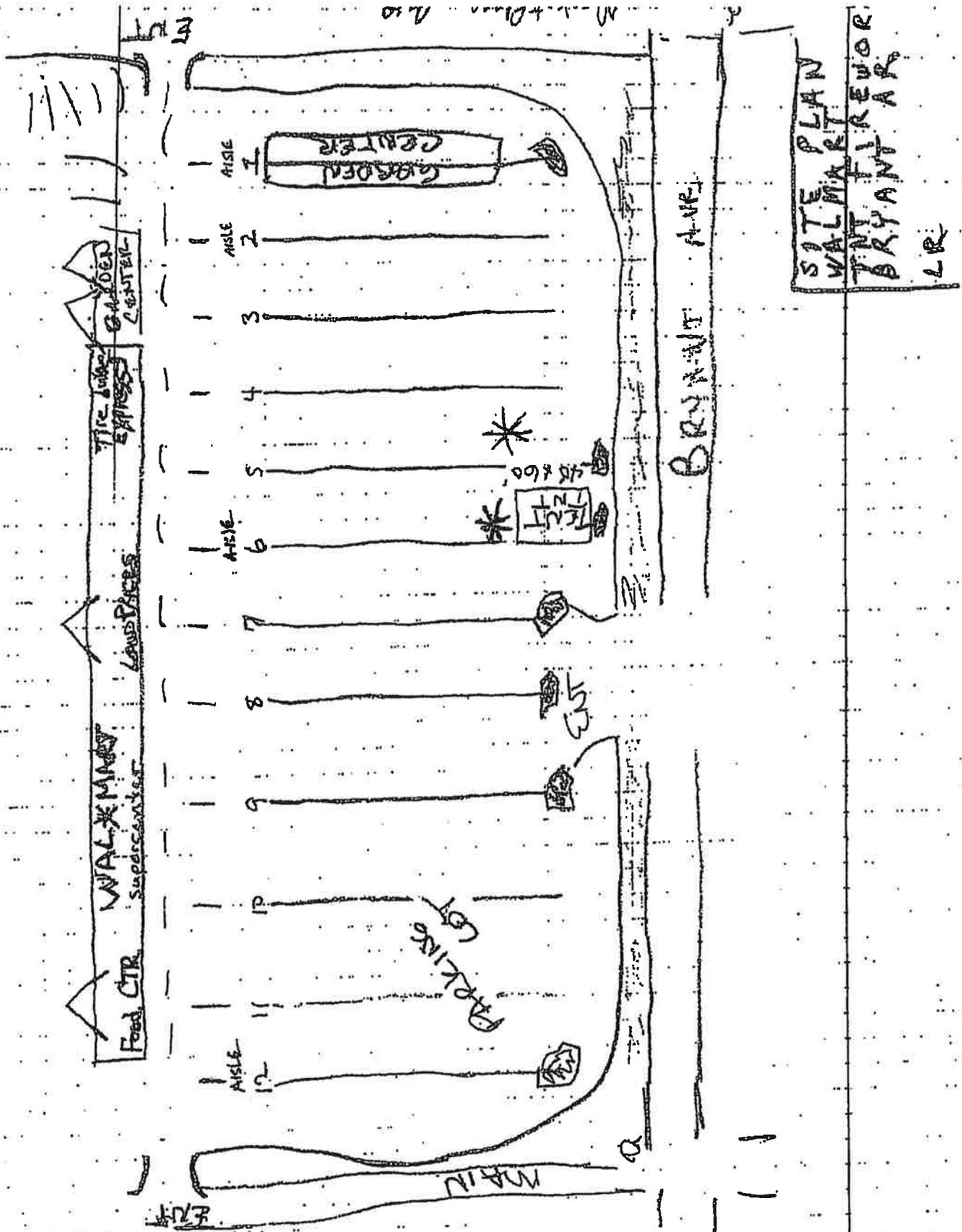
Please check the category you are applying for. Permits cannot exceed the following time limits:

- | | | |
|-------------------------------------|---|----------|
| <input type="checkbox"/> | Carnivals | 30 Days |
| <input checked="" type="checkbox"/> | Fireworks stands or tents | 30 Days |
| <input type="checkbox"/> | Christmas tree stands, tents or lots | 60 Days |
| <input type="checkbox"/> | General commercial sales stands, tents or lots..... | 90 Days |
| <input type="checkbox"/> | Concession/Refreshment stands/Food Service | 180 Days |

Beginning Date Requested 6/20 Ending Date Requested 7/6

I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature _____





Independent Sales Organization (ISO) Access Letter

TNT Fireworks to scope parking lot space and sell fireworks

To: American Promotional Events, Inc. D.B.A. TNT Fireworks

From: Walmart Services

Date: 01/02/17

RE: TNT Fireworks to scope parking lot space and sell fireworks

Dear Valued ISO,

Thank you for your continued support and collaboration. Upon arrival at the store where the event/promotion will occur, this access Letter ("Letter") should be provided to store management. This letter shall serve as proof that you are authorized to enter the store and complete the parking lot scoping and execution of a temporary firework stand as a promotion/event for the time period specified below. You are also authorized and required to obtain the proper permitting as required by the local city, county, and/or state. Only your employees (collectively "Representatives") may perform the promotion on your behalf. Your Representatives must produce credentials to store management showing that the Representative has been authorized by you to perform the promotion on your behalf.

Scoping Timeline: Scope work may happen anytime from January 01, 2017 – July 31, 2018

Sales Timeline: Parking lot sales may happen anytime from June 15, 2017 – July 31, 2018

Store Associate (Management) Responsibilities:

- 1) Allow and agree upon space with TNT Fireworks to sell fireworks on the parking lot during the Independence Day season
- 2) Customers and employees of TNT Fireworks may have access to restrooms in Walmart facilities
- 3) For other questions call Walmart Field Support at 1-700-Walmart
- 4) Keep a copy of this LOA for your records

This particular program does **NOT** violate the Walmart Corporate Solicitation Policy.

Best regards,



Jesse Danielson
Manager II, WM Services



Anne Johnson
Director, Walmart Services

LICENSE BOND

Bond No. 106725029

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE American Promotional Events, Inc. dba TNT Fireworks, as Principal, and Travelers Casualty and Surety Company of America, a Connecticut Corporation, with principal office at One Tower Square, Hartford, CT 06183, as Surety, are held and firmly bound unto City of Bryant, 400 Bryant Avenue, Bryant, AR 72022, as Obligee, in the sum of One Thousand and no/100ths Dollars (\$1,000.00), for payment of which sum, well and truly to be made, we bind ourselves, our personal representatives, successors and assigns, jointly and severally, firmly by these presents.

SIGNED, SEALED AND DATED this 24th day of April, 2017.

The Condition of this obligation is such that Whereas Principal is desirous of obtaining a license from City of Bryant, AR for a Fireworks Stand at 2021 Independence St., Cape Giardeau, AR 63701 - AR0153 commencing on the 24th day of April, 2017.

NOW, THEREFORE, if Principal shall, during the period on the aforesaid date, faithfully observe and honestly comply with such Ordinances, Rules and Regulations, and any Amendments thereto, as require the execution of this bond, then this obligation shall become void and of no effect, otherwise to be and remain in full force and virtue, subject, however, to the following condition:

This bond may be canceled and the Surety relieved of all further liability hereunder by the Surety's giving thirty (30) days written notice thereof to the Principal and Obligee.

American Promotional Events, Inc. dba TNT Fireworks
Principal

By: 

Travelers Casualty and Surety Company of America
Surety

By: 

Stephen A. Vann, Attorney-in-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 231152

Certificate No. 007120986

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Philip C. Holley, Eric C. Lohr, Robert D. Hutcherson, and Stephen A. Vann

of the City of Atlanta, State of Georgia, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 9th day of February, 2017.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 9th day of February, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.



[Signature]
Marie C. Tetreault, Notary Public

City of Bryant Subdivision Replat Checklist

Subdivision Name PIKEWOOD ADDITION NO 2
 Contact Person JEFF PORTER Phone 501-779-2146
 Mailing Address _____

I. BASIC INFORMATION NEEDED ON THE PLAT

- 1. Name of Subdivision
- 2. Name and Address of owner of Record
- 3. Date of Survey
- 4. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within 1/4 mile
- 5. New lot and block numbers
- 6. Lot area in square feet
- 7. Lot lines with appropriate dimensions
- 8. Building setback lines
- 9. Certificate of Surveying Accuracy
- 10. Certificate of Owner
- 11. Certificate of Final Plat Approval
- 12. Certificate of Recording
- 13. Show scale (not less than 1" = 100')
- 14. North Arrow
- 15. Show Title block
- 16. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 17. Layout of all proposed sidewalk systems
- 18. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- 19. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- 20. Any proposed open space must be shown
- 21. Show the direction and flow of all water courses entering the tract
- 22. Show the direction and flow of all water courses leaving the tract

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 23. Letter to Planning Commission stating your request
- 24. Completed Checklist
- 25. 20 copies of current lot Plan (folded)
- 26. 20 copies of Final replat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 27. Check for \$25.00 + \$1.00 per lot for Final Subdivision Replat fee

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature _____

Engineer Signature _____

Subdivision

CITY OF BRYANT - BRYANT, ARKANSAS
210 S.W. Third Street, Bryant, Arkansas
Phone: (501) 847-5559 (Ext 212) or FAX: (501) 847-5332

Privilege Fee Information
TEMPORARY BUSINESS LICENSE PERMIT

(WHEN FILLING IN THE BLANKS PLEASE PRINT OR TYPE IN INK)

A \$1000.00 Surety Bond made payable to the city of Bryant is required for all applicants and must be received in this office and approved before any license will be issued.

Date: 5-9-17

Business Name: MERAMEC Specialty Co.
Location of Business: 6905 HWY 5N Bryant, Ar. 72072
Mailing Address: P.O. Box 1150
City: West Memphis State: Ar Zip Code: 72303
Business Telephone: 870-735-1753 Cellphone: _____

Type of License applied for: Fireworks Period license is desired: June 20 - July 17

Type of Business (Services offered or product sold): Fireworks

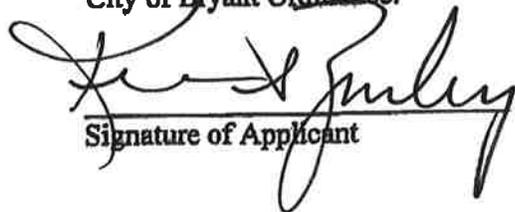
Applicants Name: Kevin Briley
Applicants Home Address: 3505 Chestfield Ln
City: Dartlett State: TN Zip Code: 38134
Applicants Home Telephone: 901-429-1884 Cellphone: 901-429-1884

Name(s) of each employee/peddler/vendor/salesman: Phillip Montalvo

Address of business or premises to be used in Bryant: 6905 HWY 5N.

Last two cities worked in: 1. _____ 2. _____

I hereby certify the above to be true and correct and state that I am operating a business in accordance with the city zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand that if I am found to be in violation of any of the city zoning regulations and/or any other city laws, I may be subject to fines as outlined in any applicable City of Bryant Ordinance.


Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

6905 Hwy. 5 N



Google earth



Temporary Business Application
City of Bryant

Date 5-9-17

Name of Business MERAMEC Specialty Company

Federal Tax Employer Identification Number 43-0762804

Arkansas State Sales Tax Number 035048-18-001

Type of Business Retail Fireworks

Location of proposed Temporary Business _____

Owner Mailing Address P.O. Box 1150 West Memphis, Ar. 72303

Contact Person Kevin Bailey Tom Farmer

Daytime Phone No. 901-409-1884 501-416-8231

Evening Phone No. 901-409-1884 501-416-8231

Please check the category you are applying for. Permits cannot exceed the following time limits:

- | | | |
|-------------------------------------|---|----------|
| <input type="checkbox"/> | Carnivals..... | 30 Days |
| <input checked="" type="checkbox"/> | Fireworks stands or tents..... | 30 Days |
| <input type="checkbox"/> | Christmas tree stands, tents or lots | 60 Days |
| <input type="checkbox"/> | General commercial sales stands, tents or lots..... | 90 Days |
| <input type="checkbox"/> | Concession/Refreshment stands/Food Service | 180 Days |

Beginning Date Requested June 20 Ending Date Requested July 7

I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature _____



ARKANSAS STATE POLICE - No 000306
 REGULATORY and BUILDING OPERATIONS DIVISION
FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE \$25.00

LICENSE EXPIRES APRIL 30, 2018

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended. State of Arkansas.

Name of Person Applying Mara Esmail Telephone # 810 735-1753
 Address of Person Applying 381 Front St. West Memphis ^{Street} 72301 ^{City} Zip
 Name of Organization Meramec Specialty Co.
 Address of the Stand Location 6905 Hwy. 5 N, Bryant ^{Street} 72022 ^{City} Zip

This License is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5.

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vender Atomil of Arkansas Date Issued 4-1-17
 License # 801
 Telephone # 810 735-1753

Major Lindsey Williams
 Major Lindsey Williams
 State Fire Marshal
 Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

NORTHSIDE, LLC
P.O. BOX 91
ALEXANDER, AR 72002
Telephone 501.847.1000

August 15, 2016

Bryant Planning Commission:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks on my property during the period of June 15, 2017 through July 10, 2017. The physical address of the property is 6905 Highway 5 in Bryant, Arkansas.

Sincerely,

NORTHSIDE, LLC



Billy Smith

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 730702

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER	Admiral Insurance Company	POLICY NO. CA000018967-04
NAMED INSURED	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc. ATLG, LLC ATLH, LLC
POLICY TERM	March 1, 2017 to March 1, 2018; Both Days 12:01 A.M. Standard Time	
COVERAGE	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
LIMIT OF LIABILITY	\$1,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF
ADDITIONAL INSURED(S)**

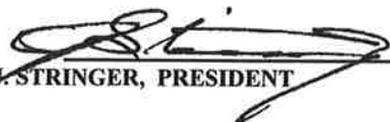
Northside, LLC-Property Owner
Meramec Specialty Company-Stand Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Ar., City of Bryant

**ADDRESS OF
INSURED PREMISES** An area measuring approximately 150' x 150' whose physical address is 6905 Hwy 5 in Bryant, Arkansas. #127

PERIOD OF OPERATION 06/10/17 to 07/10/17

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.


A.J. STRINGER, PRESIDENT

March 1, 2017
DATE OF ISSUE



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 15146913 briefly described as TEMPORARY BUSINESS PERMIT CITY OF BRYANT, ARKANSAS

for MERAMEC SPECIALTY COMPANY, as Principal,

in the sum of \$ ONE THOUSAND AND NO/100 Dollars, for the term beginning May 20, 2017, and ending May 20, 2018, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 02 day of May, 2017.



WESTERN SURETY COMPANY

By Paul T. Brunat
Paul T. Brunat, Vice President

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

WEST MEMPHIS AR 72301

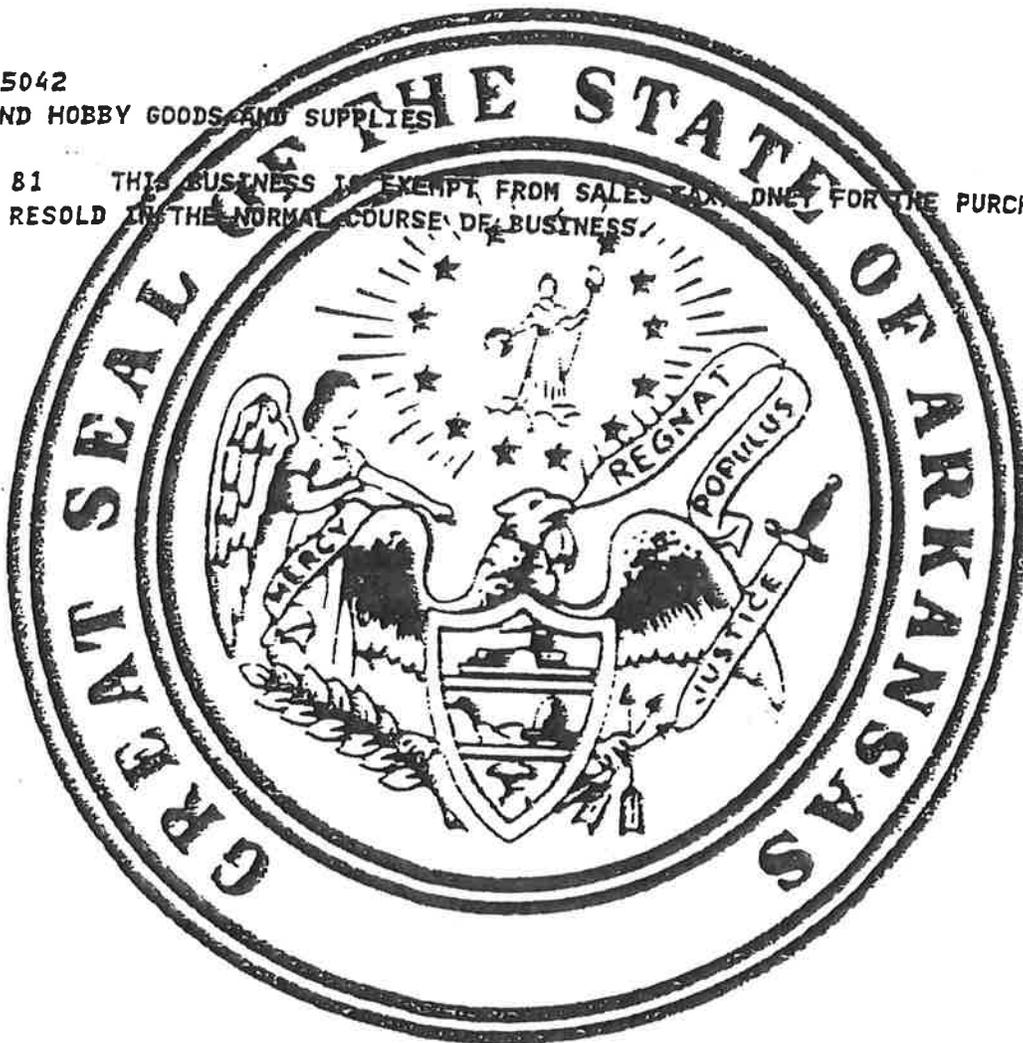
DLN:

DATE OPENED: 01/01/1965

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF
GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

✻ PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS ✻



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

140.01

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S100

CPALS

A-A-55308

SNYDER MANUFACTURING INC. By

Michael D. Galt
Title

Supervisor, Quality Control

STYLE PRV 1310Q WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

6-10-4-88F-R2



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

140.01

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S100

CPALS

A-A-55308

SNYDER MANUFACTURING INC. By

Michael D. Galt
Title

Supervisor, Quality Control

STYLE PRV 1310Q RED 61" HI GLOSS

CONTROL NO. 18554

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

CAN/ULC-S109

MIL-C-43006

FMVSS-302

A-A-55306

SNYDER MANUFACTURING INC. By

Michael S. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13100 DARK BLUE 61" HI-GLOSS

CONTROL NO. 18347

SNYDER S-ORDER NO. 215565

CUSTOMER ORDER NO. VBI RAY

YARDS OR QUANTITY 75

DATE PROCESSED 02/07/11

DATE CERTIFIED 02/22/11

4-10-4-007-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

CAN/ULC-S109

MIL-C-43006

FMVSS-302

A-A-55306

SNYDER MANUFACTURING INC. By

Michael S. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 19254

SNYDER S-ORDER NO. 220003

CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 300

DATE PROCESSED 01/06/11

DATE CERTIFIED 01/21/11

4-10-4-007-02

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 5/16/2017

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name Joe Lam

Address 701 N. Reynolds Rd

City, State, Zip Bryant, AR 72022

Phone 501-773-0544

Alternate Phone _____

PROPERTY OWNER

Name Brooks Livers

Address 4000 HWY 5 Suite # 2

City, State, Zip Bryant, AR 72022

Phone 501-412-5838

Alternate Phone _____

GENERAL DETAILS

Name of Business _____

Address/Location of sign _____

Sign dimensions (height, length, width) _____

Zoning Classification C2 Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 13' Top 15'

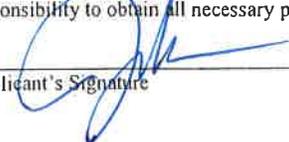
SIGN TYPE

Pole Monument

Wall
 Other (type) _____
Total sq. ft. 32 sq ft

READ CAREFULLY BEFORE SIGNING

I, _____, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Applicant's Signature 

Date 5/16/2017

Sign Administrator(or Designee) Approval

Date

19'

190"

22"

Nail Lounge & Spa

SALE
SALE
SALE
SALE

SUITE 2

