

N.W. CORNER SW/4 NW/4
SECTION 13 T-1-S, R-14-W

N88°46'49"W 456.93'

S88°46'49"E 850.39'

N.E. CORNER SW/4 NW/4
SECTION 13 T-1-S, R-14-W

PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
NAME: ALLEN SHIVERS	NAME: ALLEN SHIVERS
ADDRESS: 1112 WOODLAND PARK BRYANT, AR 72002	ADDRESS: 1112 WOODLAND PARK BRYANT, AR 72002
CURRENT ADDRESS:	INTERSTATE 30
CURRENT ZONING:	HIGHWAY COMMERCIAL DISTRICT (C-2)
BUILDING:	24,000 SF
REQUIRED PARKING:	80 SPACES / 6 HANDICAP (1SPACE/300 SQ FT COMMERCIAL BLDG)
# ADA SPACES REQ'D:	1 SPACES (FOR 1-80 TOTAL)
TOTAL GREEN SPACE:	MINIMUM 10% OF PROPERTY AREA
LS BUFFER:	ONLY ABUTTING RESIDENTIAL PROPERTIES ABUTTING ONLY COMMERCIAL PROPERTIES
BUILDING HEIGHT:	NO BUILDING WHICH IS NOT A OFFICE BUILDING SHALL EXCEED 45' OR BE MORE THAN 3 STORIES. OFFICE BUILDINGS SHALL NOT EXCEED A HEIGHT OF 4 STORIES.

FIRST SOUTHERN BAPTIST
CHURCH OF BRYANT
TAX PARCEL #840-11650-124

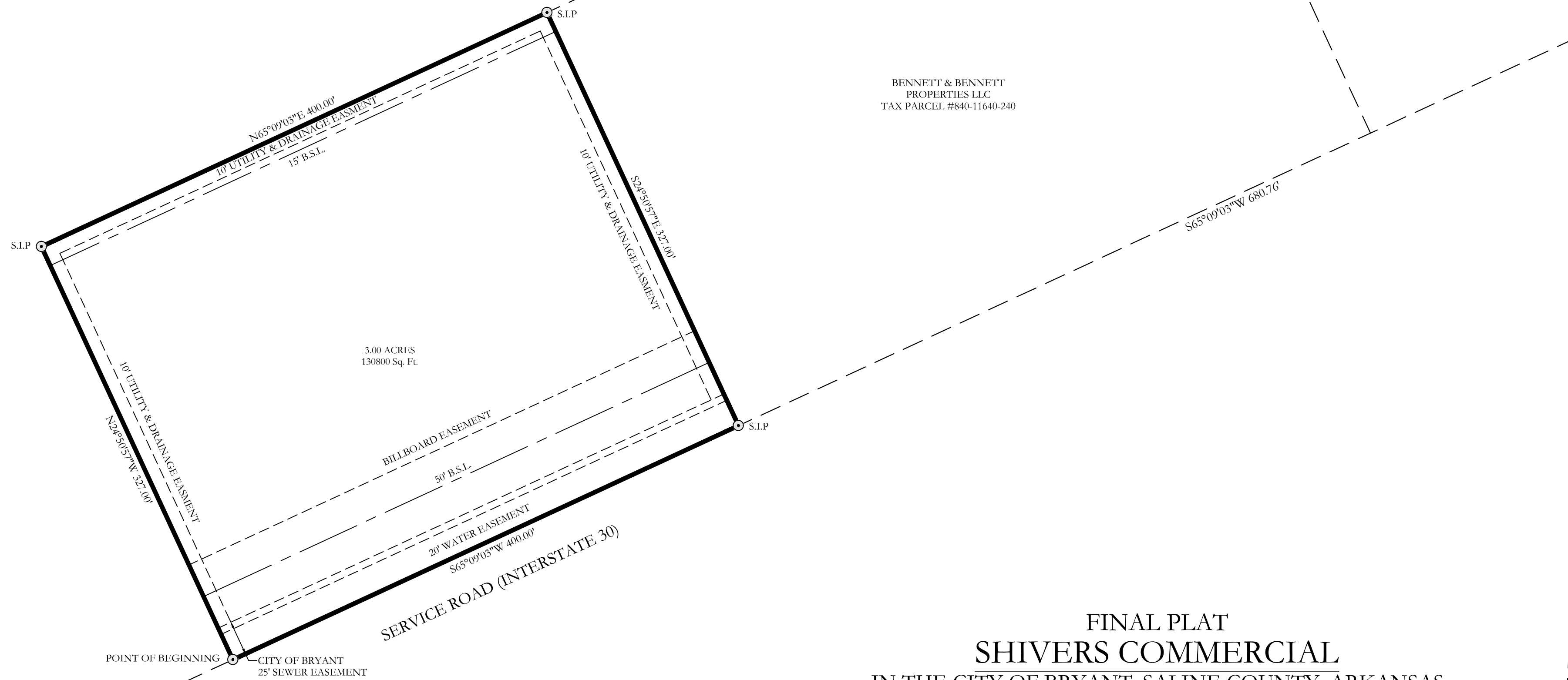
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, T-1-S, R-14-W IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE S88° 42' 45" E 67.51 FEET TO THE NORTH RIGHT OF WAY LINE OF I-30 FRONTAGE ROAD; THENCE N 65° 09' 03" E ALONG SAID NORTH RIGHT OF WAY LINE 311.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 65° 09' 03" E ALONG SAID NORTH RIGHT OF WAY LINE 400.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY N 24° 50' 57" W 327.06 FEET TO A POINT; THENCE S 45° 09' 03" W 400.00 FEET TO A POINT; THENCE S 24° 50' 57" E 327.06 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS.

BILLBOARD DESCRIPTION :

NO STRUCTURE SHALL BE ERRECTED THAT WILL BLOCK THE VIEW AND/OR ACCESS IN THE FOLLOWING AREA, AND THE INSTALLATION OF UTILITIES SHALL BE PERMITTED IN THE FOLLOWING AREAS:
AIR EASEMENT, INGRESS-EGRESS AND/OR UTILITY EASEMENT;
A PART OF THE SW/4 NW/4, SECTION 13, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE N 02° 23' 49" E 80.91 FEET; THENCE N 65° 09' 03" E, PARALLEL TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE #30 FOR 1468.16 FEET TO A POINT ON THE EAST LINE OF SAID SW/4 NW/4; THENCE S 02° 21' 47" W 84.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE #30; THENCE S 65° 09' 03" W, ALONG SAID NORTH RIGHT OF WAY FOR 1322.29 FEET TO A POINT ON THE SOUTH LINE OF SAID SW/4 NW/4; THENCE S 88° 42' 45" W 67.51 FEET TO THE POINT OF BEGINNING.
NOTE: DESCRIPTION BEARINGS AND DISTANCES WERE ADJUSTED TO FIT THIS SURVEY AND THE BASIS OF BEARING.

BENNETT & BENNETT
PROPERTIES LLC
TAX PARCEL #840-11640-240



**FINAL PLAT
SHIVERS COMMERCIAL
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS**

S.E. CORNER SW/4 NW/4
SECTION 13 T-1-S, R-14-W

N88°41'26"W 1234.24'

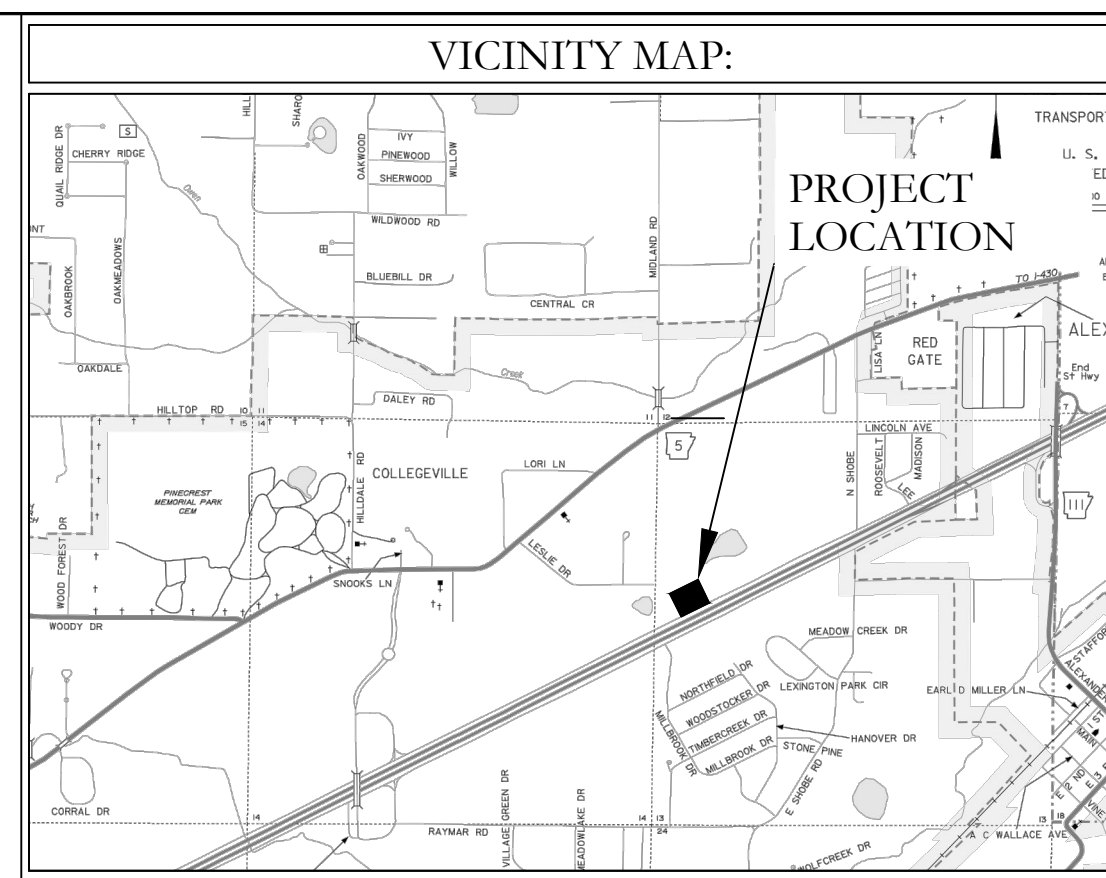
S88°42'45"E 67.51'

S.W. CORNER SW/4 NW/4
SECTION 13 T-1-S, R-14-W

N2°02'42"E 490.42'

N2°01'57"E 504.97'

N1°56'12"E 261.77'



CITY OF BRYANT CERTIFICATIONS:

OWNER: Name: _____ Address: _____
DEVELOPER: Name: _____ Address: _____

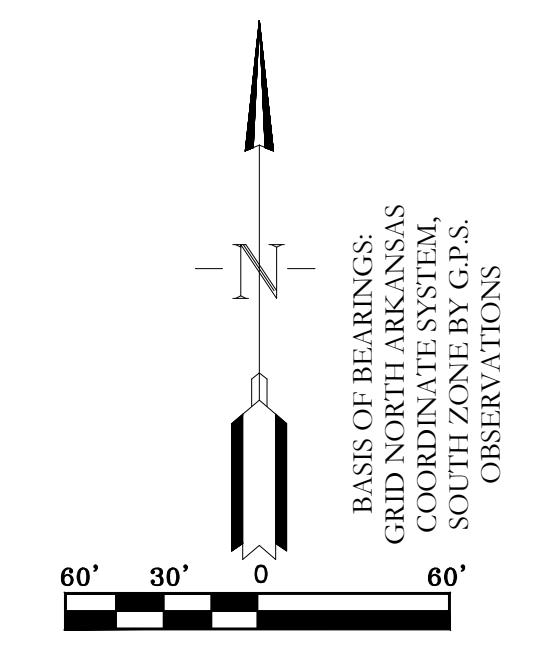
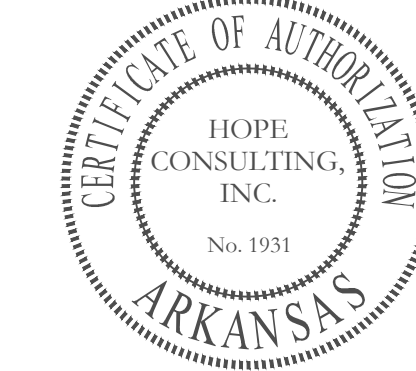
CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, plotted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.
Date of Execution _____ Name: _____
Address: _____
Source of Title: BOOK _____ PAGE _____

CERTIFICATE OF PROPERTY OWNERSHIP:
I, _____ hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat _____
Dated: _____ Certified Title Insurance Agent or Abstractor

CERTIFICATE OF SURVEYING ACCURACY:
I, Jonathan L. Hope, 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 interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.
Date of Execution _____ Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:
I, William W. McFadden, hereby certify that this plat correctly represents 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 of Execution _____ William W. McFadden
Registered Professional
Engineer, No. 14048
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 at a meeting held _____, 19____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.
Date of Execution _____ Name: _____
Bryant Planning Commission



HOPE CONSULTING ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: ALLEN SHIVERS			
FINAL PLAT SHIVERS COMMERCIAL CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 02/26/2019	C.A.D. BY:	DRAWING NUMBER:	
REVISION:	CHECKED BY:	18-0955	
SHEET:	SCALE:		
500	01S	14W	0 19 440 62 1802

ES:\LAND PROJECTS 2009\COMMERCIAL\2018\18-0955-ALLIN SHIVERS COMMERCIAL\18-0955-PP.DWG