



**SUBDIVISION DESCRIPTION:**

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

LOTS 12 - 16: 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 GATEWAY BANK PROPERTY FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 5°28'47" E FOR A DISTANCE OF 192.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE N 84°33'13" E FOR A DISTANCE OF 118.82 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°31'47" E FOR A DISTANCE OF 241.42 FEET TO A SET 1/2" REBAR WITH CAP #1573 IN THE CENTER OF MEETING STREET; THENCE N 20°06'10" W, ALONG THE CENTER OF SAID MEETING STREET, FOR A DISTANCE OF 56.75 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°53'50" E, LEAVING SAID MEETING STREET, FOR A DISTANCE OF 203.88 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°28'01" W FOR A DISTANCE OF 136.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°31'59" E FOR A DISTANCE OF 160.33 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF MARKET PLACE AVENUE; THENCE S 26°28'01" E, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 217.46 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1536.45 FEET AND A LENGTH OF 90.63 FEET, WHOSE CHORD BEARS S 24°46'38" E - 90.61 FEET TO SET MAG NAIL WITH SHINER WASHER #1573 IN THE CENTER OF PROGRESS STREET AND THE NORTH LINE OF MARKET PLACE II SUBDIVISION PHASE I; THENCE S 68°20'19" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE II SUBDIVISION, FOR A DISTANCE OF 229.36 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE II SUBDIVISION, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET AND A LENGTH OF 38.75 FEET, WHOSE CHORD BEARS S 57°14'17" W - 38.51 FEET TO A POINT; THENCE S 46°08'14" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE II SUBDIVISION, FOR A DISTANCE OF 123.19 FEET TO A FOUND MAG NAIL WITH SHINER WASHER #1573 LOCATED ON THE NORTH LINE OF LOT 5R OF THE REPLAT OF MARKET PLACE SUBDIVISION; THENCE S 46°08'14" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF LOT 5R, FOR A DISTANCE OF 51.31 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED AT THE NORTHWEST CORNER OF LOT 5R; THENCE S 84°34'49" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE SUBDIVISION, FOR A DISTANCE OF 113.64 FEET TO A FOUND MAG NAIL WITH SHINER WASHER #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 11 OF MARKET PLACE II SUBDIVISION PHASE I; THENCE N 5°28'47" W, ALONG THE EAST LINE OF SAID LOT 11, FOR A DISTANCE OF 173.63 FEET TO THE POINT OF BEGINNING, CONTAINING 3.49 ACRES MORE OR LESS.

**DOCUMENTS USED:**

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 11/15/2018 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/2/2007 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/4/2018 KERRY LANE PLS #1141
- 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 THIS DRAWING 11, 2019.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

BY	
REVISION	
DATE	

Designing our client's success  
**GarNat Engineering, LLC**  
 3825 Mt Carmel Road  
 Bryant, AR 72022  
 P.O. Box 116  
 Benton, AR 72018  
 Ph. (501) 408-4650  
 garnatengrnc@gmail.com

**BRYANT REALTY COMPANY, LLC**  
**MARKET PLACE CENTER**  
**CITY OF BRYANT**  
**SALINE COUNTY, ARKANSAS**

REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF ARKANSAS  
 NO. 1573  
 SIGNATURE  
 GEORGE P. WOODEN

CONTENTS:  
**FINAL PLAT**  
**LOTS 12 - 16**  
**PHASE 2**

PROJECT NO:  
**18087**  
 DATE:  
**OCT. 5, 2022**  
 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 RECORDING:**

**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 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 II**  
**LOTS 12 THROUGH 16**  
**CITY OF BRYANT**  
**SALINE COUNTY, ARKANSAS**

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 VERNON J. WILLIAMS  
 NO. 9551

**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: C-2  
 SOURCE OF WATER: CITY OF BRYANT  
 SOURCE OF SEWER: CITY OF BRYANT

**BUILDING SETBACKS (SB):**  
 FRONT - 15'  
 REAR - 15'  
 SIDE - 0'

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

**PLAT CERTIFICATES:**

**PLAT CERTIFICATE:**

50' 25' 0' 50'

**SURVEY PLAT CODE:**  
 500-01S-14W-0-22-400-62-1573