

CONSTRUCTION PLANS FOR
BRYANT REALTY COMPANY, LLC
MARKET PLACE CENTER II
PHASE 2
BRYANT, ARKANSAS

DRAWING INDEX:

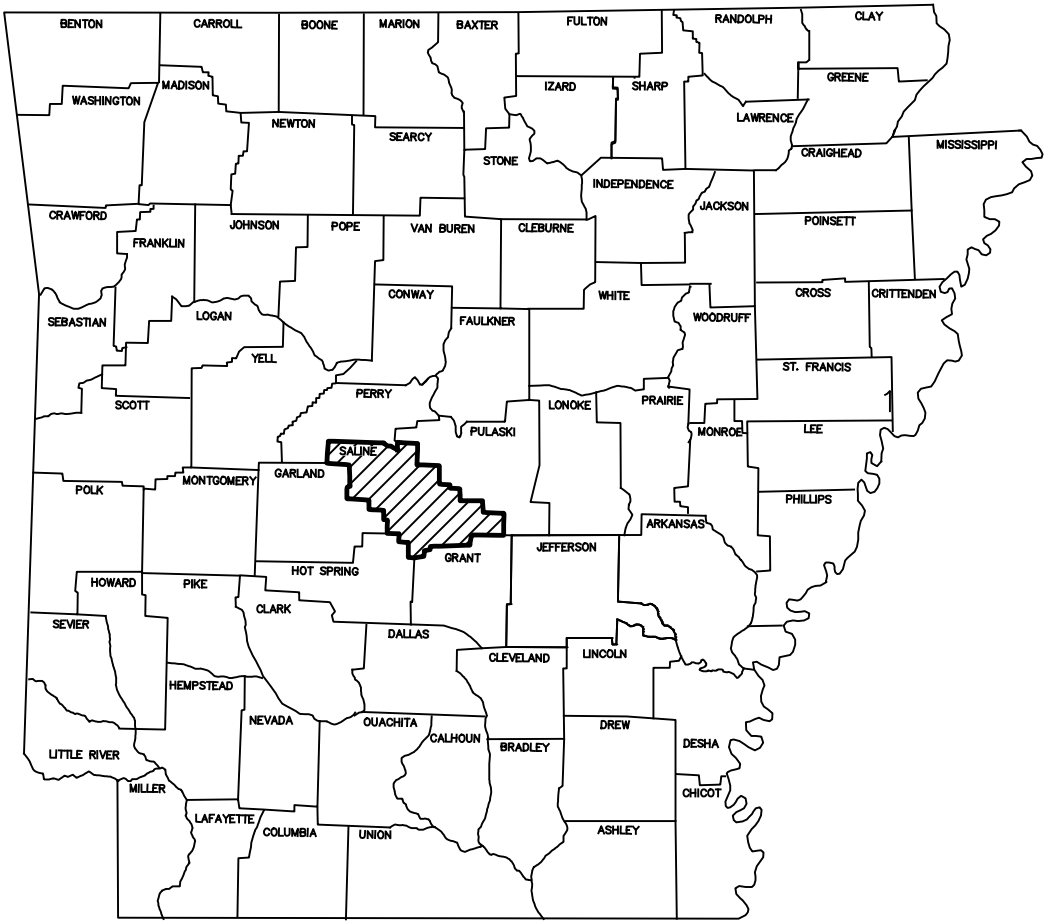
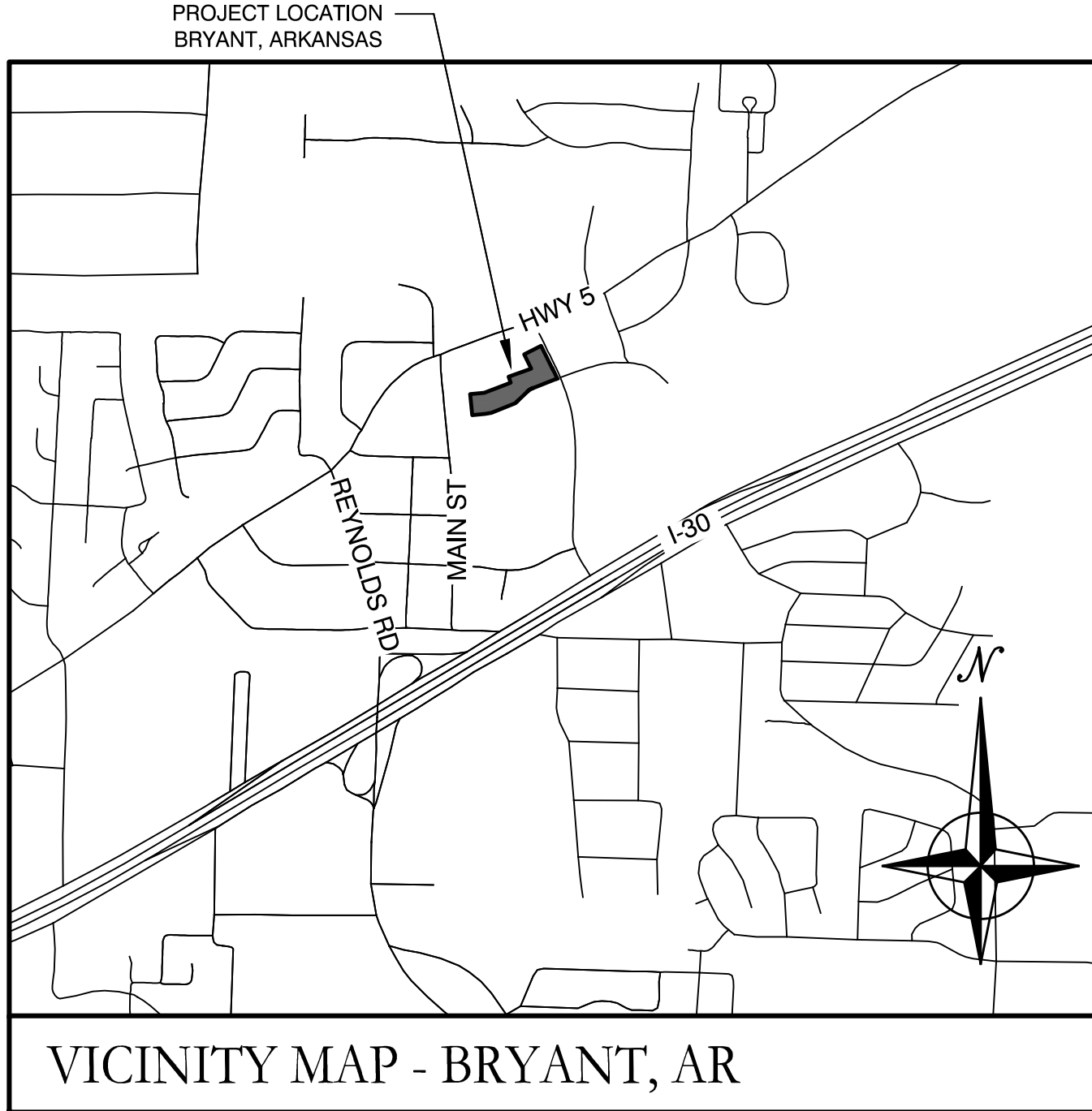
V1.0	FINAL PLAT MARKET PLACE II PHASE II SUBDIVISION
C2.0	GRAVITY SEWER MAIN C PLAN AND PROFILE
C3.0	SCHEMATIC PLAN

Prepared by:

GarNat Engineering, LLC

P.O. Box 116	3825 Mt Carmel Road
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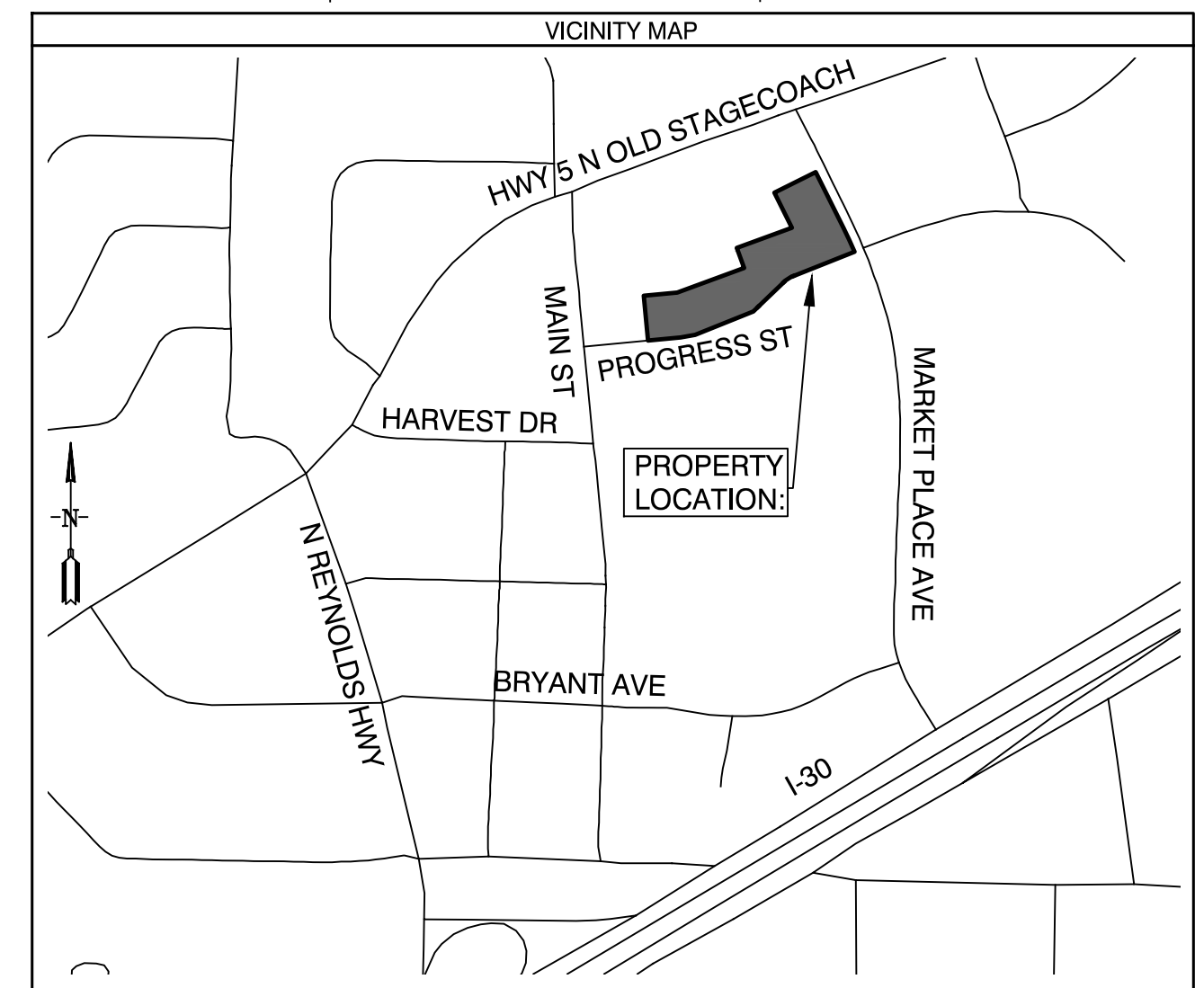
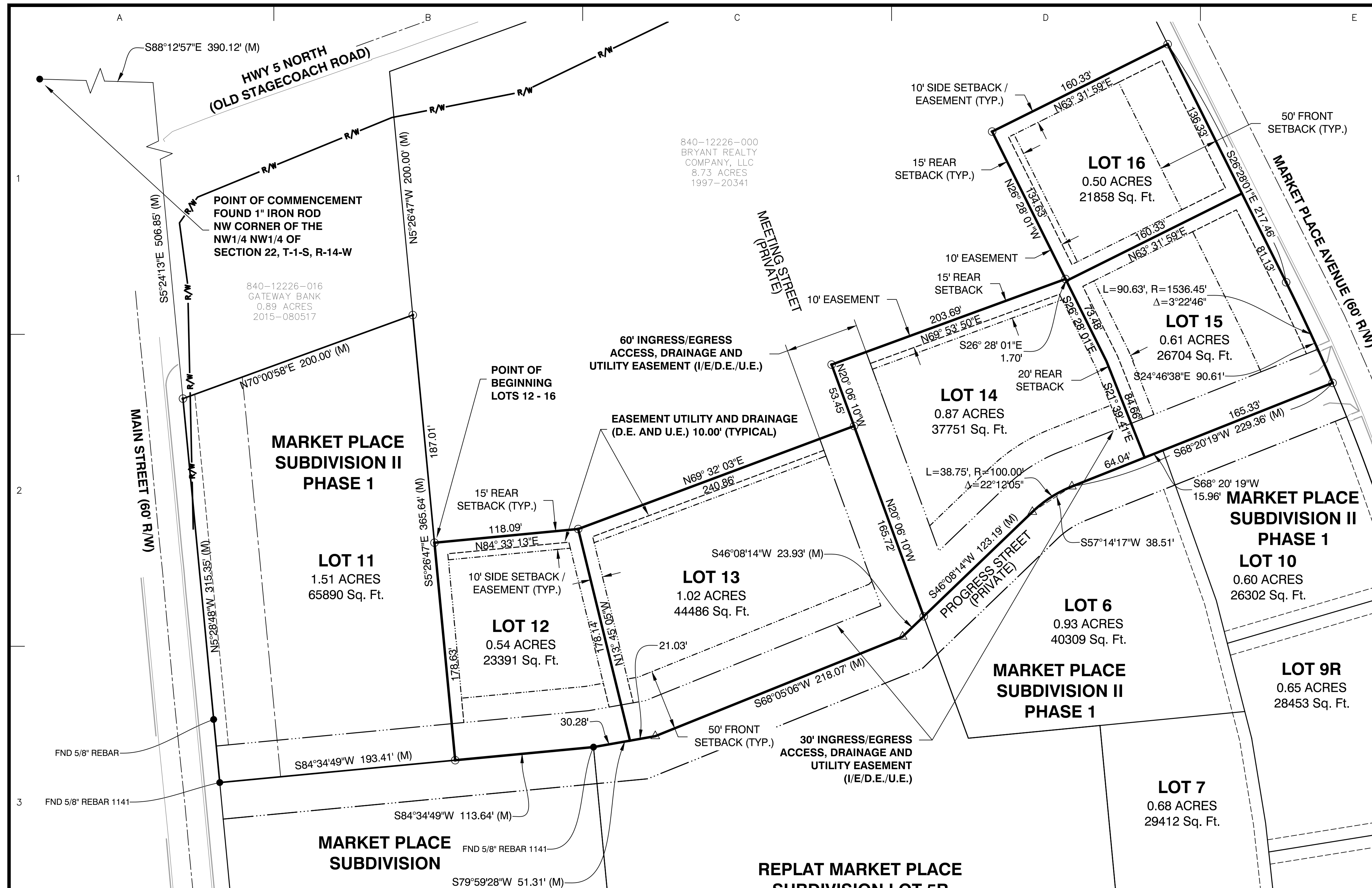


ARKANSAS



10-27-2022





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 187.01 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 118.09 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°32'03" E FOR A DISTANCE OF 240.86 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 53.45 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°53'50" E, LEAVING SAID MEETING STREET, FOR A DISTANCE OF 203.69 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°28'01" W FOR A DISTANCE OF 134.63 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°31'59" E FOR A DISTANCE OF 163.33 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 1; 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 7°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 23.93 FEET TO A POINT; THENCE S 68°05'06" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF LOT 5R, FOR A DISTANCE OF 218.07 FEET TO A POINT; THENCE S 79°59'28" 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 1; 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 3.54 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 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.

OWNER: Bryant Realty Company, LLC
DEVELOPER: Bryant Realty Company, LLC
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.

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.

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.

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.

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:

DATE: _____ **SIGNED:** _____
 Fred Briner, Agent
 Bryant Realty Company, LLC

DATE: _____ **SIGNED:** _____
 George P. Wooden
 Registered Land Surveyor
 No. 1573, Arkansas

DATE: _____ **SIGNED:** _____
 Rick Johnson, Chairman
 Bryant Planning Commission

DATE: _____ **SIGNED:** _____
 Vernon J. Williams
 Registered Professional Engineer
 No. 9551, Arkansas

FINAL PLAT
MARKET PLACE II SUBDIVISION
PHASE 2
LOTS 12 THROUGH 16
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION

GarNat Engineering, LLC
No. 2174

ARKANSAS

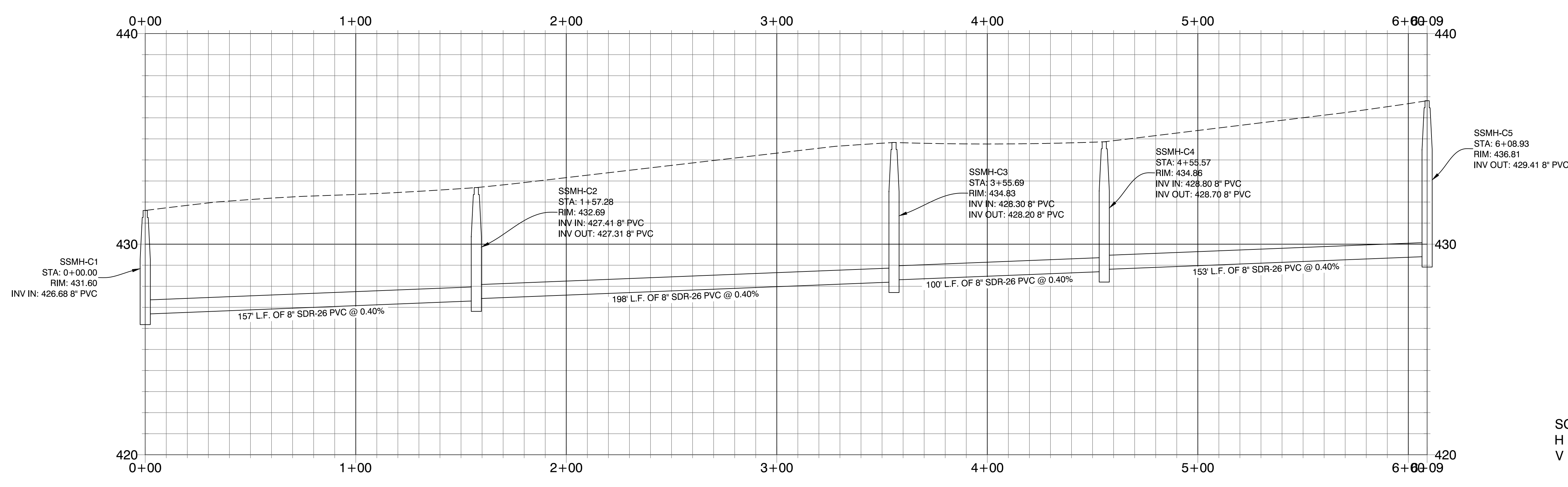
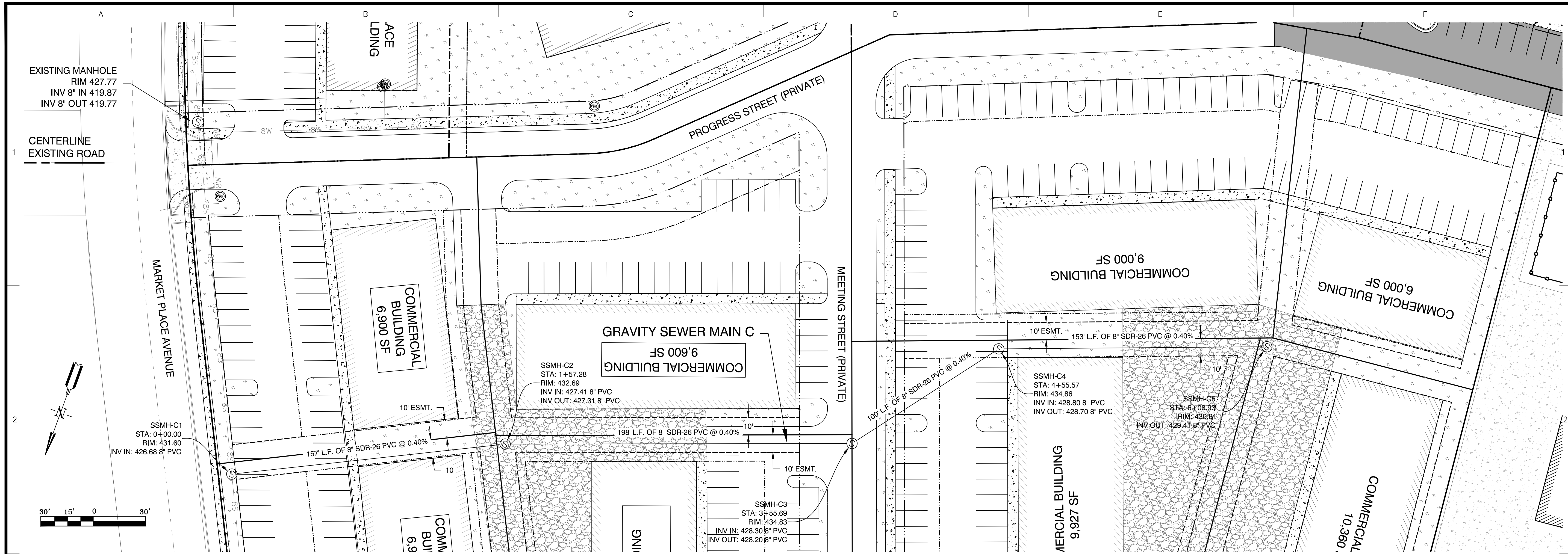
STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

VERNON J. WILLIAMS
NO. 9551

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

BY									
REVISION									
DATE									
<p style="font-size: small;">Designing our client's success</p> <p style="font-weight: bold; font-size: large;">GarNat Engineering, LLC</p> <p style="font-size: x-small;">3825 Mt. Carmel Road Bryant, AR 72018 garnatengr.com@gmail.com</p>									
<p style="font-weight: bold; font-size: large;">BRYANT REALTY COMPANY, LLC</p> <p style="font-weight: bold; font-size: large;">MARKET PLACE CENTER</p> <p style="font-weight: bold; font-size: large;">CITY OF BRYANT</p> <p style="font-weight: bold; font-size: large;">SALINE COUNTY, ARKANSAS</p>									
<p style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> REGISTERED PROFESSIONAL SURVEYOR STATE OF ARKANSAS NO. 1573 SIGNATURE GEORGE P. WOODEN </p>									
<p>CONTENTS:</p> <p style="font-weight: bold; font-size: large;">FINAL PLAT</p> <p style="font-weight: bold; font-size: large;">LOTS 12 - 16</p> <p style="font-weight: bold; font-size: large;">PHASE 2</p>									
<p>PROJECT NO:</p> <p style="font-weight: bold; font-size: large;">18087</p>									
<p>DATE:</p> <p style="font-weight: bold; font-size: large;">OCT. 5, 2022</p>									
<p>SHEET NO:</p> <p style="font-weight: bold; font-size: x-large;">V1.0</p>									



GRAVITY SEWER MAIN C PROFILE

SCALE:
H 1" = 30'
V 1" = 3'

BY	GPW
REVISION	REVISED PER AS-BUILT
DATE	01-25-22

Designing our client's success

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Bryant, AR 72022
garnatengineering@gmail.com

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Benton, AR 72018
Ph (501) 408-4650

**MARKET PLACE CENTER II
PHASE 2
CITY OF BRYANT
SALINE COUNTY, ARKANSAS**

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

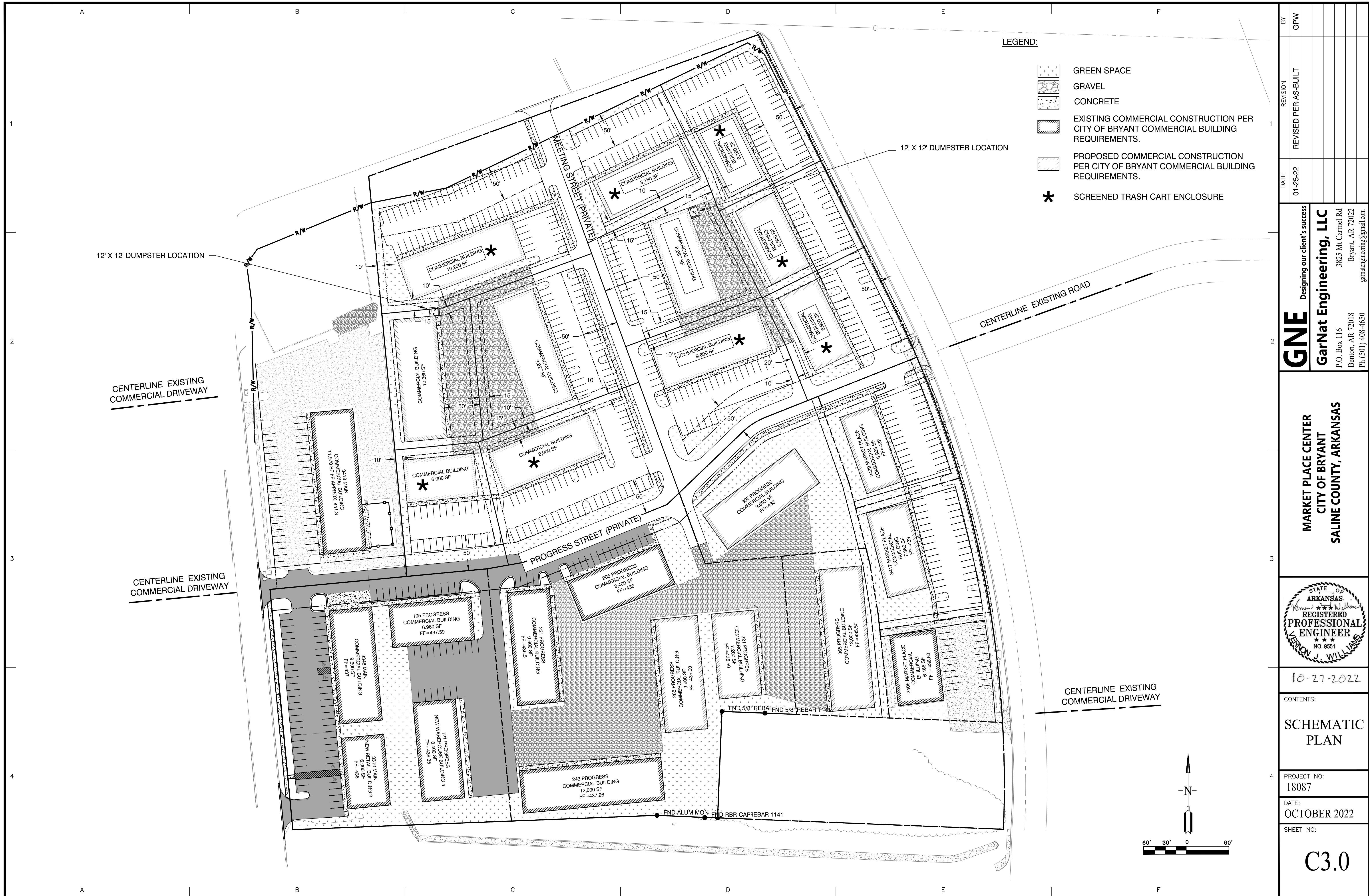
10-27-2022

CONTENTS:
GRAVITY SEWER MAIN C
PLAN &
PROFILE

PROJECT NO:
18087

DATE:
OCTOBER 2022

SHEET NO:
C2.0



LEGEND:

- GREEN SPACE
- GRAVEL
- CONCRETE
- EXISTING COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
- PROPOSED COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
- SCREENED TRASH CART ENCLOSURE

DATE	REVISION	BY
01-25-22	REVISED PER AS-BUILT	GPW

GNE Designing our client's success
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 Bryant, AR 72022
 gnatengineering@gmail.com

**MARKET PLACE CENTER
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**



10-27-2022

SCHEMATIC PLAN

PROJECT NO:
18087

DATE:
OCTOBER 2022

SHEET NO:

C3.0