

CERTIFICATIONS:	
OWNER: Name: ARKANSAS STORAGE XIV, LLC Address: PO BOX 10 BRYANT, AR 72022	DEVELOPER: 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 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 submittal 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: Rick Johnson, Chairman Bryant Planning Commission	

OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; 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; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; 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 NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);

THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);

THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

THENCE NORTH 66°25'15" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DEED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;

THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) 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 1,045.67 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 2007-461442;

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;

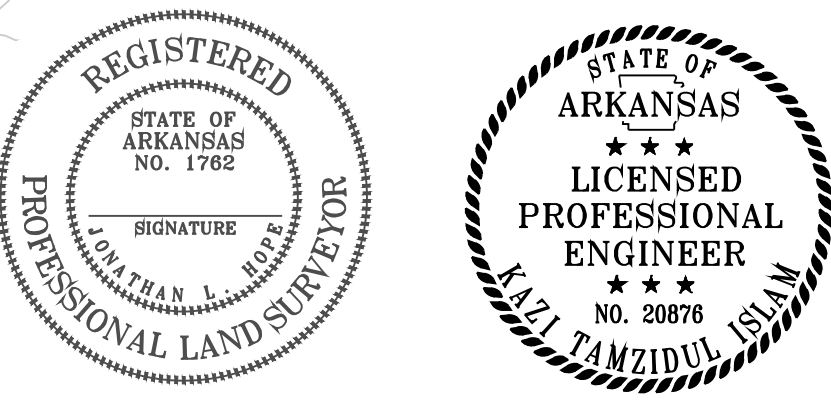
THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);

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;

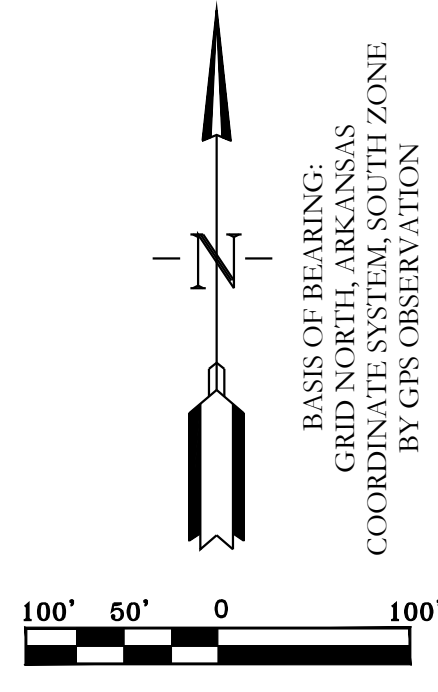
THENCE ALONG SAID SOUTH LINE NORTH 88°43'09" WEST, A DISTANCE OF 67.64 FEET, TO A POINT OF BEGINNING; CONTAINING 47.00 ACRES (2,047,380.21 SQUARE FEET), MORE OR LESS.



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 #05125C0365E, Dated: 06/08/2020.



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: 3
DEVELOPER: 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	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:	SCALE: 1" = 100'	
500 01S 14W 0 14 110 62 1762		
500 01S 14W 0 13 400 62 1762		