

VICINITY MAP

THIS SITE



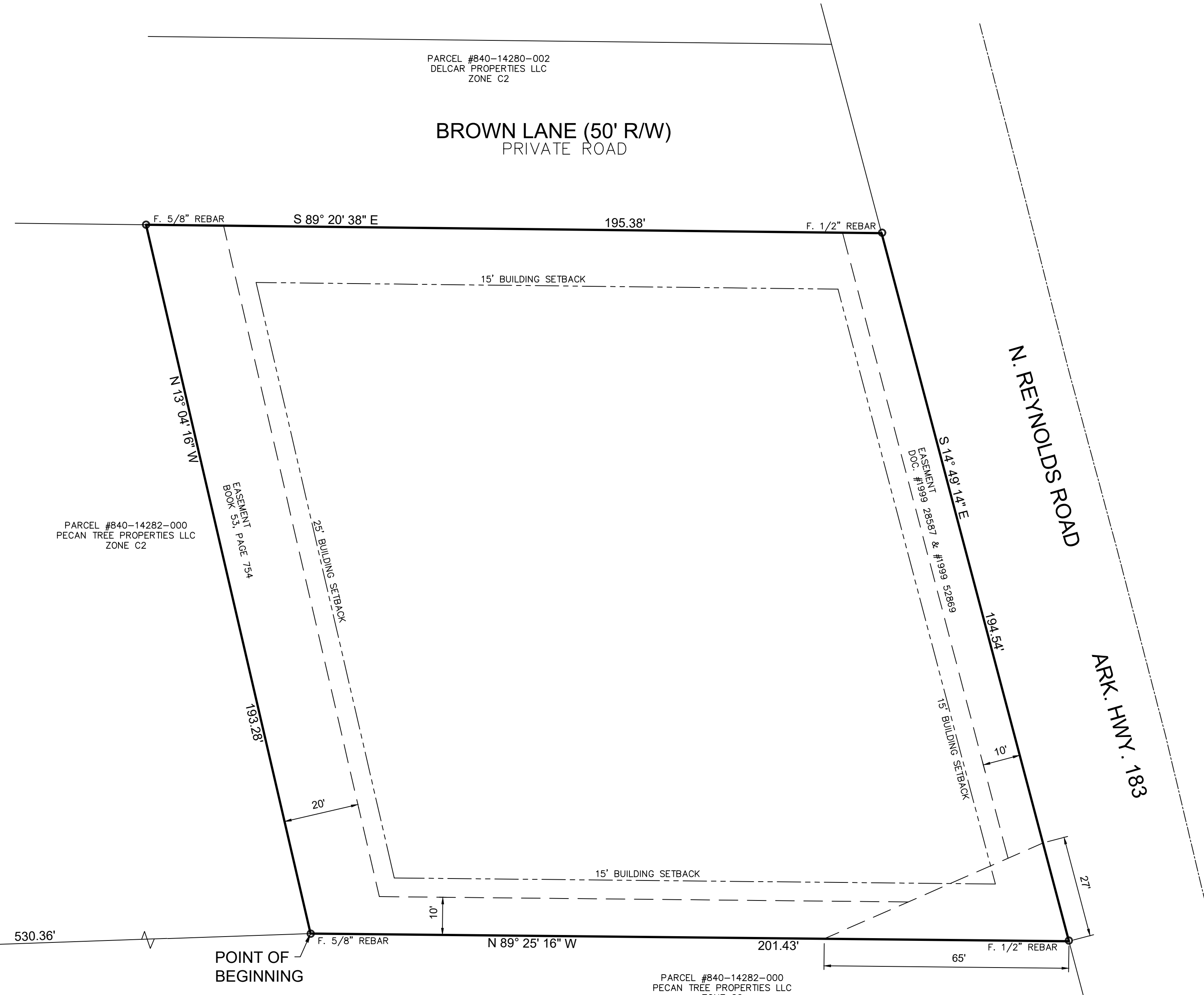
**SURVEY LEGAL DESCRIPTION:**

PART OF THE SE1/4 NW1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4;  
 THENCE ALONG THE WEST LINE OF THE SAID SE1/4 NW1/4 S 00° 00' 00" E FOR 1143.40 FEET;  
 THENCE N 87° 59' 54" E FOR 530.36 FEET LEAVING THE WEST LINE OF SAID SE1/4 NW1/4 TO A TO 5/8" REBAR AND THE POINT OF BEGINNING;  
 THENCE N 13° 04' 16" W FOR 193.28 FEET TO A 5/8" REBAR AND THE SOUTHERLY RIGHT OF WAY LINE OF BROWN LANE;  
 THENCE ALONG SAID RIGHT OF WAY LINE S 89° 20' 38" E FOR 195.38 FEET TO A 1/2" REBAR AND THE WESTERLY RIGHT OF WAY LINE OF NORTH REYNOLDS ROAD;  
 THENCE ALONG SAID RIGHT OF WAY LINE S 14° 49' 14" E FOR 194.54 FEET TO A 1/2" REBAR;  
 THENCE N 89° 25' 16" W FOR 201.43 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- SHOWS EXISTING STREETS.
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS BUILDING SETBACK LINE
- SHOWS SURVEY MONUMENT AS DESCRIBED



**CERTIFICATE OF SURVEYING ACCURACY**

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE \_\_\_\_\_ JOHN R. POWNALL RLS 1215

**CERTIFICATE OF ENGINEERING ACCURACY**

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS.

DATE \_\_\_\_\_ JOHN R. POWNALL PE 4685

**CERTIFICATE OF OWNER**

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE \_\_\_\_\_ NAME \_\_\_\_\_

**CERTIFICATE OF FINAL APPROVAL**

PURSUANT TO THE BRYANT SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE \_\_\_\_\_ BRYANT PLANNING COMMISSION CHAIRMAN

PARCEL #840-14282-000  
PECAN TREE PROPERTIES LLC  
ZONE C2

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
SE1/4 NW1/4

POINT OF BEGINNING

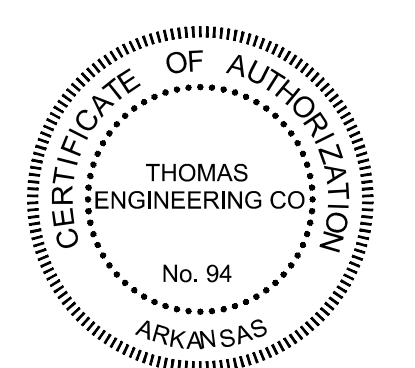
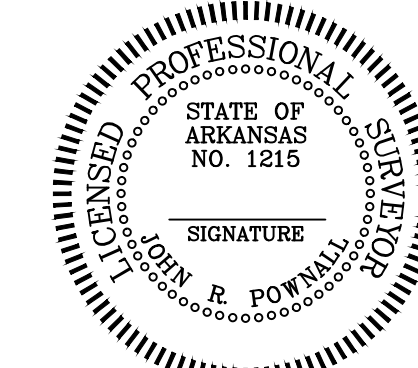
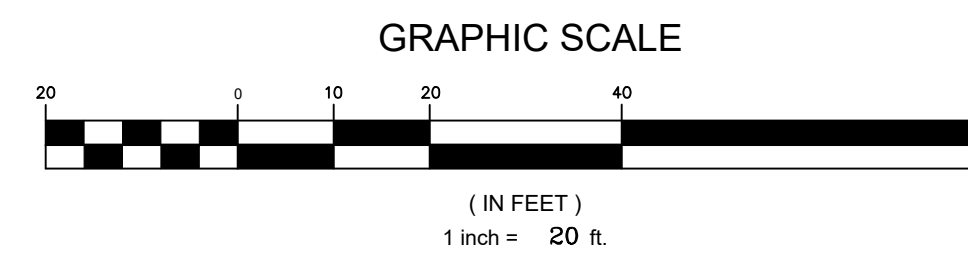
PARCEL #840-14282-000  
PECAN TREE PROPERTIES LLC  
ZONE C2

OWNER & DEVELOPER:  
OBWAT HOLDINGS, LLC  
7500 LANDERS ROAD  
SHERWOOD, AR. 72117

PLAT OF  
 LOT 1 LITTLE CAESARS ADDITION  
 IN  
 THE CITY OF BRYANT  
 AND IN  
 SE1/4 & NW1/4 SECTION 27  
 TOWNSHIP 1 SOUTH, RANGE 14 WEST  
 SALINE COUNTY, ARKANSAS

**GENERAL NOTES**

1. THIS PROPERTY IS ZONED C2.
2. THIS PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050308 0380 E DATED JUNE 5, 2020.
3. BASIS OF BEARINGS: ARKANSAS STATE PLAIN, NAD 1983, SOUTH ZONE.



**TE** THOMAS ENGINEERING COMPANY  
 3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116  
 TEL: 501-753-4463 FAX: 501-753-6814

<b>PLAT LOT 1 LITTLE CAESARS ADDITION BRYANT, ARK.</b>			
APPROVED	DRAWN BY	DATE	SHEET NO.
	MJC	6/20/24	1
SCALE 1" = 20'			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 7/2/2024