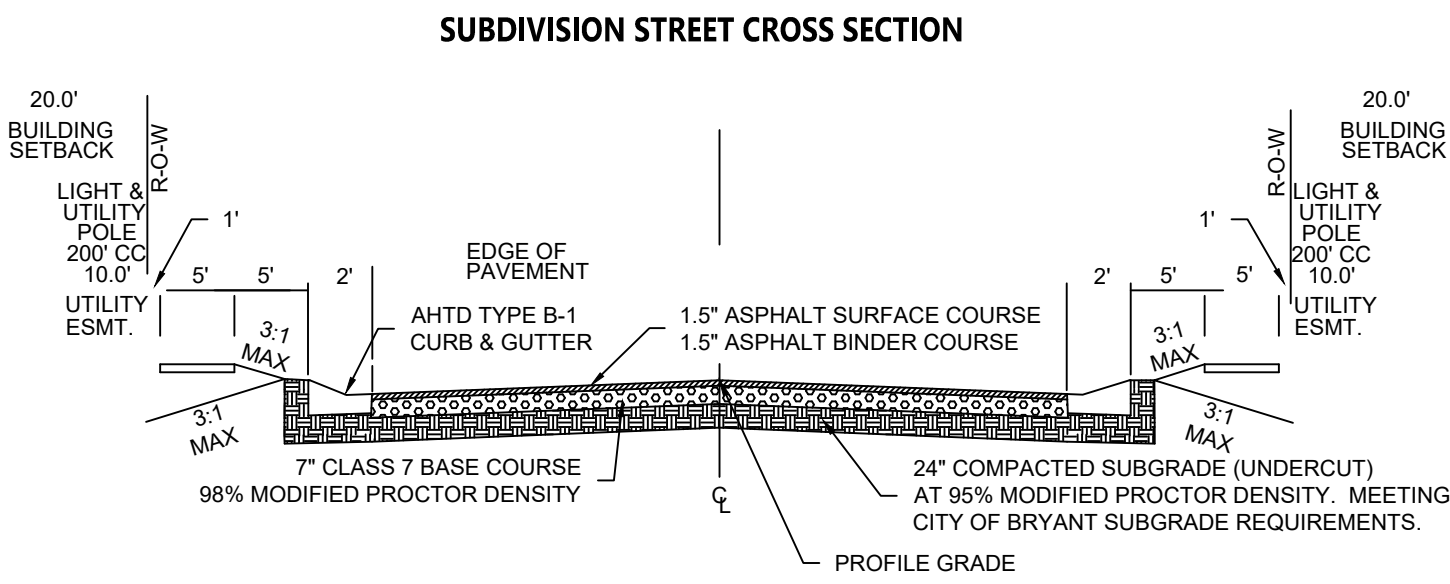
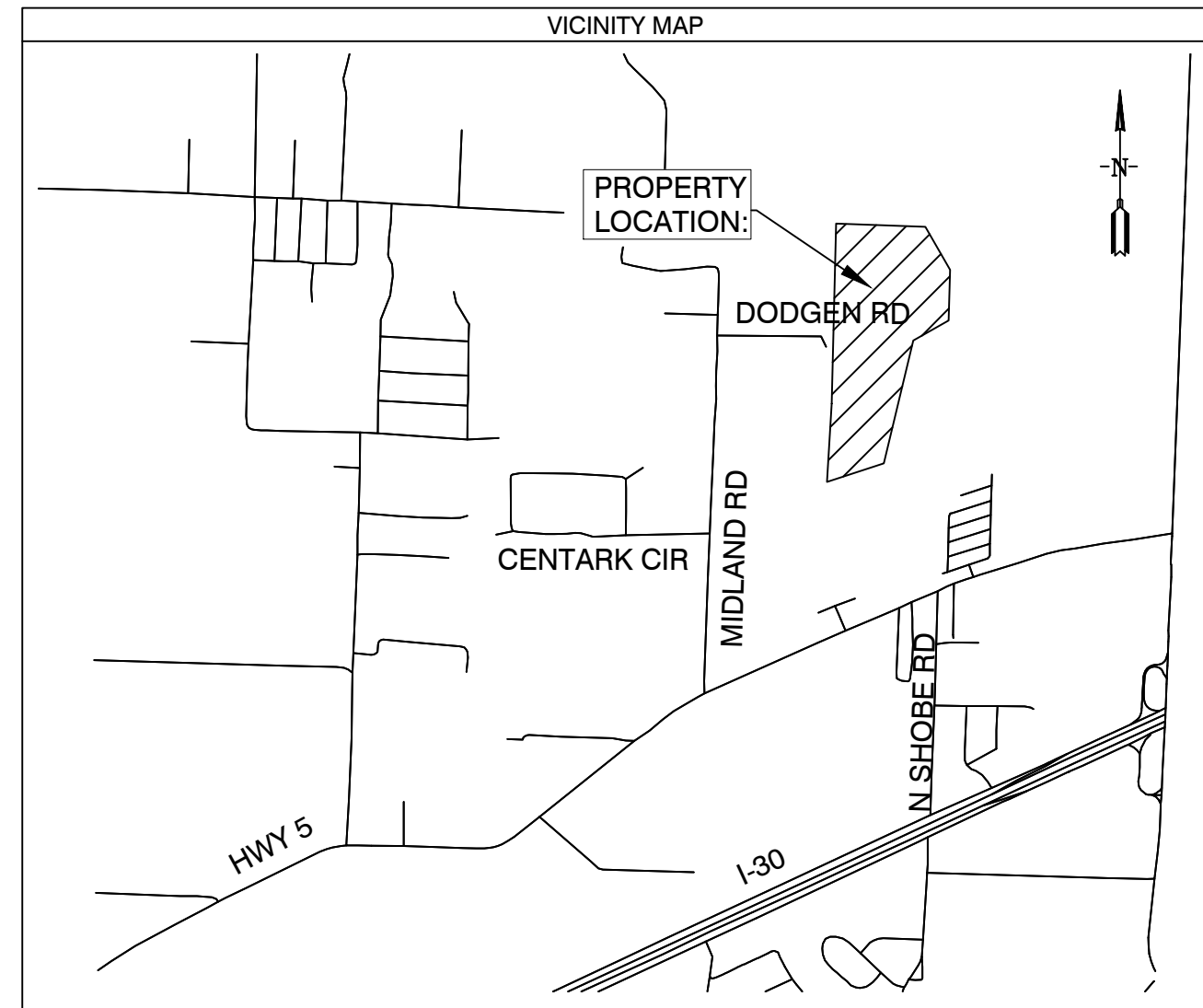


# PRELIMINARY PLAT CREEKSIDE ADDITION PHASE 2 SALINE COUNTY, ARKANSAS



Line #	Length	Direction
L1	26.63	S45° 37' 43\"/>

Line #	Length	Direction
L21	41.25	S21° 27' 38\"/>

**PROPERTY DESCRIPTION:**  
PART OF THE EAST HALF OF THE NORTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEK SIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°58'21\"/>

Curve #	Length	Radius	Chord Direction	Chord Length
C1	86.62	70.00	S78° 06' 51\"/>	

**DOCUMENTS USED:**

- SURVEY PLAT OF RECORD RASBERRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

**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).

**PLAT CERTIFICATES:**

**OWNER:** Name: Diamond Development II, Address: 1599 Lawson Oaks, Little Rock, AR 72210

**DEVELOPER:** Name: Diamond Development II, Address: 1599 Lawson Oaks, Little Rock, AR 72210

**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 PRELIMINARY SURVEYING ACCURACY:** I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; 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 PRELIMINARY 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.

**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 to further provisions of said Rules and Regulations.

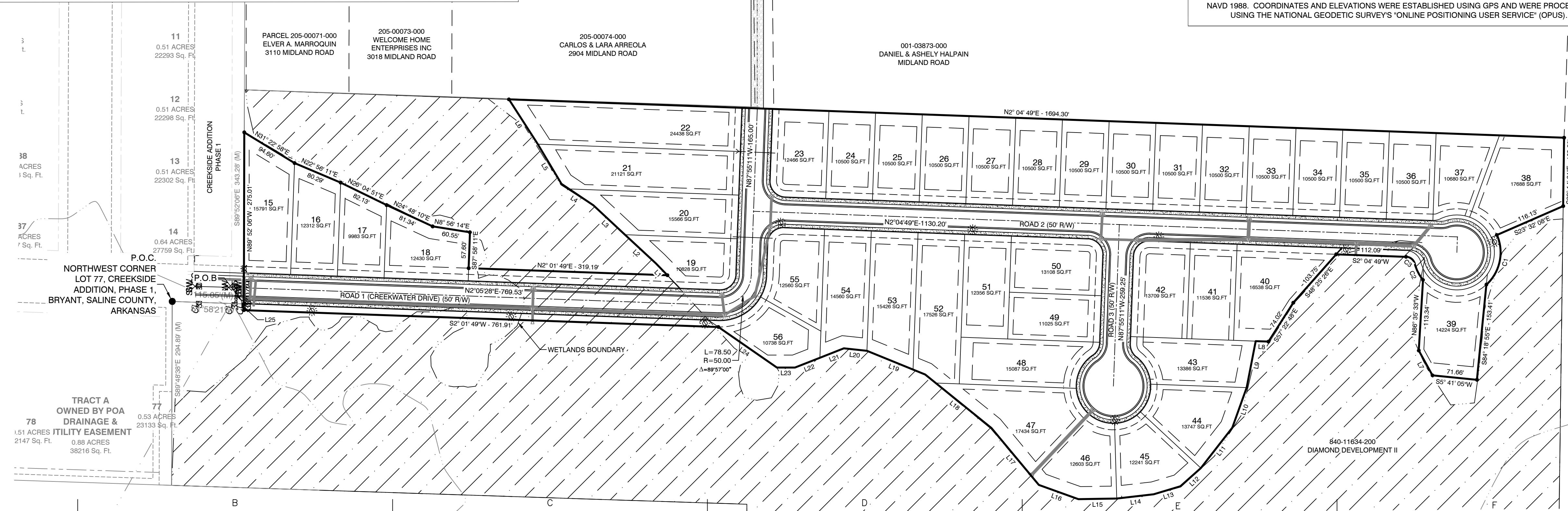
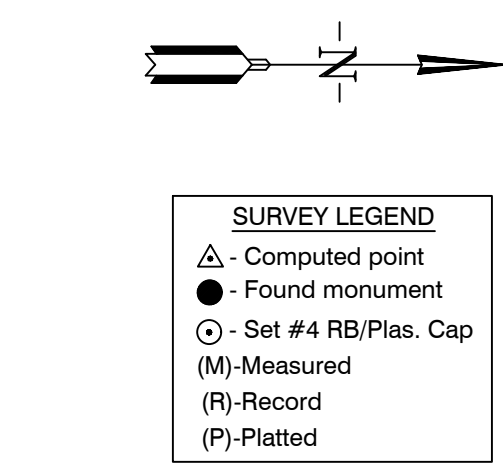
**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: R-1  
MIN. LOT SIZE: 9982 S.F.  
MAX. LOT SIZE: 24437 S.F.  
NUMBER OF LOTS: 42  
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA  
SOURCE OF SEWER: CITY OF BRYANT

**BUILDING SETBACKS:**  
FRONT: 20' OR AS SHOWN  
REAR: 20' OR AS SHOWN  
SIDE: 8' OR AS SHOWN

**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
FRONT: 10' OR AS SHOWN  
STREET RIGHT OF WAYS: 50' OR AS SHOWN  
STREET WIDTH: 28' BOC TO BOC  
LOT CORNERS: SET #4 REBAR WITH CAP

**SURVEY PLAT CODE:**  
500-01S-14W-0-12-304-62-1573



**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
 P.O. Box 116 (72018) Ph (501) 408-4650  
 3925 Mt. Carmel Road Fx (888) 900-3068  
 Bryant, AR 72022 gnatengr@gmail.com

CREEKSIDE ADDITION PHASE 2  
 ALL OF LOT 101 AND PART OF LOT 99  
 AND PART OF LOT 100, MIDLAND FARM SUBDIVISION  
 PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE  
 1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN  
 SECTION 12, T-1-S, R-14-W,  
 SALINE COUNTY, ARKANSAS

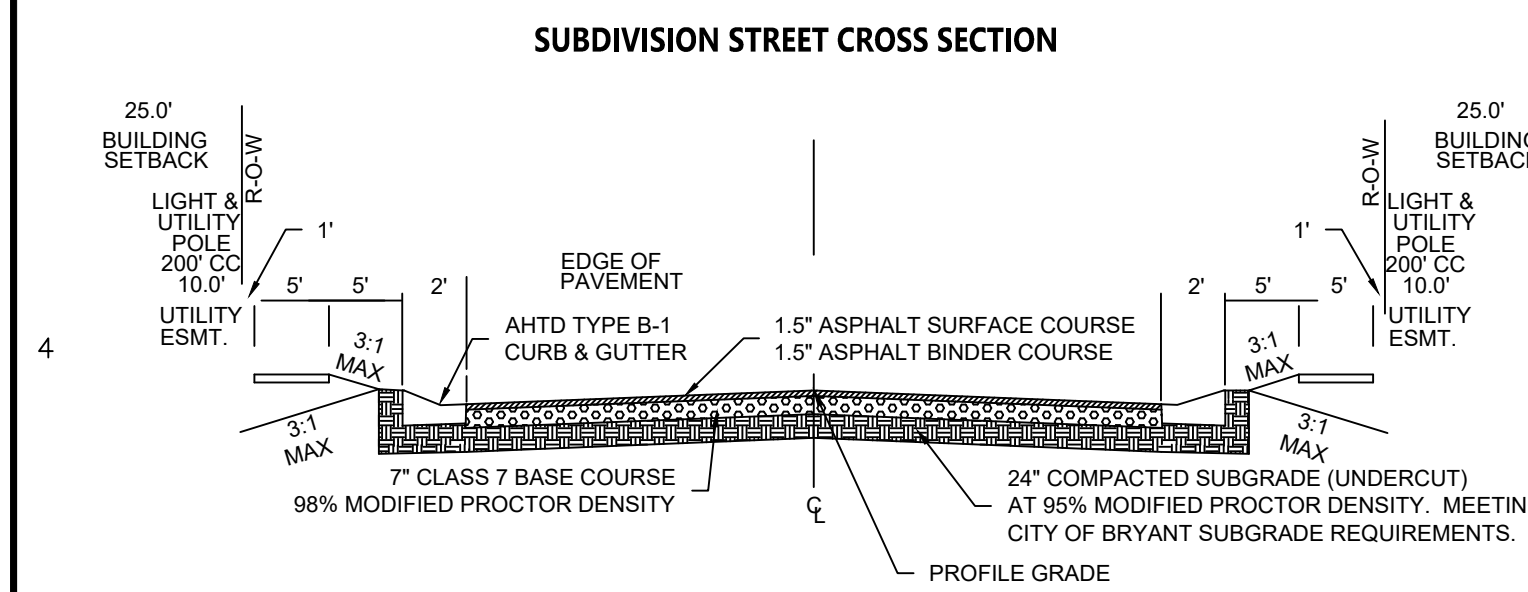
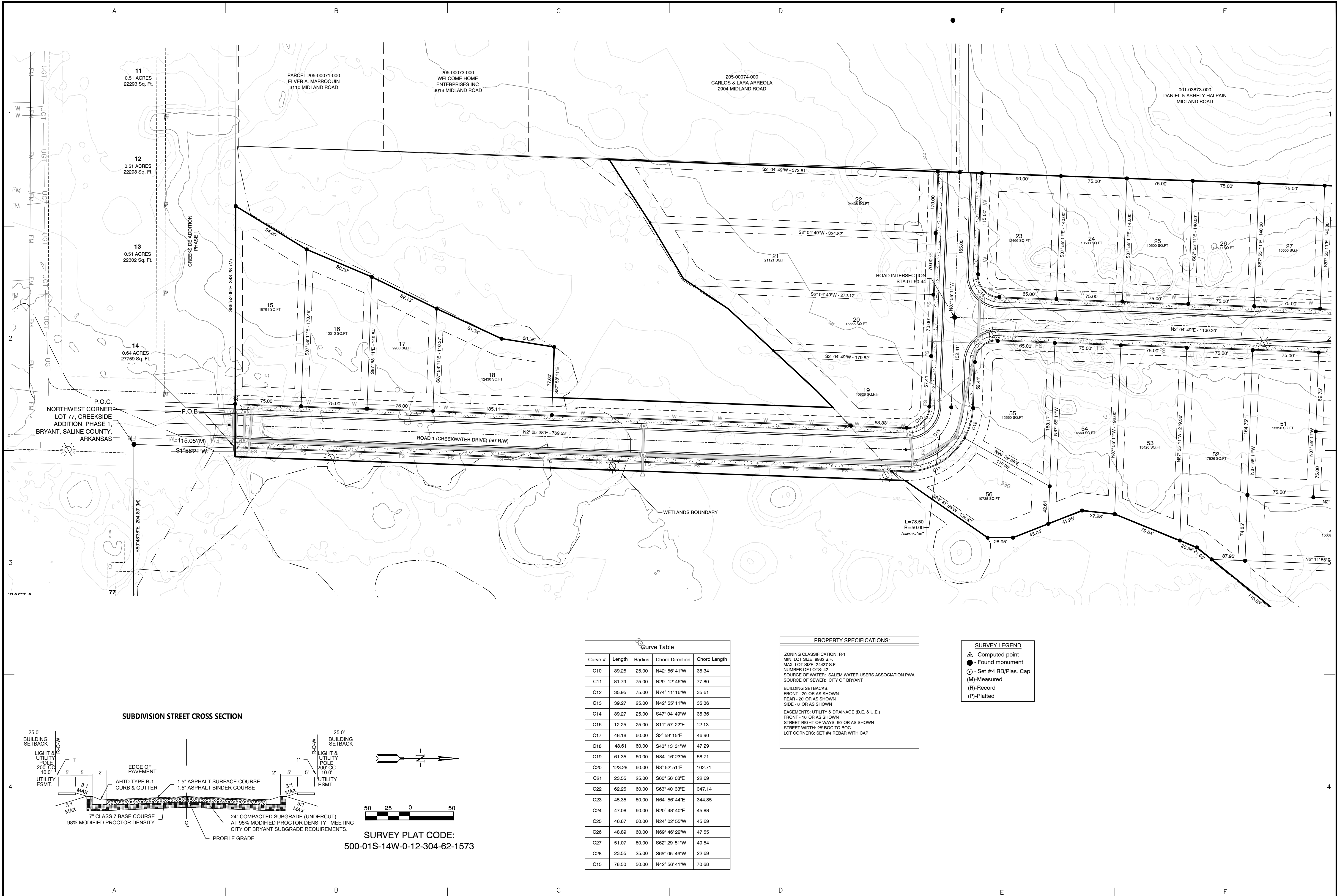
**DRAFT**

CONTENTS:  
**PRELIMINARY PLAT OVERALL**

PROJECT NO:  
**18054**

DATE:  
**AUGUST 2022**

SHEET NO:  
**1**



**SURVEY PLAT CODE:**  
500-01S-14W-0-12-304-62-1573

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C10	39.25	25.00	N42° 56' 41" W	35.34
C11	81.79	75.00	N29° 12' 46" W	77.80
C12	35.95	75.00	N74° 11' 16" W	35.61
C13	39.27	25.00	N42° 55' 11" W	35.36
C14	39.27	25.00	S47° 04' 49" W	35.36
C16	12.25	25.00	S11° 57' 22" E	12.13
C17	48.18	60.00	S2° 59' 15" E	46.90
C18	48.61	60.00	S43° 13' 31" W	47.29
C19	61.35	60.00	N84° 16' 23" W	58.71
C20	123.28	60.00	N3° 52' 51" E	102.71
C21	23.55	25.00	S60° 56' 08" E	22.69
C22	62.25	60.00	S63° 40' 33" E	347.14
C23	45.35	60.00	N64° 56' 44" E	344.85
C24	47.08	60.00	N20° 48' 40" E	45.88
C25	46.87	60.00	N24° 02' 55" W	45.69
C26	48.89	60.00	N69° 46' 22" W	47.55
C27	51.07	60.00	S62° 29' 51" W	49.54
C28	23.55	25.00	S65° 05' 46" W	22.69
C15	78.50	50.00	N42° 56' 41" W	70.68

**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: R-1  
 MIN. LOT SIZE: 9662 S.F.  
 MAX. LOT SIZE: 24491 S.F.  
 NUMBER OF LOTS: 42  
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA  
 SOURCE OF SEWER: CITY OF BRYANT

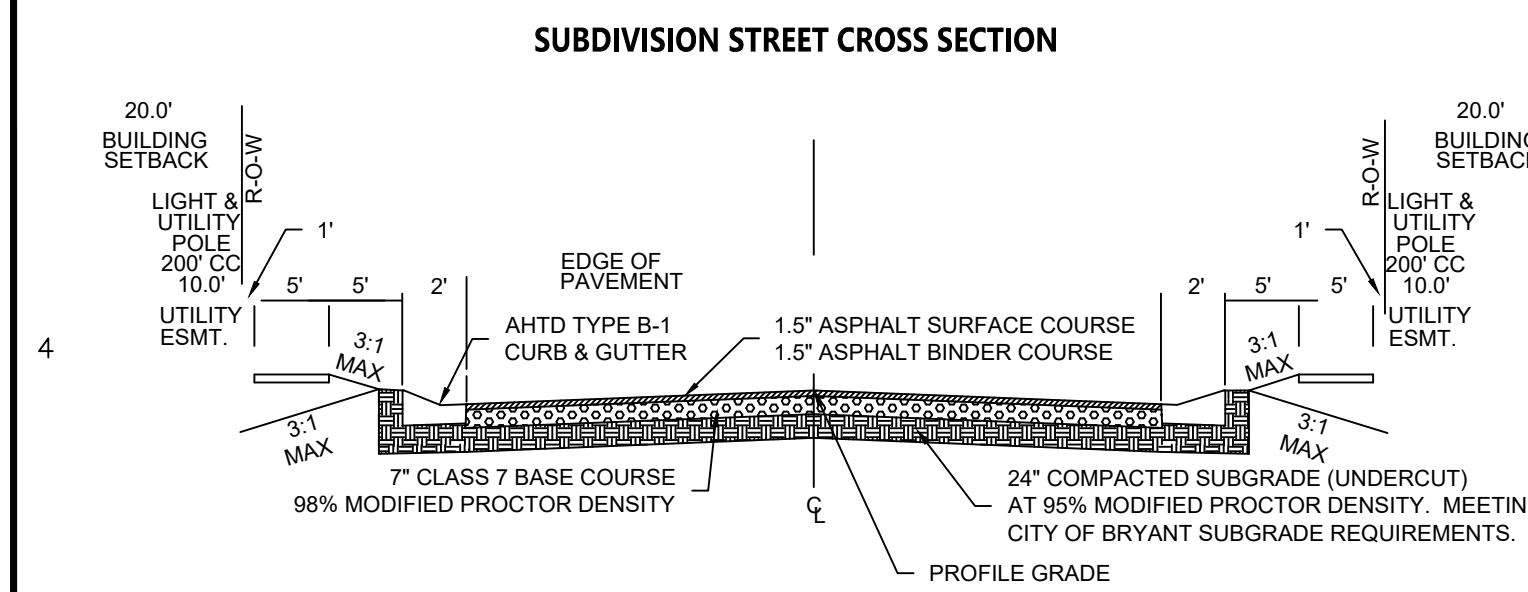
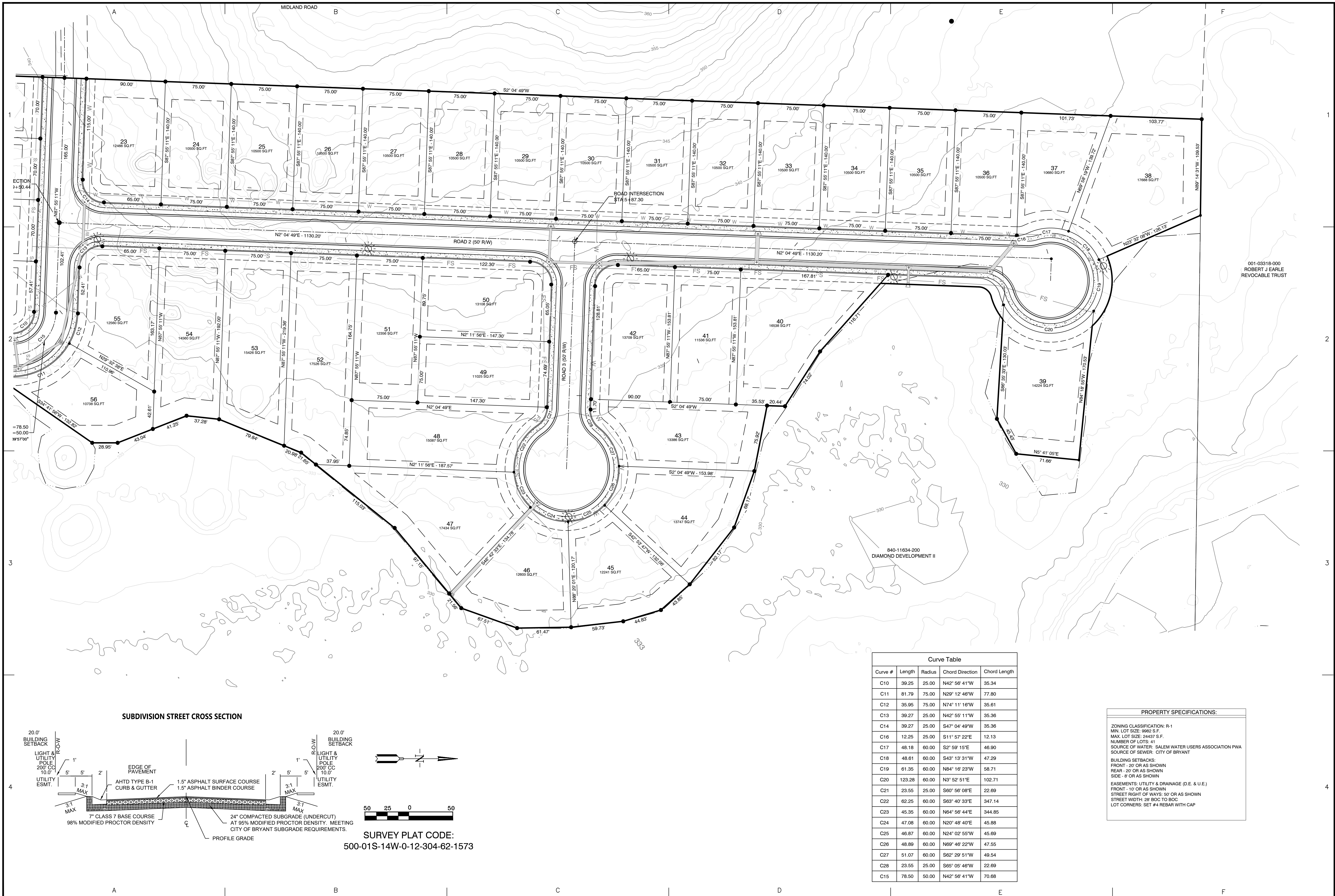
**BUILDING SETBACKS:**  
 FRONT: 20' OR AS SHOWN  
 REAR: 20' OR AS SHOWN  
 SIDE: 8' OR AS SHOWN

**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
 FRONT: 10' OR AS SHOWN  
 STREET RIGHT OF WAYS: 50' OR AS SHOWN  
 STREET WIDTH: 28' BOC TO BOC  
 LOT CORNERS: SET #4 REBAR WITH CAP

**SURVEY LEGEND**

- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap
- (M) - Measured
- (R) - Record
- (P) - Platted

BY	
REVISION	
DATE	
<b>GarNat Engineering, LLC</b> Designing our client's success P.O. Box 116 (72018) Ph (501) 408-4650 3825 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@gmail.com	
CREEKSIDE ADDITION PHASE 2 ALL OF LOT 101 AND PART OF LOT 99 AND PART OF LOT 100, MIDLAND FARM SUBDIVISION PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE 1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS	
DRAFT	
CONTENTS:	
PRELIMINARY PLAT SOUTH HALF	
PROJECT NO:	18054
DATE:	AUGUST 2022
SHEET NO:	2



**SURVEY PLAT CODE:**  
500-01S-14W-0-12-304-62-1573

Curve #	Length	Radius	Chord Direction	Chord Length
C10	39.25	25.00	N42° 56' 41"W	35.34
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
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C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C15	78.50	50.00	N42° 56' 41"W	70.68

**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: R-1  
 MIN. LOT SIZE: 9982 S.F.  
 MAX. LOT SIZE: 24437 S.F.  
 NUMBER OF LOTS: 41  
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA  
 SOURCE OF SEWER: CITY OF BRYANT

**BUILDING SETBACKS:**  
 FRONT - 20' OR AS SHOWN  
 REAR - 20' OR AS SHOWN  
 SIDE - 8' OR AS SHOWN

**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
 FRONT - 10' OR AS SHOWN  
 STREET RIGHT OF WAYS: 50' OR AS SHOWN  
 STREET WIDTH: 28' BOC TO BOC  
 LOT CORNERS: SET #4 REBAR WITH CAP

BY	
REVISION	
DATE	
<p><b>GNE</b> Designing our client's success  <b>GarNat Engineering, LLC</b>        P.O. Box 116 (72018) Ph (501) 408-4650        3825 Mt. Carmel Road Fx (888) 900-3068        Bryant, AR 72022 gnatengineering@gmail.com</p>	
<p>CREEKSIDE ADDITION PHASE 2        ALL OF LOT 101 AND PART OF LOT 99        AND PART OF LOT 100, MIDLAND FARM SUBDIVISION        PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE        1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN        SECTION 12, T-1-S, R-14-W,        SALINE COUNTY, ARKANSAS</p>	
<p><b>DRAFT</b></p>	
<p>CONTENTS:  <b>PRELIMINARY        PLAT        NORTH HALF</b></p>	
PROJECT NO:	18054
DATE:	AUGUST 2022
SHEET NO:	<b>3</b>