

**PROPERTY DESCRIPTION:**  
 TRACT A OF CREEKSIDE ADDITION PHASE 1, FINAL PLAT TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS FILED WITH THE SALINE COUNTY CIRCUIT CLERK ON AUGUST 30, 2018, CONTAINING 0.88 ACRES, MORE OR LESS.

- DOCUMENTS USED:**
- SURVEY PLAT OF RECORD RASBURY 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 SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

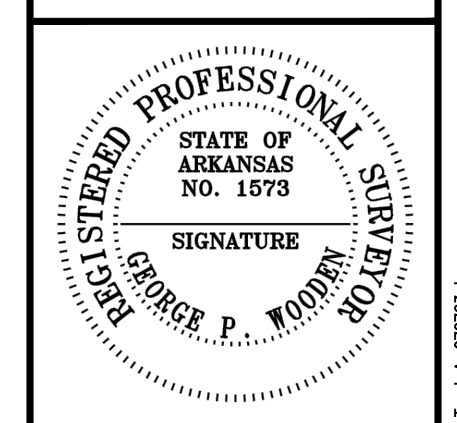
**CERTIFICATIONS:**  
 BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 11, 2018.  
 THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.  
 THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.



BY	REVISION	DATE

**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
 3825 Mt Carmel Road  
 Bryant, AR 72022  
 P.O. Box 116  
 Benton, AR 72018  
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 garnatengineering@gmail.com

**CREEKSIDE ADDITION PHASE 1  
 REPLAT OF TRACT A  
 SALINE COUNTY, ARKANSAS**



**REPLAT OF TRACT A**

PROJECT NO:  
**18054**  
 DATE:  
**AUGUST 2023**  
 SHEET NO:  
**1**

**14**  
 0.64 ACRES  
 27759 Sq. Ft.

**77**  
 0.53 ACRES  
 23133 Sq. Ft.

LOCK LONNIE ALAN &  
 PATRICIA ANN  
 6150 CREEKwater DRIVE  
 BRYANT, AR 72022  
 840-03790-077

**76R**  
 0.23 ACRES  
 10083 Sq. Ft.

**TRACT AR  
 OWNED BY POA  
 DRAINAGE &  
 UTILITY EASEMENT**  
 0.65 ACRES  
 28133 Sq. Ft.

PENGELLY ARTHUR  
 DONALD  
 901 BRAZOS DRIVE  
 SOUTHLAKE, TX  
 76092  
 840-11634-400

**78**  
 0.51 ACRES  
 22147 Sq. Ft.

STRONG HUNTER GLENN  
 6134 CREEKwater DRIVE  
 BRYANT, AR 72022  
 840-03790-078

FLOOD ZONE AE

**CREEKSIDE DRIVE  
 (50' RIGHT-OF-WAY)**

**CREEKwater DRIVE (50' RIGHT-OF-WAY)**

28'  
 7'10"W

FLOOD ZONE AE

**PLAT CERTIFICATES:**

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

**DEVELOPER:**  
 Name: Diamond Development II  
 Address: 1599 Lawson Oaks Drive, 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.

Date: \_\_\_\_\_ Signed: Jim Hastings  
 1599 Lawson Oaks Drive, Little Rock, AR 72210

Date: \_\_\_\_\_ Signed: Michael A. Lake  
 1599 Lawson Oaks Drive, Little Rock, AR 72210

Source of Title: SALINE COUNTY, ARKANSAS  
 Saline County Document# 2014-25641 & 2004-112595

**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

\* INSTALLATION OF ALL UTILITY SERVICES (INCLUDING INDIVIDUAL GRINDER PUMP STATIONS) SHALL COMPLY WITH REQUIREMENTS OF BRYANT FLOODPLAIN ORDINANCE 2012-15, AS AMENDED. ALL LIFT STATIONS WILL BE INSTALLED WITH THEIR TOPS 1-FOOT BELOW FINISH FLOOR OF HOMES.

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

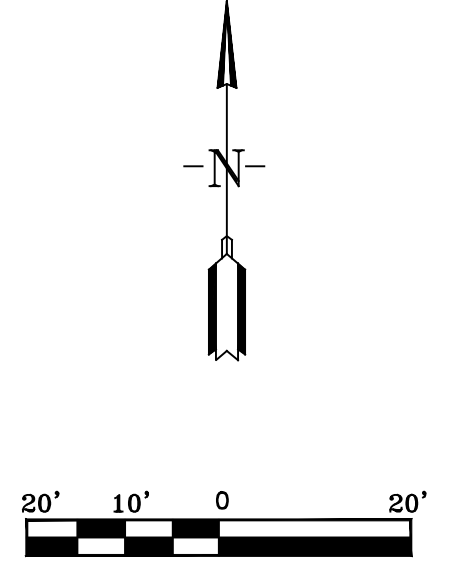
**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: R-1  
 MIN. LOT SIZE: 6,000 S.F.  
 NUMBER OF LOTS: 2  
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA  
 SOURCE OF SEWER: CITY OF BRYANT

**BUILDING SETBACKS:**  
 FRONT - 25' 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  
 SIDE - 5' OR AS SHOWN  
 STREET RIGHT OF WAYS: 50' OR AS SHOWN  
 STREET WIDTH: 28' BOC TO BOC  
 LOT CORNERS: SET #4 REBAR WITH CAP

**REPLAT OF TRACT A  
 CREEKSIDE ADDITION PHASE I  
 SALINE COUNTY, ARKANSAS**



**SURVEY PLAT CODE:**  
 500-01S-14W-0-12-420-62-1573