

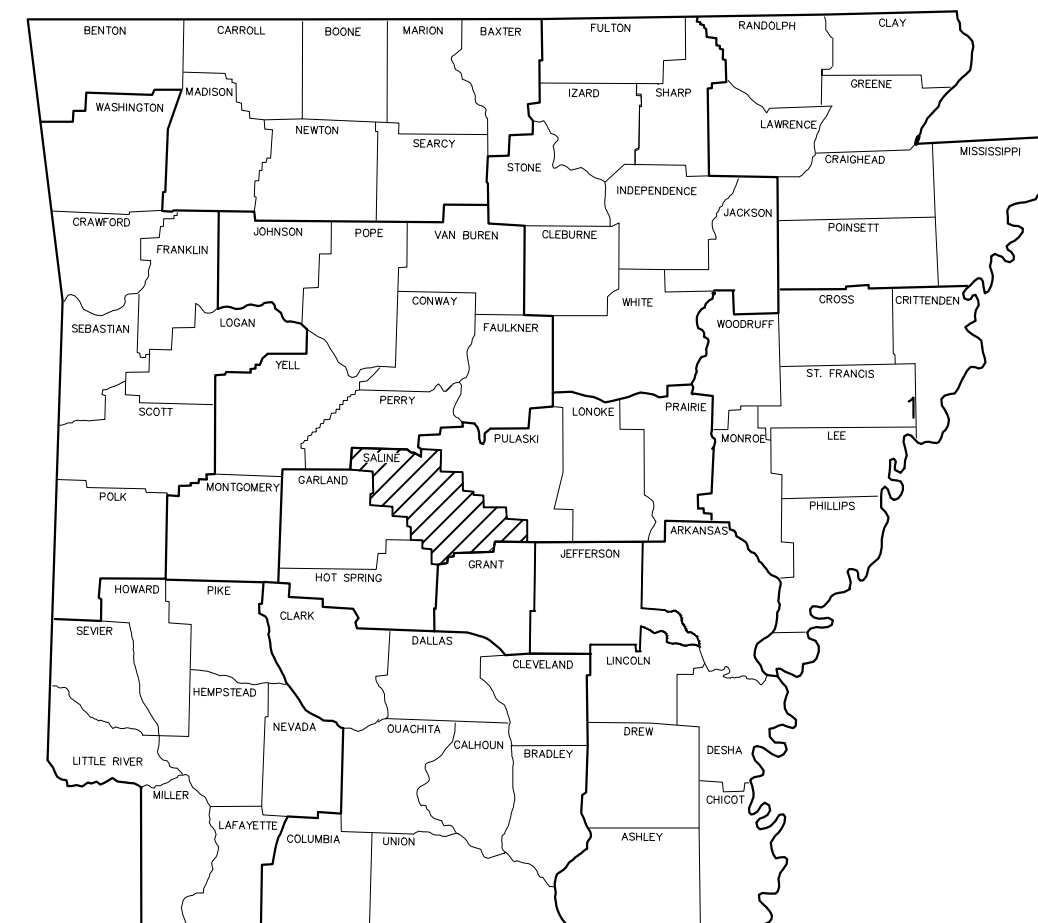
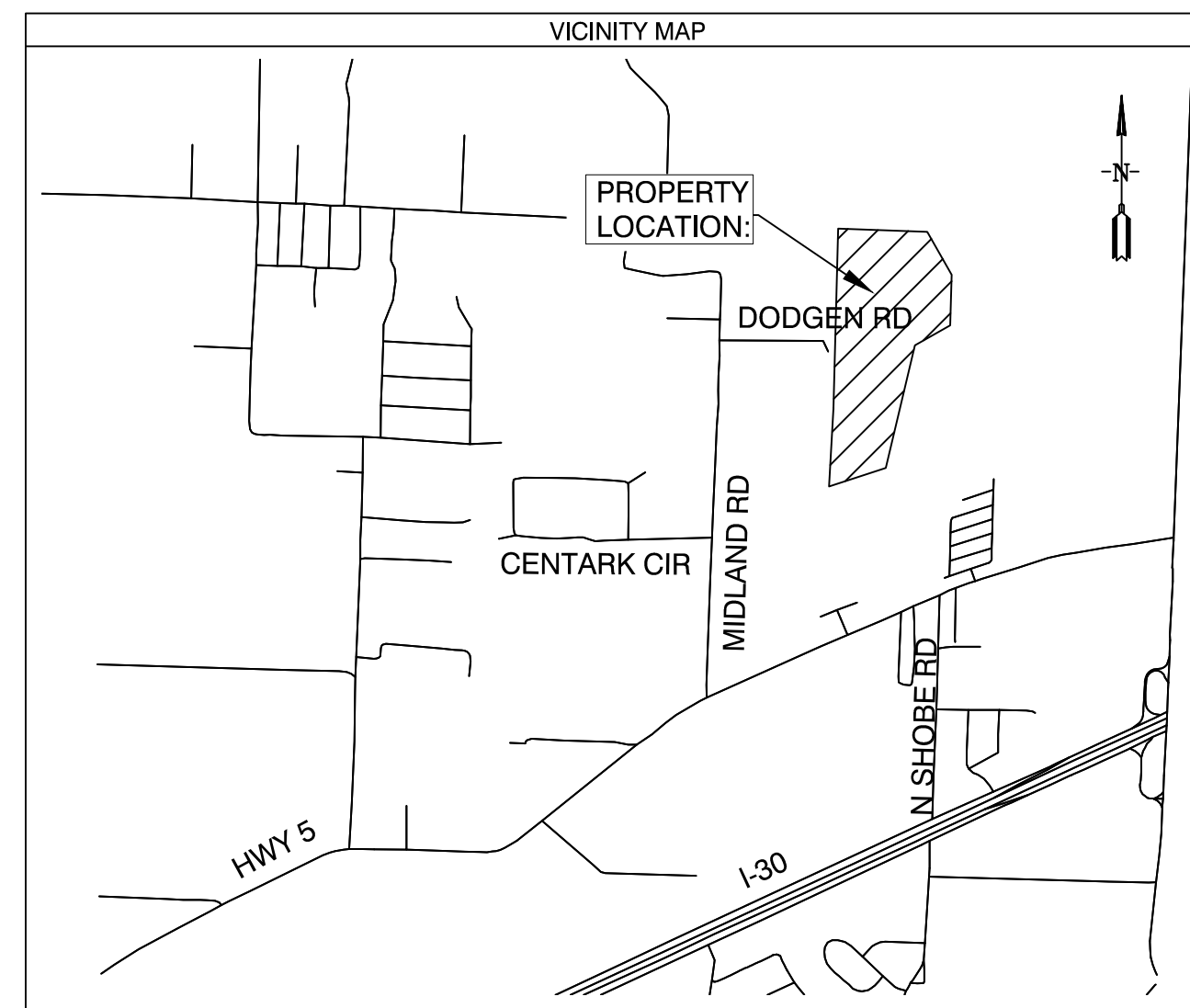
CREEKSIDE ADDITION PHASE 2 BRYANT, ARKANSAS

Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

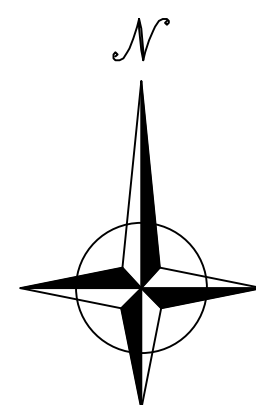
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

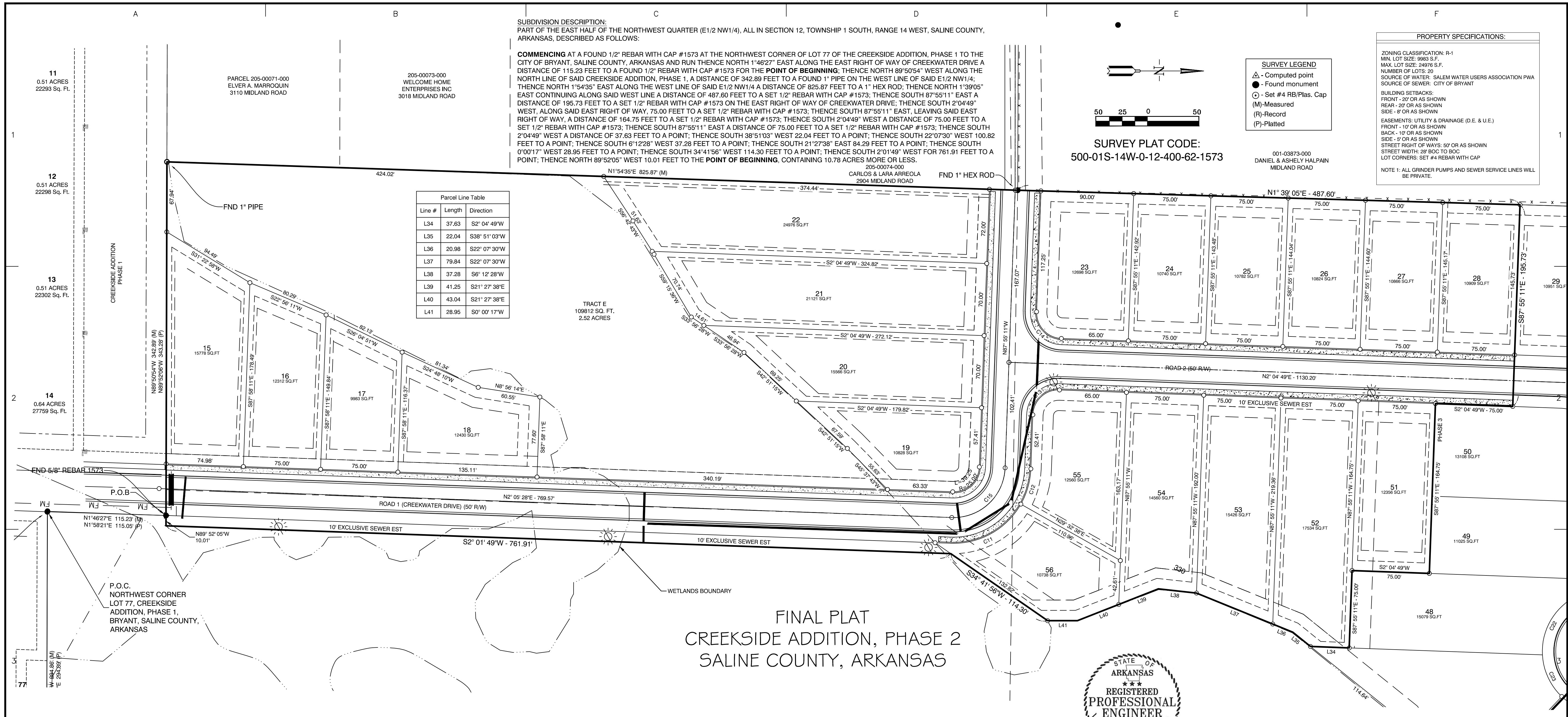


ARKANSAS

- 1 FINAL PLAT PHASE 2
- 5 WATER UTILITY PLAN
- 6 PLAN & PROFILE CREEKWATER DRIVE
- 7 SEWER UTILITY PLAN

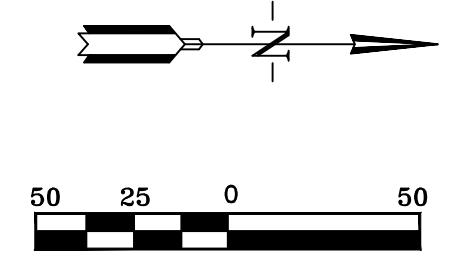


RECORD
DRAWING



SUBDIVISION DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEKSIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°46'27" EAST ALONG THE EAST RIGHT OF WAY OF CREEKWATER DRIVE A DISTANCE OF 115.23 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE NORTH 89°50'54" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 342.85 FEET TO A FOUND 1" PIPE ON THE WEST LINE OF SAID E1/2 NW1/4; THENCE NORTH 1°54'35" EAST ALONG THE WEST LINE OF SAID E1/2 NW1/4 A DISTANCE OF 825.87 FEET TO A 1" HEX ROD; THENCE NORTH 1°39'05" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 487.60 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 195.73 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE EAST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE SOUTH 2°04'49" WEST, ALONG SAID EAST RIGHT OF WAY, 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 164.75 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 2°04'49" WEST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 22°07'30" WEST 100.82 FEET TO A POINT; THENCE SOUTH 67°12'28" WEST 37.28 FEET TO A POINT; THENCE SOUTH 21°27'38" EAST 84.29 FEET TO A POINT; THENCE SOUTH 0°01'17" WEST 28.95 FEET TO A POINT; THENCE SOUTH 34°41'56" WEST 114.30 FEET TO A POINT; THENCE SOUTH 2°01'49" WEST FOR 761.91 FEET TO A POINT; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE POINT OF BEGINNING, CONTAINING 10.78 ACRES MORE OR LESS.



SURVEY PLAT CODE:
500-01S-14W-0-12-400-62-1573

- 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: 9883 S.F.
MAX. LOT SIZE: 24976 S.F.
NUMBER OF LOTS: 20
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
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' 800 TO 800
LOT CORNERS: SET #4 REBAR WITH CAP

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

Parcel Line Table

Line #	Length	Direction
L34	37.63	S2° 04' 49"W
L35	22.04	S38° 51' 03"W
L36	20.98	S22° 07' 30"W
L37	79.84	S22° 07' 30"W
L38	37.28	S6° 12' 28"W
L39	41.25	S21° 27' 38"E
L40	43.04	S21° 27' 38"E
L41	28.95	S0° 00' 17"W

**FINAL PLAT
CREEKSIDE ADDITION, PHASE 2
SALINE COUNTY, ARKANSAS**



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: _____

Date: _____ Signed: _____

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: _____

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: _____

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: _____

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
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	62.02	60.00	S63° 33' 50"E	347.10
C23	45.59	60.00	N65° 03' 27"E	344.88
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	60.00	N42° 56' 41"W	70.68

DOCUMENTS USED:

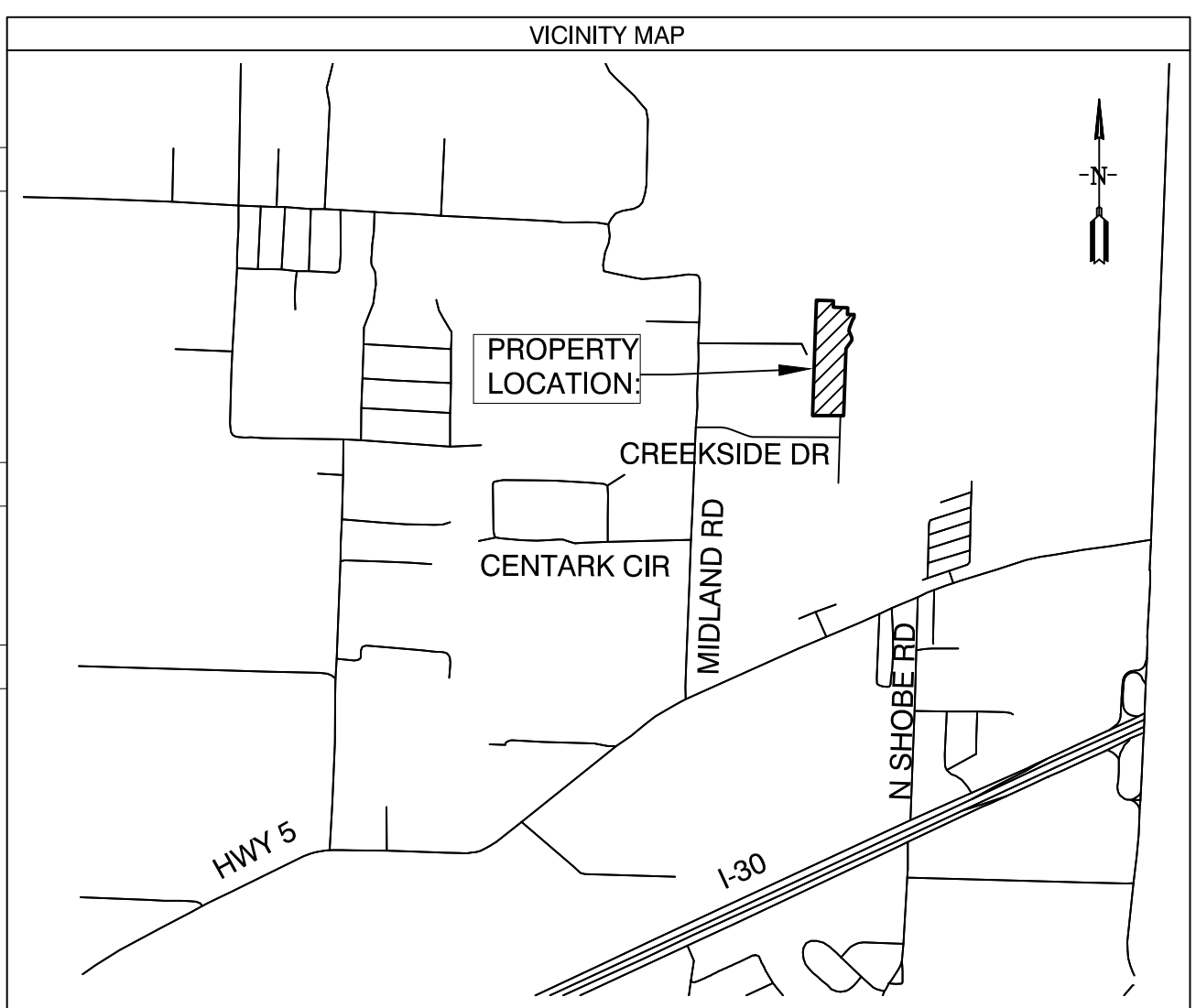
- SURVEY PLAT OF RECORD RASBERRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

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).

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 OCTOBER 12, 2022.

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 "X" AND 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
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

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

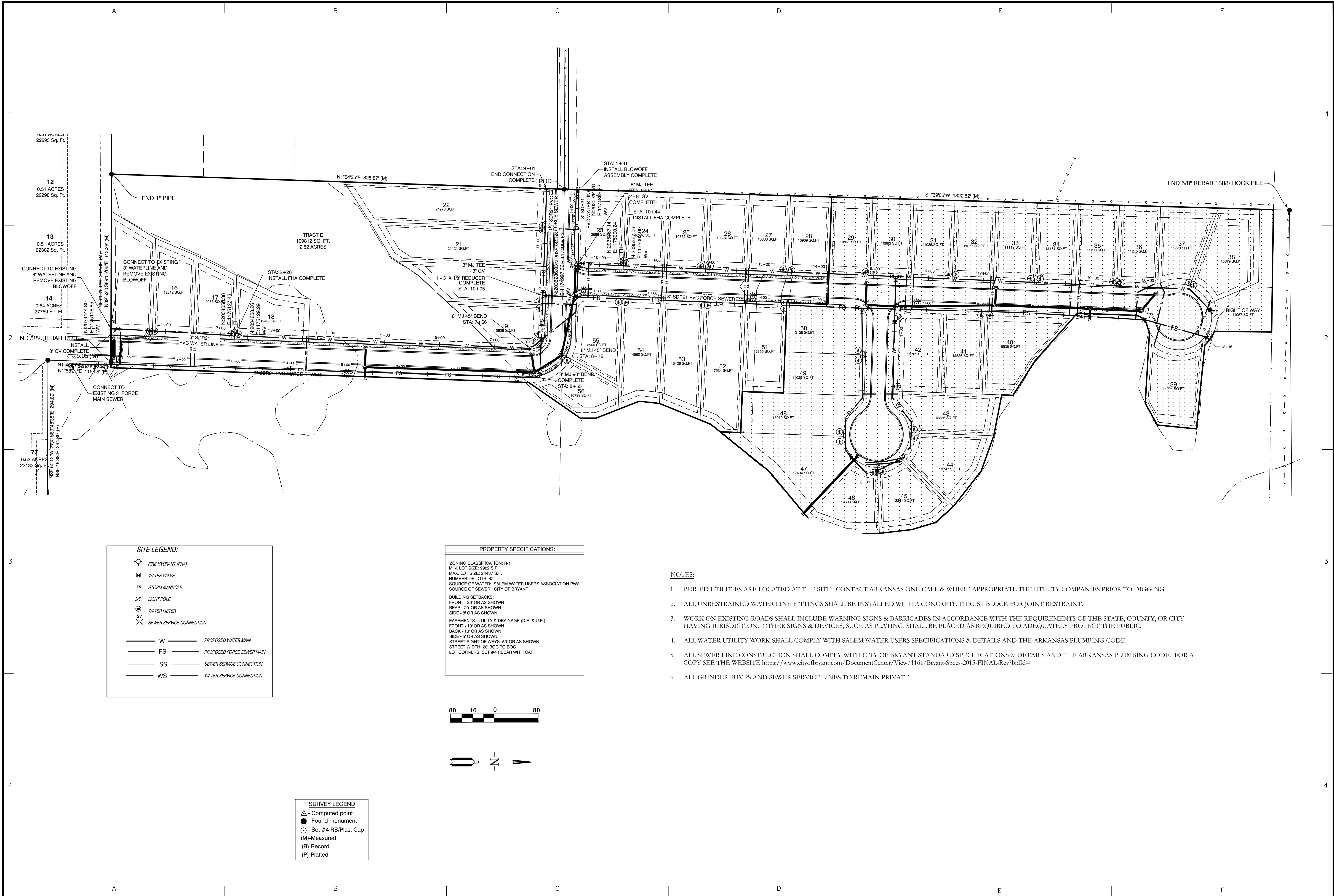
REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1673
SIGNATURE
GEORGE P. WOODEN

CONTENTS:
**FINAL PLAT
CREEKSIDE
ADDITION
PHASE 2**

PROJECT NO:
18054

DATE:
OCTOBER 2023

SHEET NO:
1



BY	REVISION
MN	AS PER CITY OF BRYANT

DATE: 9/7/22

GNE Designing our client's success
GarNat Engineering, LLC
 Ph (501) 408-4650
 P.O. Box 116 (72018)
 3825 Mt. Carmel Road
 Bryant, AR 72022
 Fax (888) 900-3068
 gnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF
 THE NORTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS

**RECORD
DRAWING**

CONTENTS:
WATER UTILITY PLAN
PROJECT NO: 18054
DATE: AUGUST 2022
SHEET NO: 5

SITE LEGEND:

	FIRE HYDRANT (FHA)
	WATER VALVE
	STORM MANHOLE
	LIGHT POLE
	WATER METER
	SEWER SERVICE CONNECTION
	PROPOSED WATER MAIN
	PROPOSED FORCE SEWER MAIN
	SEWER SERVICE CONNECTION
	WATER SERVICE CONNECTION

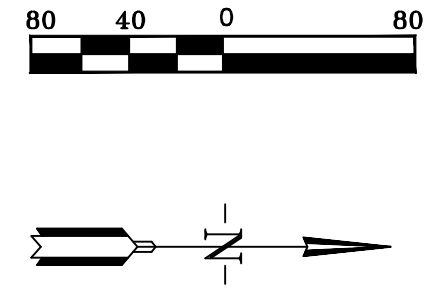
PROPERTY SPECIFICATIONS:

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

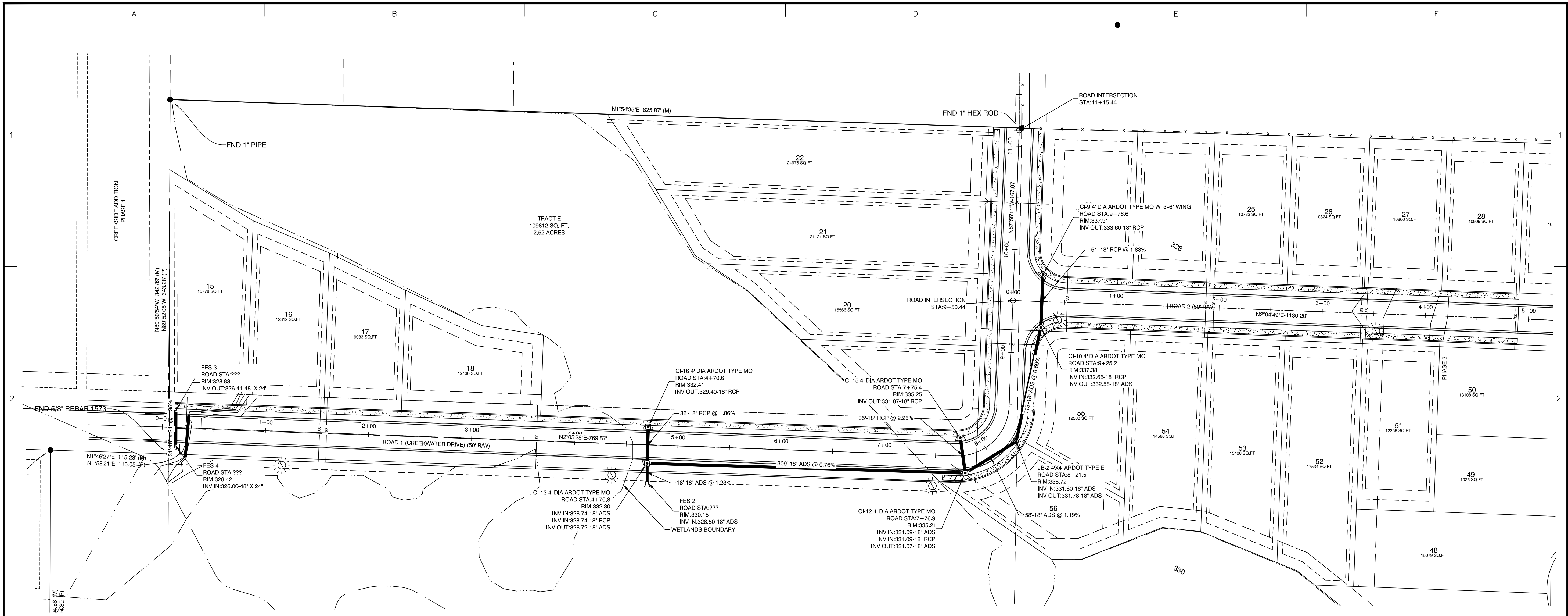
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 9' OR AS SHOWN
 STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

- NOTES:**
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE: <https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=>
 - ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.

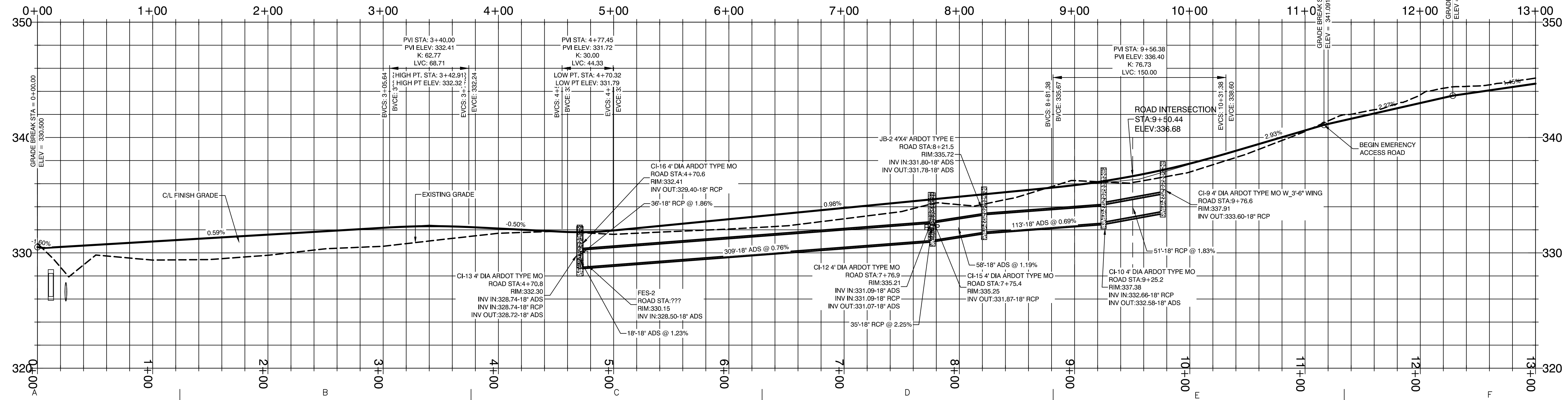
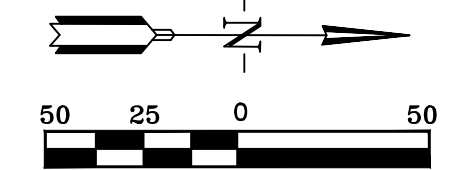


SURVEY LEGEND

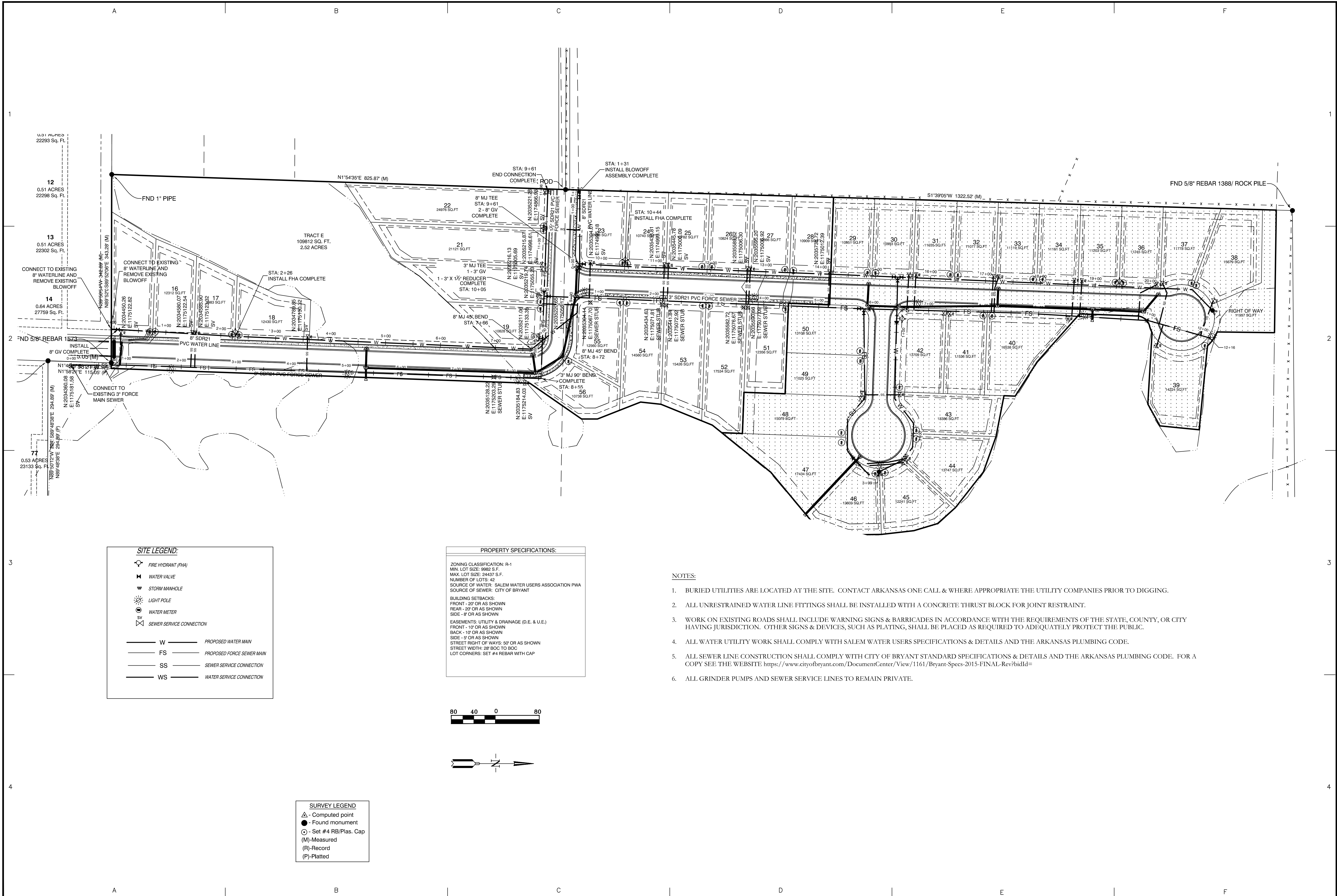
	Computed point
	Found monument
	Set #4 RB/Plas. Cap
(M)	Measured
(R)	Record
(P)	Platted



ROAD 1 PROFILE



BY	
REVISION	
DATE	
GNE Designing our client's success	
GarNat Engineering, LLC	
Ph (501) 408-4650 P.O. Box 116 (72018) 3825 Mt. Carmel Road Bryant, AR 72022 Fx (888) 900-3068 garnatengineering@gmail.com	
<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>	
RECORD DRAWING	
CONTENTS:	
STREET PLAN/ PROFILE CREEKWATER DRIVE	
PROJECT NO:	18054
DATE:	JUNE 2023
SHEET NO:	6



BY	REVISION
	AS PER CITY OF BRYANT

DATE: 9/7/22

GNE Designing our client's success
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 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

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
SEWER UTILITY PLAN
PROJECT NO: 18054
DATE: AUGUST 2022
SHEET NO: 7

J:\Projects\2021\Projects\18054 - Creekside Addition\Drawings\18054-18054-04-BUILD-11-Creekside Addition-Phase 2-18054-01.dwg