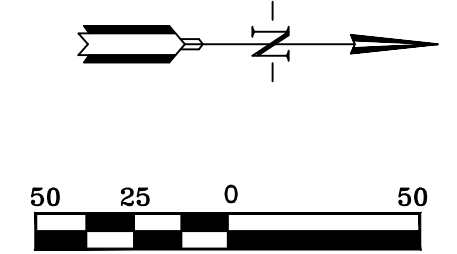


**SUBDIVISION DESCRIPTION:**  
PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

**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 2°04'49" WEST 22.04 FEET TO A POINT; 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

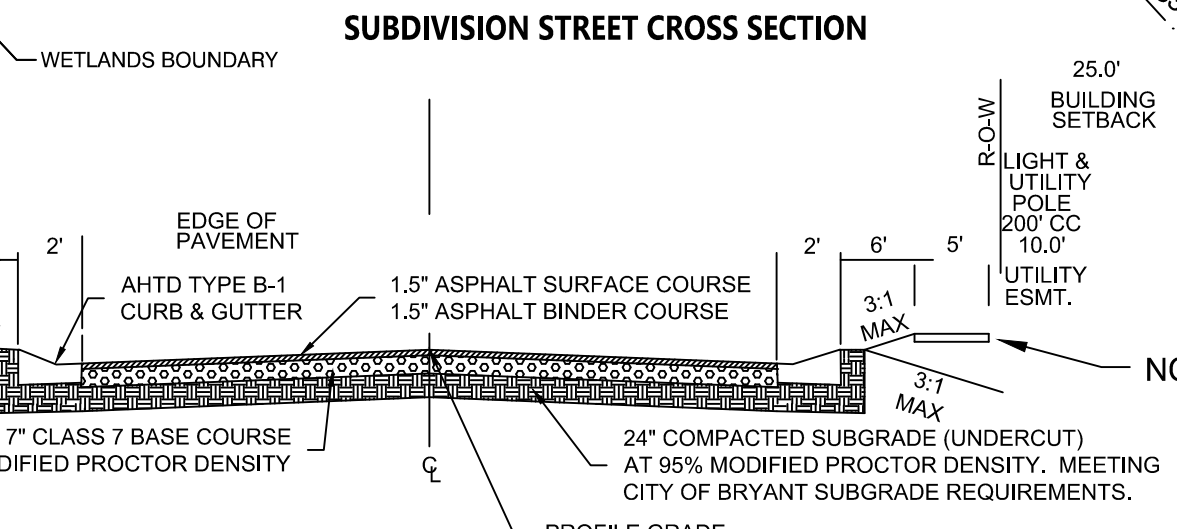
**BUILDING SETBACKS:**  
FRONT - 20' OR AS SHOWN  
REAR - 20' OR AS SHOWN  
SIDE - 8' OR AS SHOWN

**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



**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

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Rick Johnson, Chairman  
Bryant Planning Commission

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C15	78.50	50.00	N42° 56' 41"W	70.68
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

**NOTES:**

- NO SIDEWALK ON EAST SIDE OF ROAD PRIOR TO LOT 56 PER VARIANCE APPROVAL BY THE CITY OF BRYANT.

**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:**

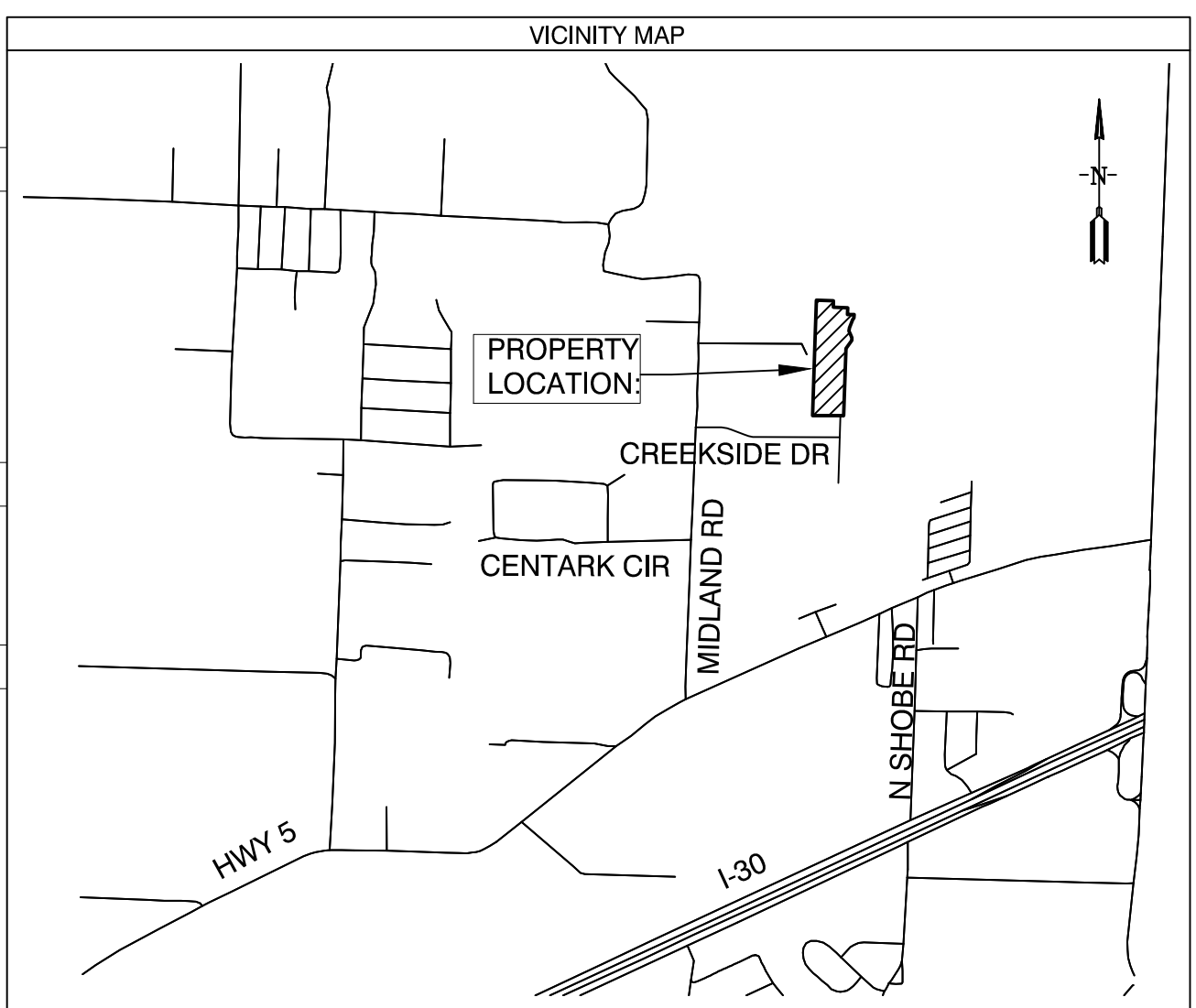
BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING 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 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. 1573  
SIGNATURE  
GEORGE P. WOODEN

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

PROJECT NO: 18054  
DATE: OCTOBER 2023  
SHEET NO: 1