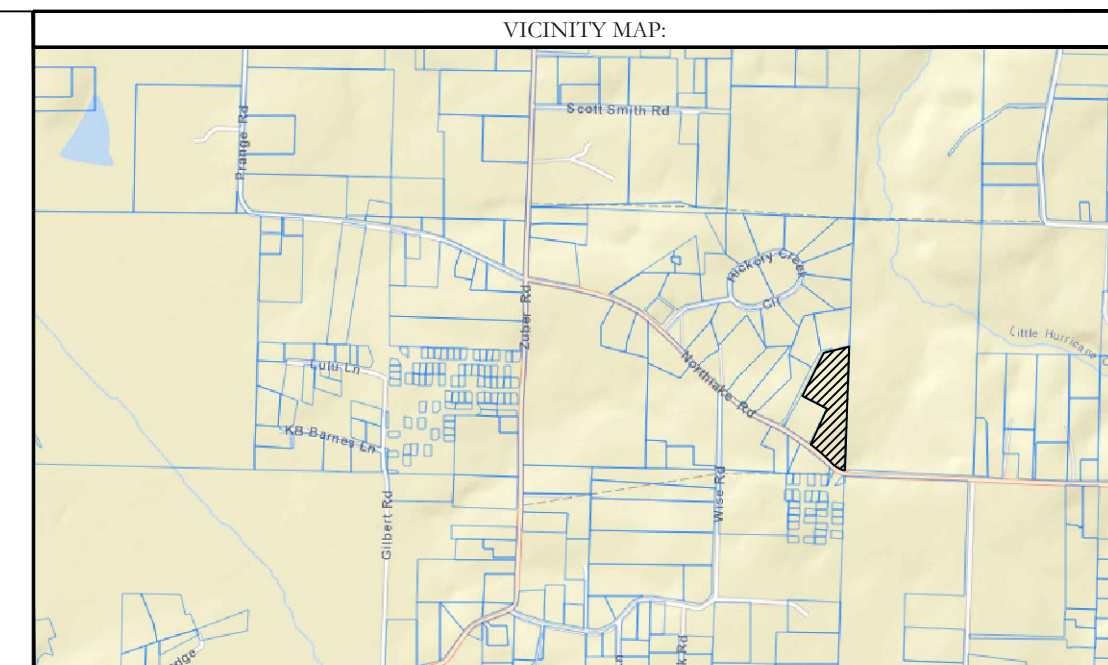


BASIS OF BEARINGS:
 GRID NORTH ARKANSAS
 NATIONAL MAGNETIC
 DECLINATION BY G.P.S.
 OBSERVATIONS

HIGHFILL JEFFERSON JR &
 ELIZABETH SALINE COUNTY
 TAX PARCEL #840-11623-013

FND. FENCE CORNER
 @ UTILITY POLE

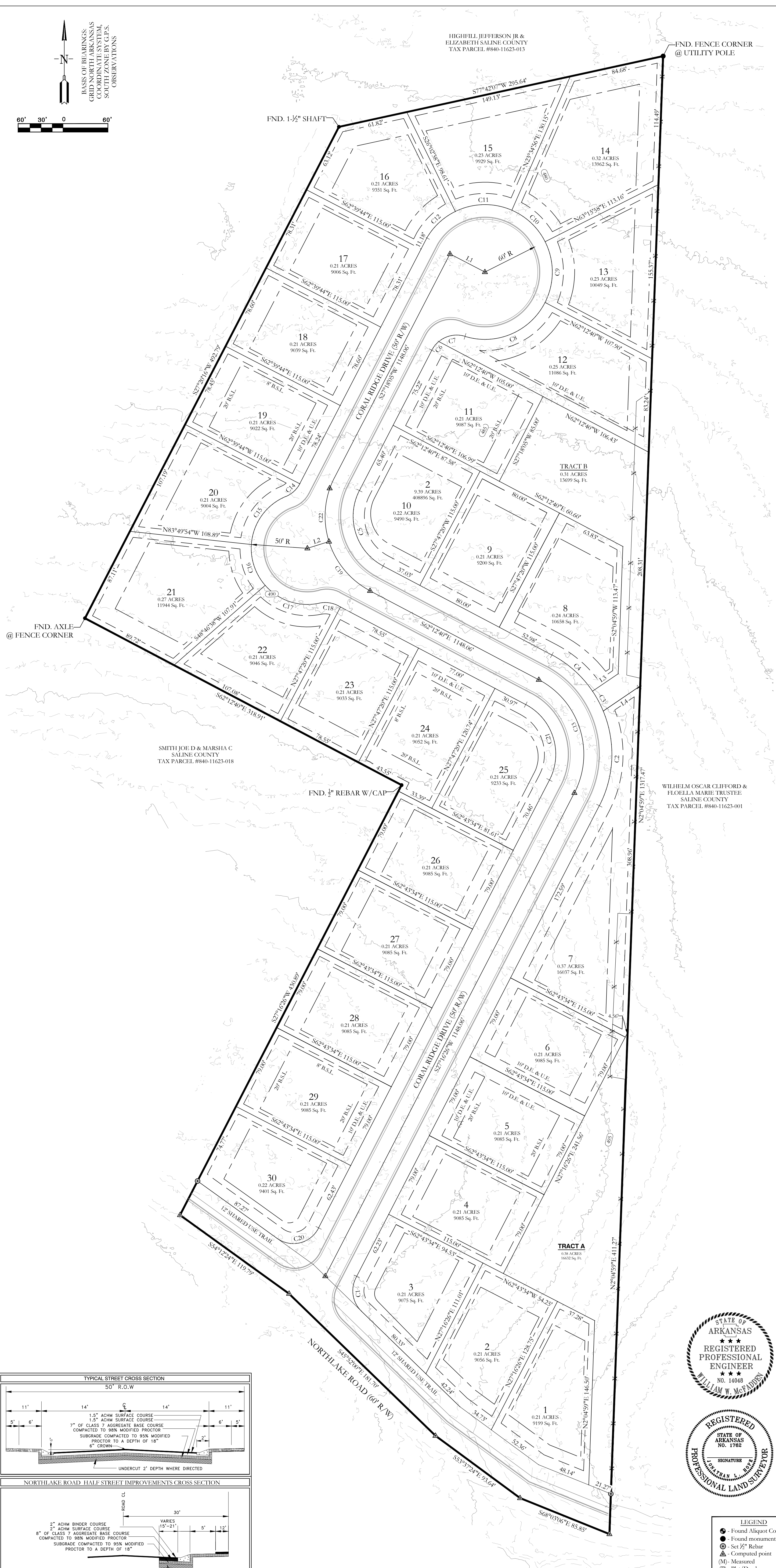


RECORD DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTH QUARTER, AND RUN THENCE NORTH 00 DEG. 15 MIN. 23 SEC. WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 15.10 FEET TO THE CENTERLINE OF NORTHLAKE ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 15 MIN. 23 SEC. WEST, 1317.47 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 75 DEG. 24 MIN. 41 SEC. WEST, 296.02 FEET; THENCE SOUTH 25 DEG. 00 MIN. 00 SEC. WEST 493.65 FEET; THENCE SOUTH .64 DEG. 41 MIN. 34 SEC. EAST, 319.21 FEET; THENCE SOUTH 25 DEG. 00 MIN. 00 SEC. WEST, 40.89 FEET TO THE CENTERLINE OF NORTHLAKE ROAD; NEXT 4 CALLS ARE ALONG THE CENTERLINE OF SAID NORTHLAKE ROAD; THENCE SOUTH 56 DEG. 4 MIN. 22 SEC. EAST, 120.38 FEET; THENCE SOUTH 48 DEG. 09 MIN. 28 SEC. EAST, 181.70 FEET; THENCE SOUTH 55 DEG. 54 MIN. 52 SEC. EAST, 93.64 FEET; THENCE SOUTH 70 DEG. 20 MIN. 34 SEC. EAST, 85.85 FEET TO THE POINT OF BEGINNING, CONTAINING 9.40 ACRES, MORE OR LESS.

SUBJECT TO ANY RECORD EASEMENT AND THE SOUTH 25 FEET FOR COUNTY ROAD RIGHT OF WAY.

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C13	89°29'06"	S17°28'07"E 105.59'	117.14'	75.00'
C19	44°46'28"	S39°49'26"E 57.13'	58.61'	75.00'
C22	44°42'30"	S4°55'03"W 57.05'	58.52'	75.00'
C1	76°37'16"	N7°26'17"W 31.00'	33.43'	25.00'
C2	49°54'08"	S2°19'23"W 84.37'	87.10'	100.00'
C3	11°32'13"	S28°23'48"E 20.10'	20.14'	100.00'
C4	28°02'45"	S48°11'17"E 48.40'	48.95'	100.00'
C5	89°32'55"	S17°26'12"E 70.43'	78.15'	50.00'
C6	22°59'17"	S38°47'43"W 9.96'	10.03'	25.00'
C7	56°53'08"	S78°43'56"W 23.81'	24.82'	25.00'
C8	80°21'41"	S66°59'39"W 77.42'	84.15'	60.00'
C9	53°32'50"	S0°02'23"W 54.06'	56.07'	60.00'
C10	39°41'09"	S46°34'37"E 40.73'	41.56'	60.00'
C11	49°37'26"	N88°46'06"E 50.36'	51.97'	60.00'
C12	33°31'47"	N47°11'29"E 34.61'	35.11'	60.00'
C14	39°33'16"	N47°35'10"E 16.92'	17.26'	25.00'
C15	63°24'23"	N35°39'37"E 52.55'	55.33'	50.00'
C16	45°10'47"	N18°37'58"W 38.41'	39.43'	50.00'
C17	61°00'50"	N71°43'47"W 50.76'	53.24'	50.00'
C18	40°01'33"	N82°13'26"W 17.11'	17.46'	25.00'
C21	89°29'06"	N17°28'07"W 70.39'	78.09'	50.00'
C20	99°45'49"	N75°53'58"E 38.24'	43.53'	25.00'

Line #	Direction	Length
L1	N62°41'55"W	35.06'
L2	N72°33'48"E	20.18'
L3	N55°50'06"E	27.76'
L4	N55°50'06"E	39.92'



SMITH JOE D & MARSHA C
 SALINE COUNTY
 TAX PARCEL #840-11623-018

WILHELM OSCAR CLIFFORD &
 FLOELLA MARIE TRUSTEE
 SALINE COUNTY
 TAX PARCEL #840-11623-001

CERTIFICATIONS:

OWNER: Name: OLTMANS DEVELOPMENT Address: 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022
DEVELOPER: Name: OLTMANS DEVELOPMENT Address: 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022

CERTIFICATE OF OWNER:
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid out, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____ Name: OLTMANS DEVELOPMENT
 Address: 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022

Source of Title: D.R. BOOK PAGE: _____

CERTIFICATE OF SURVEYING ACCURACY:
 I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown herein actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

Date of Execution: _____ Jonathan L. Hope
 Registered Professional
 Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
 I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution: _____ William W. McFadden
 Registered Professional
 Engineer, No. 14048 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
 Pursuant to the City of 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.

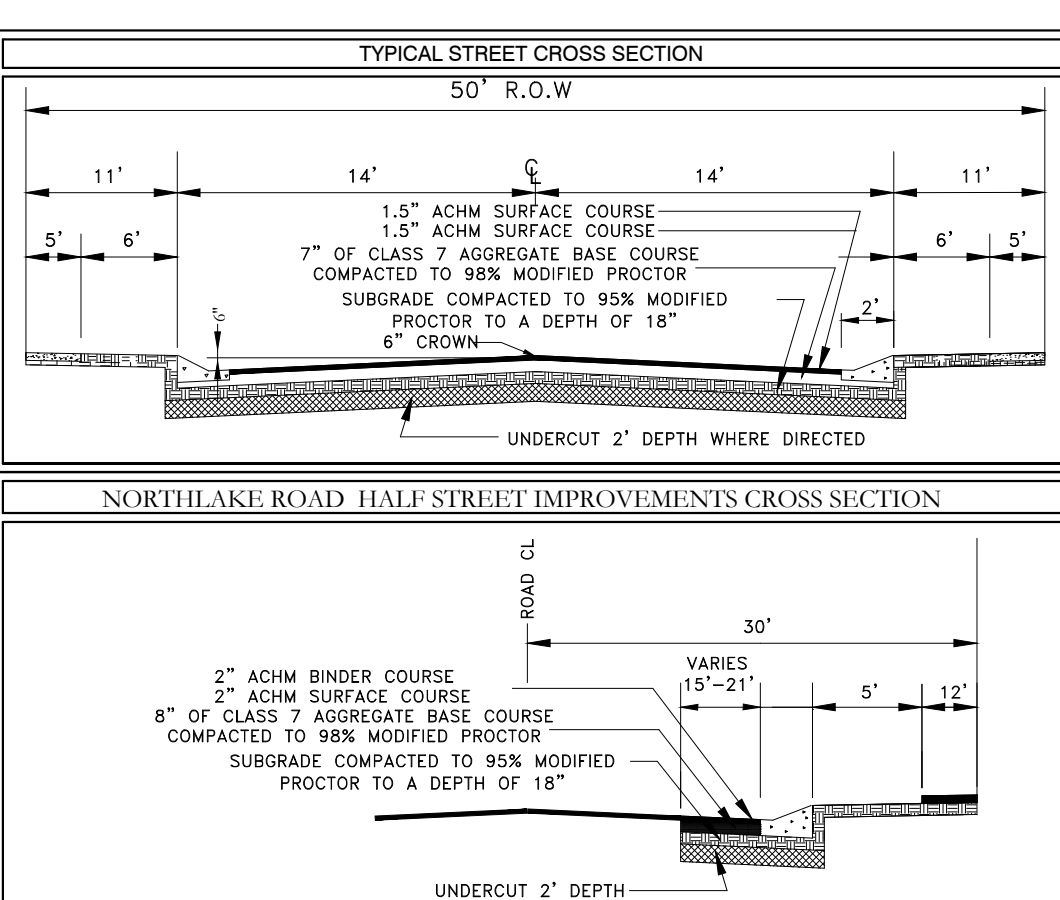
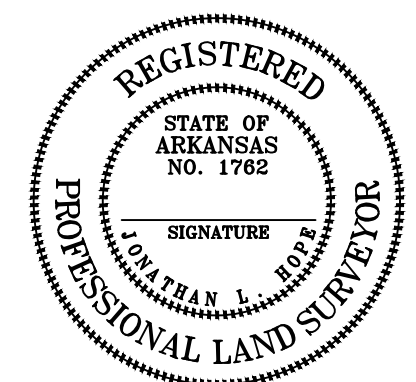
Date of Execution: _____ NAME/CHAIRMAN
 BRYANT PLANNING COMMISSION

By affixing my seal and signature, I Jonathan L. Hope PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described herein lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #051250025E, Dated 06/05/2020.

PROPERTY SPECIFICATIONS:	
OWNER: <u>OLTMANS DEVELOPMENT</u> 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022	NUMBER OF LOTS: <u>30</u> SOURCE OF WATER: <u>WATER USERS</u> SOURCE OF SEWER: <u>BRYANT</u> SOURCE OF ELECTRIC: <u>FIRST ELECTRIC</u>
DEVELOPER: <u>OLTMANS DEVELOPMENT</u> 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022	BUILDING SETBACKS: FRONT: <u>20'</u> OR AS SHOWN REAR: <u>20'</u> OR AS SHOWN SIDE: <u>5'</u> OR AS SHOWN
ENGINEERS: <u>HOPE CONSULTING INC.</u> 117 S MARKET STREET BRYANT, AR 72015	UTILITY & DRAINAGE EASEMENTS: FRONT: <u>10'</u> OR AS SHOWN REAR: <u>5'</u> OR AS SHOWN SIDE: <u>5'</u> OR AS SHOWN
NAME OF SUBDIVISION: INSTRUMENT #	



FOR USE AND BENEFIT OF:
OLTMANS DEVELOPMENT

PRELIMINARY PLAT
CORAL RIDGE
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: <u>03/05/2021</u>	C.A.D. BY: <u>BJOHNSON</u>	DRAWING NUMBER: <u>19-1149</u>
REVISIONS:	CHECKED BY:	
500	1S	14W
0	3	330
62	1762	

- LEGEND**
- Found Aliquot Corner
 - Found monument
 - Set 1/2" Rebar
 - △ Computed point
 - (M) - Measured
 - (P) - Plat/Deed
 - Fence