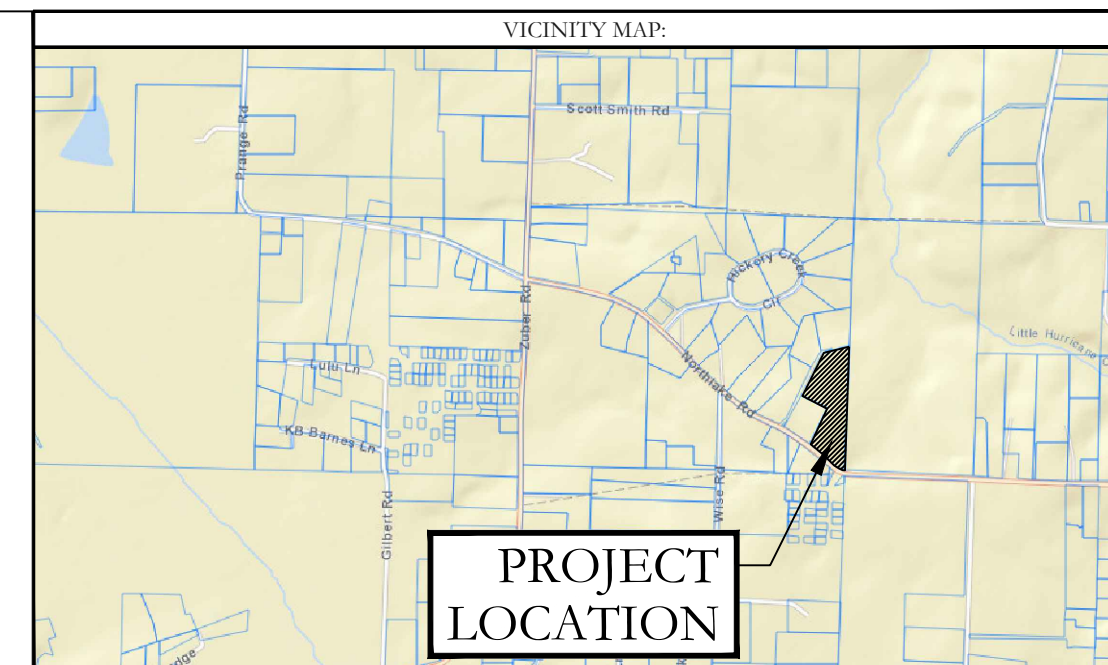


BASIS OF BEARINGS:  
 GRID NORTH ARKANSAS  
 COORDINATE SYSTEM,  
 SOUTH ZONE BY GPS  
 OBSERVATIONS

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



PROJECT LOCATION

**LEGAL DESCRIPTION:**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7,  
 TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS  
 FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE  
 NORTHEAST QUARTER, THENCE N 02°02'55" E ALONG THE EAST LINE THEREOF,  
 A DISTANCE OF 15.10 FEET TO A POINT ON THE CENTERLINE OF NORTHLAKE ROAD  
 FOR THE POINT OF BEGINNING OF HEREON DESCRIBED TRACT OF LAND; THENCE  
 N 02°02'55" E A DISTANCE OF 1317.75 FEET TO A UTILITY POLE FENCE CORNER  
 ACCEPTED AS THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE  
 NORTHEAST QUARTER; THENCE S 77°42'07" W A DISTANCE OF 295.64 FEET TO A 1.5  
 INCH SHAFT; THENCE S 27°20'16" W A DISTANCE OF 492.79 FEET TO A 1/2 REBAR WITH  
 CAP PS#1081; THENCE S 62°12'40" E A DISTANCE OF 318.91 FEET TO A 1/2 REBAR CAP,  
 ILLEGIBLE; THENCE S 27°14'10" W A DISTANCE OF 430.94 FEET TO THE CENTERLINE OF  
 NORTHLAKE ROAD; THENCE ALONG THE CENTERLINE OF NORTHLAKE ROAD THE  
 FOLLOWING COURSES, S 54°12'24" E A DISTANCE OF 119.51 FEET; THENCE S 45°52'00" E  
 A DISTANCE OF 181.70 FEET; THENCE S 53°37'24" E A DISTANCE OF 93.64 FEET; THENCE S  
 68°03'06" E A DISTANCE OF 86.69 FEET, TO THE POINT OF BEGINNING CONTAINING  
 409353 SQUARE FEET OR 9.40 ACRES, MORE OR LESS.

**NOTE:**

TRACTS A & B WILL BE AN EASEMENT UTILIZED FOR DRAINAGE, UTILITIES AND  
 ACCESS.

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	99°45'49"	N75°53'58"E 38.24'	43.53'	25.00'
C2	89°29'06"	N17°28'07"W 70.39'	78.09'	50.00'
C3	40°01'33"	N82°13'26"W 17.11'	17.46'	25.00'
C4	61°00'50"	N71°43'47"W 50.76'	53.24'	50.00'
C5	45°10'47"	N18°37'58"W 38.41'	39.43'	50.00'
C6	63°24'23"	N35°39'37"E 52.55'	55.33'	50.00'
C7	39°33'16"	N47°35'10"E 16.92'	17.26'	25.00'
C8	33°31'47"	N47°11'29"E 34.61'	35.11'	60.00'
C9	49°37'26"	N88°46'06"E 50.36'	51.97'	60.00'
C10	39°41'09"	S46°34'37"E 40.73'	41.56'	60.00'
C11	53°32'50"	S0°02'23"W 54.06'	56.07'	60.00'
C12	80°21'41"	S66°59'39"W 77.42'	84.15'	60.00'
C13	56°53'08"	S78°43'56"W 23.81'	24.82'	25.00'
C14	22°59'17"	S38°47'43"W 9.96'	10.03'	25.00'
C15	89°32'55"	S17°26'12"E 70.43'	78.15'	50.00'
C16	64°46'29"	N59°39'41"E 26.78'	28.26'	25.00'
C17	76°37'16"	N7°26'17"W 31.00'	33.43'	25.00'
C18	37°45'21"	S8°23'46"W 48.53'	49.42'	75.00'
C19	10°20'59"	S84°41'35"W 27.06'	27.10'	150.00'
C20	51°43'45"	S36°20'47"E 65.44'	67.71'	75.00'
C21	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'

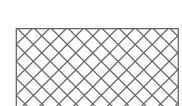
Parcel Line Table		
Line #	Direction	Length
L1	N79°31'05"E	10.52'
L2	N89°52'04"E	12.73'
L3	N72°33'48"E	20.18'
L4	N62°41'55"W	35.08'
L5	S62°12'40"E	22.58'

FND. 1/2 REBAR W/CAP/PS 1081

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

- NOTES:**
- NO ABOVE GROUND UTILITIES TO BE CONSTRUCTED WHERE HATCHED AREA IS DRAINAGE & ACCESS EASEMENT.



**CERTIFICATIONS:**

**OWNER:** OLTMANS DEVELOPMENT  
 Name: OLTMANS DEVELOPMENT  
 Address: 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022  
**DEVELOPER:** OLTMANS DEVELOPMENT  
 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 off, 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  
 Source of Title: D.R. BOOK 2021 PAGE 029161

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, Jonathan L. Hope, 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 location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in the act and the City of Bryant Subdivision Regulation Ordinance.

Date of Execution \_\_\_\_\_ Jonathan L. Hope  
 Registered Professional Land Surveyor No. 1762 Arkansas

**CERTIFICATE OF FINAL ENGINEERING ACCURACY:**  
 I, William W. McFadden, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Benton Subdivision Rules and Regulations have been followed.

Date of Execution \_\_\_\_\_ William W. McFadden  
 Registered Professional Engineer, No. 14048 Arkansas

**CERTIFICATE OF FINAL APPROVAL:**  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held on 05/20/2021. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution \_\_\_\_\_ Rick Johnson,  
 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 hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #051250/225E, Dated 06/05/2020.

PROPERTY SPECIFICATIONS:	
OWNER: OLTMANS DEVELOPMENT 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022	NUMBER OF LOTS: 30
DEVELOPER: OLTMANS DEVELOPMENT 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022	SOURCE OF WATER: WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BRYANT, AR 72015	BUILDING SETBACKS: FRONT: 25' OR AS SHOWN REAR: 25' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION: CORAL RIDGE	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
ZONING: R-2	
INSTRUMENT # 2021-029161	

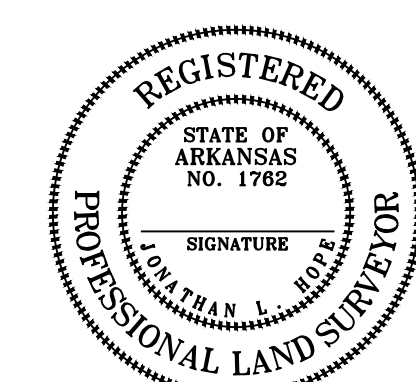
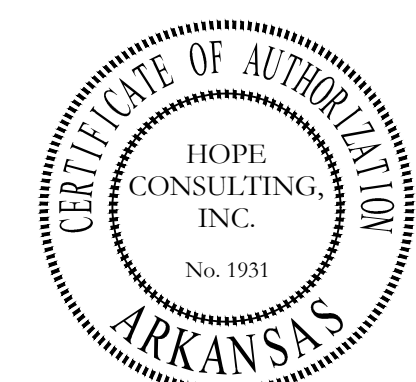
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**OLTMANS DEVELOPMENT**

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

DATE: 03/05/2021	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED: 09/21/2022	CHECKED BY:	21-0209

500	1S	14W	0	07	130	62	1762
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- LEGEND**
- - Found Aliquot Corner
  - ▲ - Computed point
  - - Found monument
  - - Set #4 RB/Plas. Cap(SIP)
  - (M) - Measured
  - (R) - Record
  - (P) - Platted
  - ☼ - Street Light
  - ⦿ - Fire Hydrant
  - ⚡ - Stop Sign
  - ⊘ - No Parking Sign

POINT OF BEGINNING  
 N2°02'55"E 15.10'  
 P.O.C.  
 SE CORNER OF THE  
 SW/4 OF THE NE/4,  
 S-07-T-1-S-R-14-W