

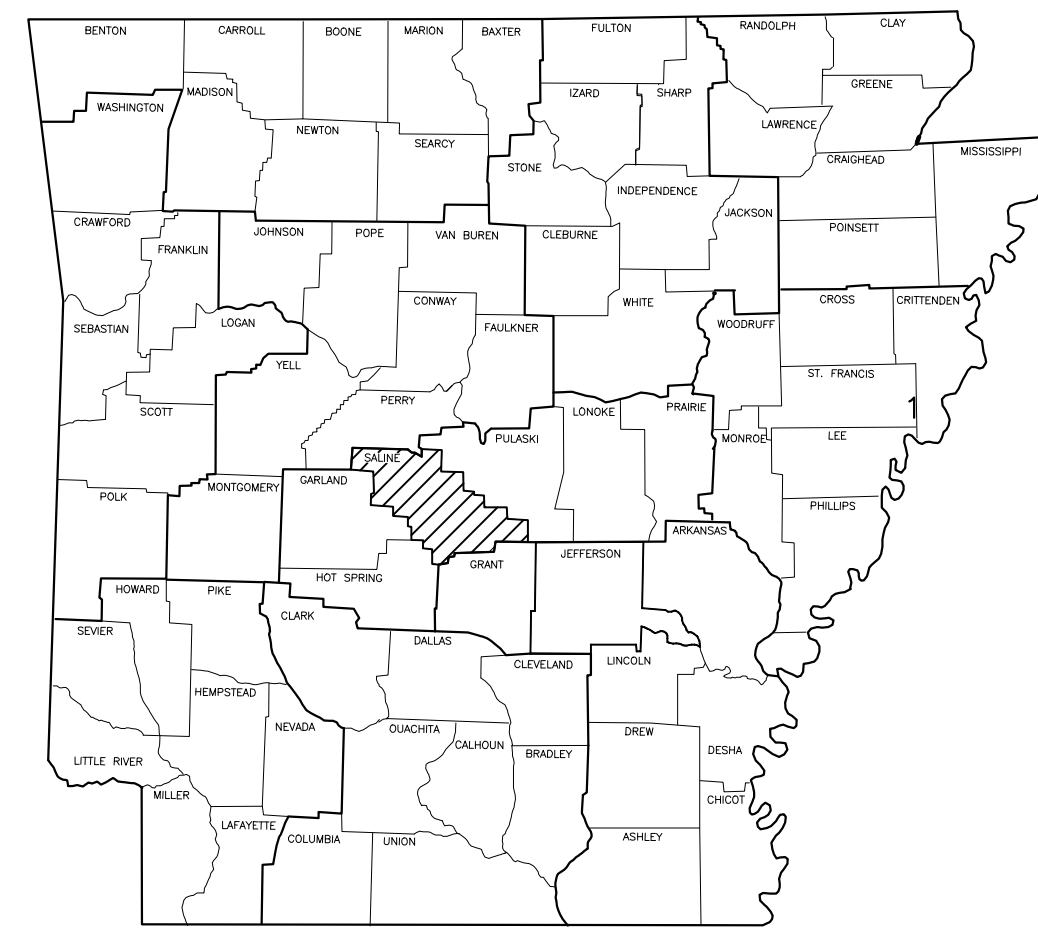
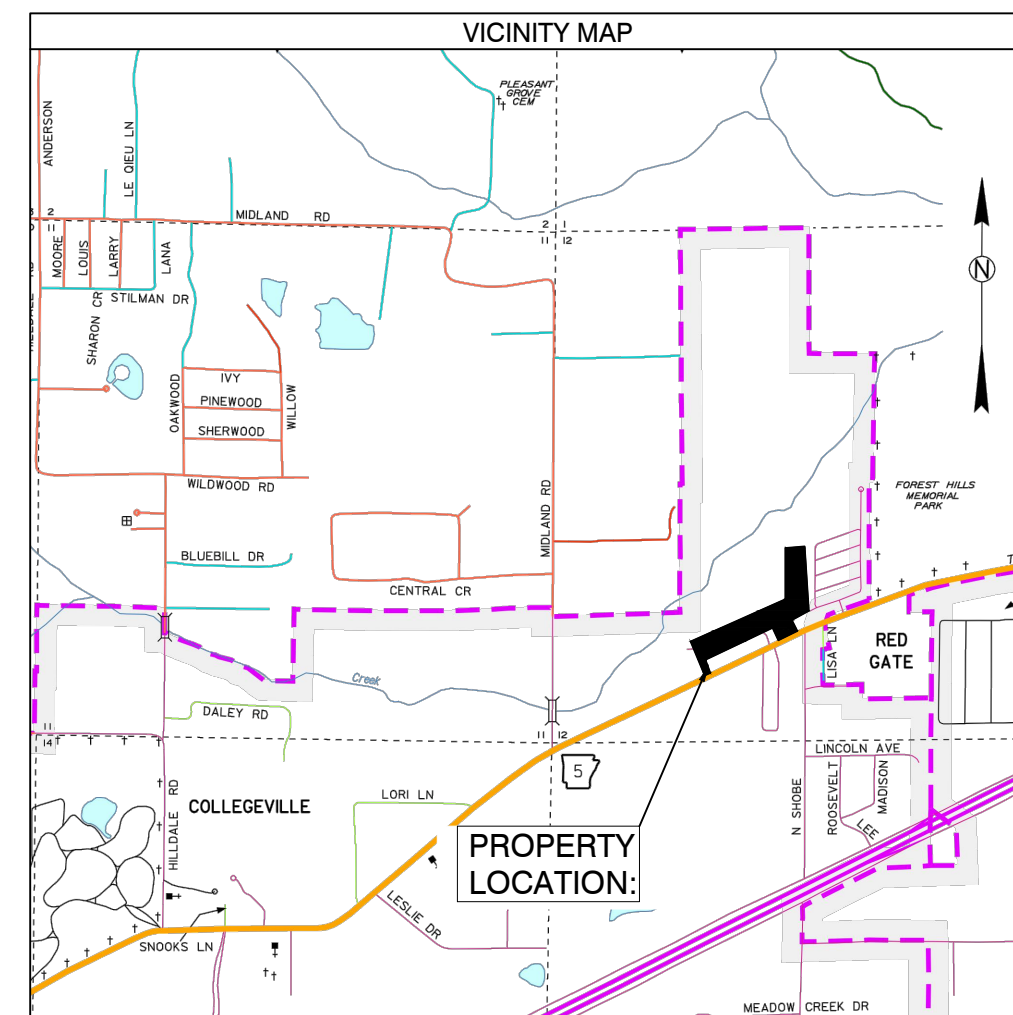
PRELIMINARY PLAT DIAMOND ESTATES SUBDIVISION BRYANT, ARKANSAS

Prepared by:
GarNat Engineering, LLC

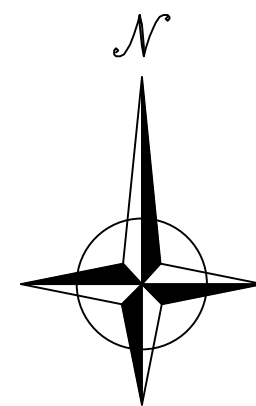
Designing our client's success
www.garnatengineering.com

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

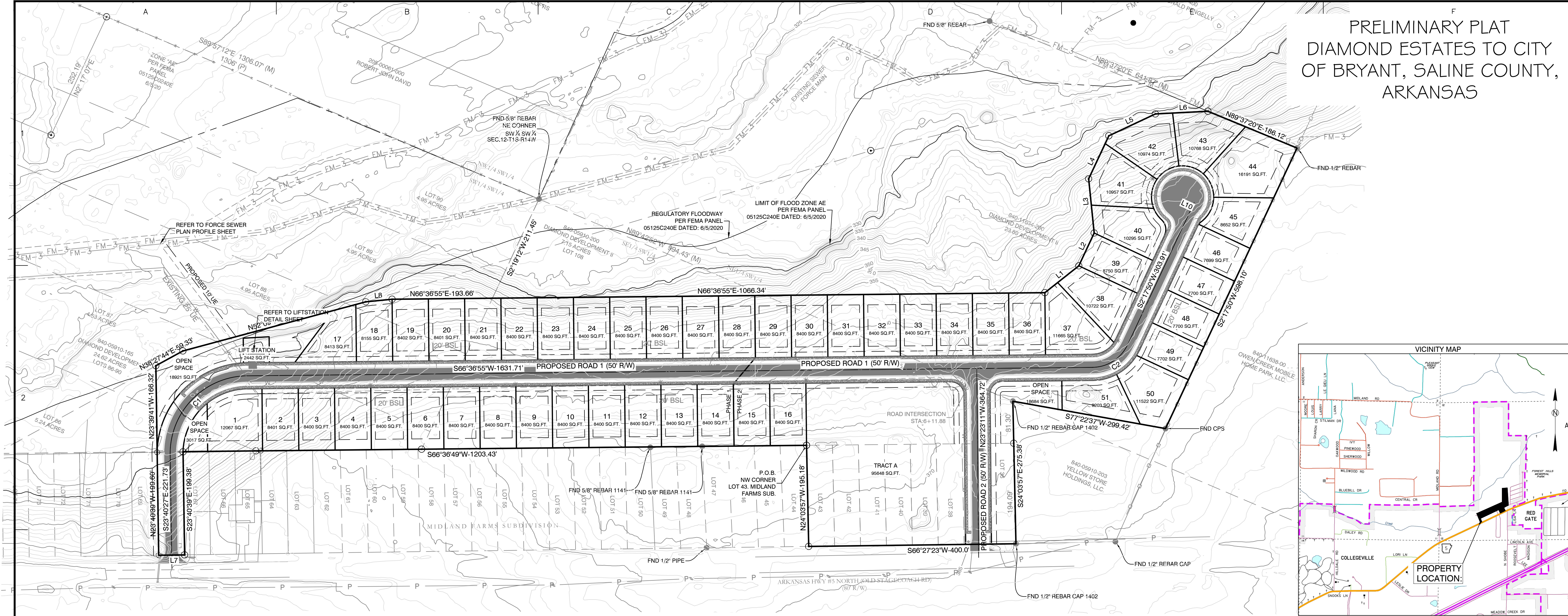
3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068



- 1 PRELIMINARY PLAT OVERALL
- 2 PRELIMINARY PLAT WEST HALF
- 3 PRELIMINARY PLAT EAST HALF



PRELIMINARY PLAT DIAMOND ESTATES TO CITY OF BRYANT, SALINE COUNTY, ARKANSAS



BY _____
REVISION _____
DATE _____

GNE Designing our client's success
GarNat Engineering, LLC
Ph (501) 408-4650
P.O. Box 116 (72018) Fx (888) 900-3068
3925 Mt. Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

DIAMOND ESTATES
PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

2-8-2023

CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO: 21206
DATE: FEB 2023
SHEET NO: 1

PLAT CERTIFICATES:

OWNER: Name: Diamond Development II, Address: 1599 Lawson Oaks, Little Rock, AR 72210
DEVELOPER: Name: Diamond Development II, Address: 1599 Lawson Oaks, 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 the real estate, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.
Date: _____ Signed: _____ DIAMOND DEVELOPMENT II
Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2004-112595 & 2022-027151
CERTIFICATE OF PRELIMINARY 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

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 7699 S.F.
MAX. LOT SIZE: 16191 S.F.
NUMBER OF LOTS: 51
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' 50C TO BCC
LOT CORNERS: SET #4 REBAR WITH CAP

ROAD CURVE TABLE

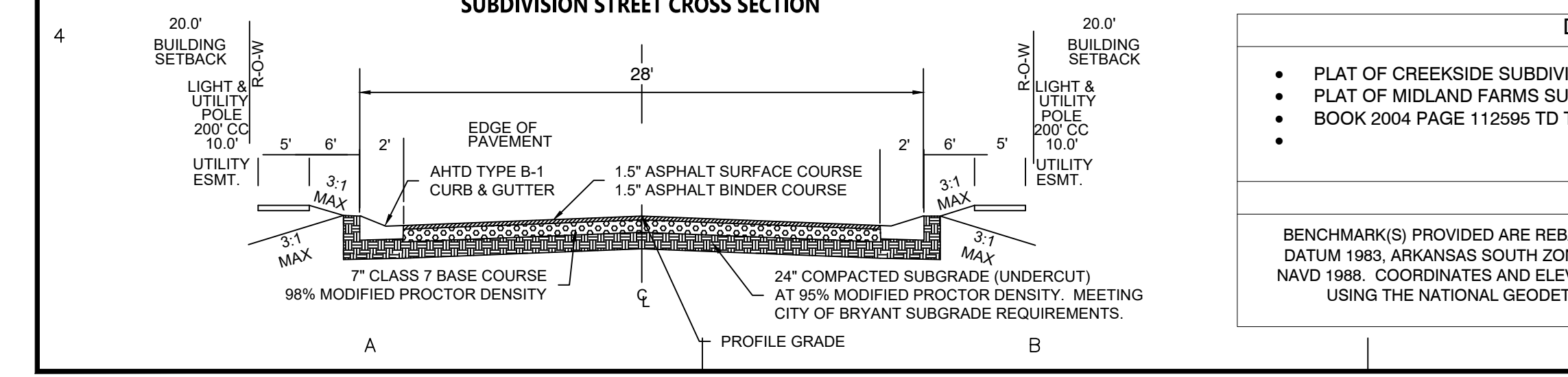
Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21°28'13.90"W	S21°28'14"W
C2	75.00	84.19	S34°27'22.26"W	S34°27'22"W

LINE TABLE

Line #	Length	Direction
L1	83.57	N28°45'19"E
L2	70.00	N2°17'50"E
L3	105.07	N28°36'30"W
L4	91.72	N2°23'44"E
L5	99.23	N41°57'13"E
L6	101.46	N64°16'35"E
L7	50.00	S66°21'31"W
L8	51.05	N61°33'49"E
L10	25.00	N87°41'21"W

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

SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573



DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
- BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II

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).

PROPERTY DESCRIPTION:

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST AND PART OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 68, 86, 87, 88, 89, 90 AND 108 MIDLAND FARMS SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 43 MIDLAND FARMS SUBDIVISION, SALINE COUNTY, ARKANSAS; THENCE S 66°36'49" W A DISTANCE OF 1203.43 FEET TO THE NORTHEAST CORNER OF LOT 68 OF SAID MIDLAND FARMS SUBDIVISION; THENCE S 23°40'39" E ALONG THE EAST LINE OF SAID LOT 68 A DISTANCE OF 199.38 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 5; THENCE S 66°21'31" W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68; THENCE N 23°40'39" W ALONG THE WEST LINE OF SAID LOT 68 A DISTANCE OF 199.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE N 23°39'41" W A DISTANCE OF 166.32 FEET; THENCE N 38°27'44" E A DISTANCE OF 59.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 52°09'42" E A DISTANCE OF 365.58 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 61°33'49" E A DISTANCE OF 61.05 FEET; THENCE N 66°38'55" E A DISTANCE OF 193.66 FEET TO A POINT ON THE EAST LINE OF LOT 89 OF SAID MIDLAND FARMS SUBDIVISION; THENCE N 66°38'55" E A DISTANCE OF 1066.34 FEET; THENCE N 28°45'19" E A DISTANCE OF 83.57 FEET; THENCE N 2°17'50" E A DISTANCE OF 70.00 FEET; THENCE N 28°36'30" W A DISTANCE OF 105.07 FEET; THENCE N 2°23'44" E A DISTANCE OF 91.72 FEET; THENCE N 41°57'13" E A DISTANCE OF 99.23 FEET; THENCE N 64°16'35" E A DISTANCE OF 101.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4) OF SAID SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE N 89°37'20" E, ALONG SAID SOUTH LINE, A DISTANCE OF 186.12 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 SW1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE S 2°17'50" W FOR A DISTANCE OF 598.10 FEET TO A FOUND COTTON PICKER SPINDLE (CPS) AT THE NORTHEAST CORNER OF LOT 1, DOLLAR GENERAL ADDITION TO THE CITY OF BRYANT, PLAT RECORDED IN BOOK 2010 PAGE 93434; THENCE S 77°22'37" W, ALONG SAID LOT 1 NORTH LINE, 299.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 24°03'57" E, ALONG SAID LOT 1 WEST LINE, 275.38 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 5 (STAGECOACH ROAD); THENCE S 66°27'23" W, ALONG SAID NORTHERLY RIGHT OF WAY, 400.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 24°03'57" W, LEAVING SAID RIGHT OF WAY, 195.18 FEET TO THE POINT OF BEGINNING, CONTAINING 17.04 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 5 NORTH AND ANY EASEMENTS OF RECORD.



PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 7699 S.F.
 MAX. LOT SIZE: 16191 S.F.
 NUMBER OF LOTS: 51
 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

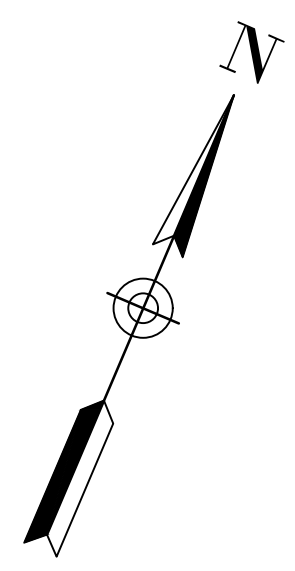
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

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

100' 50' 0' 50'

SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573



DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
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LINE TABLE

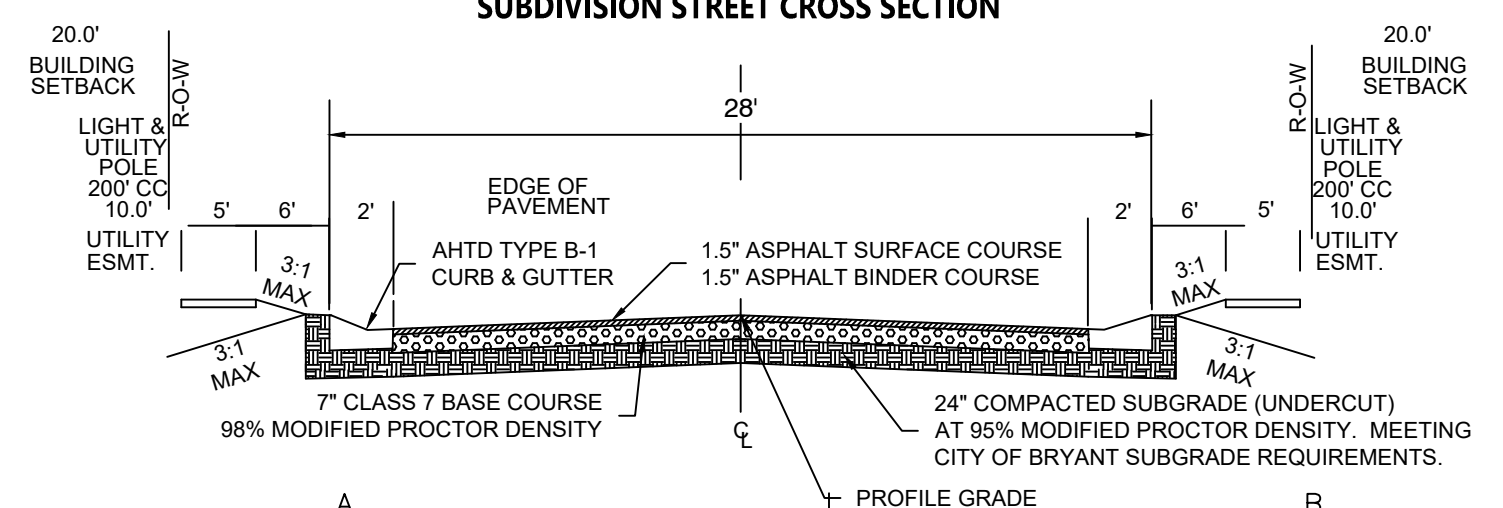
Line #	Length	Direction
L1	83.57	N28° 45' 19"E
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ROAD CURVE TABLE

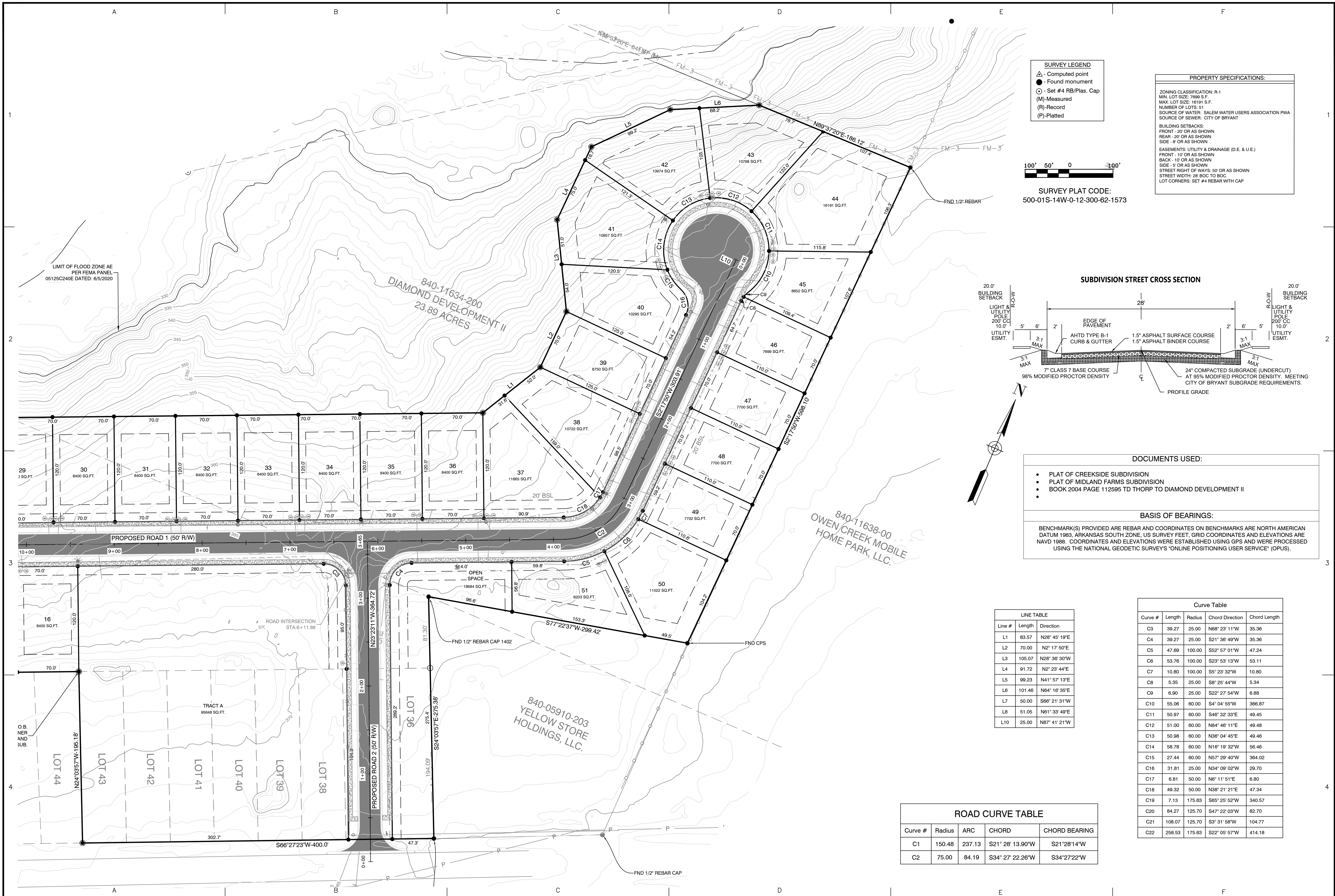
Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
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Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C3	39.27	25.00	N68° 23' 11"W	35.36
C4	39.27	25.00	S21° 36' 49"W	35.36
C5	47.69	100.00	S52° 57' 01"W	47.24
C6	53.76	100.00	S23° 53' 13"W	53.11
C7	10.80	100.00	S5° 23' 32"W	10.80
C8	5.35	25.00	S8° 25' 44"W	5.34
C9	6.90	25.00	S22° 27' 54"W	6.88
C10	55.06	60.00	S4° 04' 55"W	366.87
C11	50.97	60.00	S46° 32' 33"E	49.45
C12	51.00	60.00	N84° 46' 11"E	49.48
C13	50.98	60.00	N36° 04' 45"E	49.46
C14	58.78	60.00	N16° 19' 32"W	56.46
C15	27.44	60.00	N57° 29' 40"W	364.02
C16	31.81	25.00	N34° 09' 02"W	29.70
C17	6.81	50.00	N6° 11' 51"E	6.80
C18	49.32	50.00	N38° 21' 21"E	47.34
C19	7.13	175.63	S65° 25' 52"W	340.57
C20	84.27	125.70	S47° 22' 03"W	82.70
C21	108.07	125.70	S3° 31' 58"W	104.77
C22	258.53	175.63	S22° 05' 57"W	414.18



BY		REVISION		DATE	
<p>GNE Designing our client's success</p> <p>GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 3925 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@gmail.com</p>					
<p>DIAMOND ESTATES</p> <p>PART OF THE SOUTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS</p>					
<p>2-8-2023</p>					
<p>CONTENTS:</p> <p>PRELIMINARY PLAT SOUTH HALF DIMENSIONS</p>					
<p>PROJECT NO: 21206</p>					
<p>DATE: FEB 2023</p>					
<p>SHEET NO: 2</p>					



SURVEY LEGEND

- △ - Computed point
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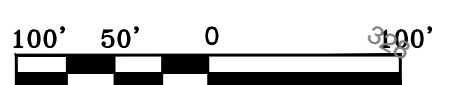
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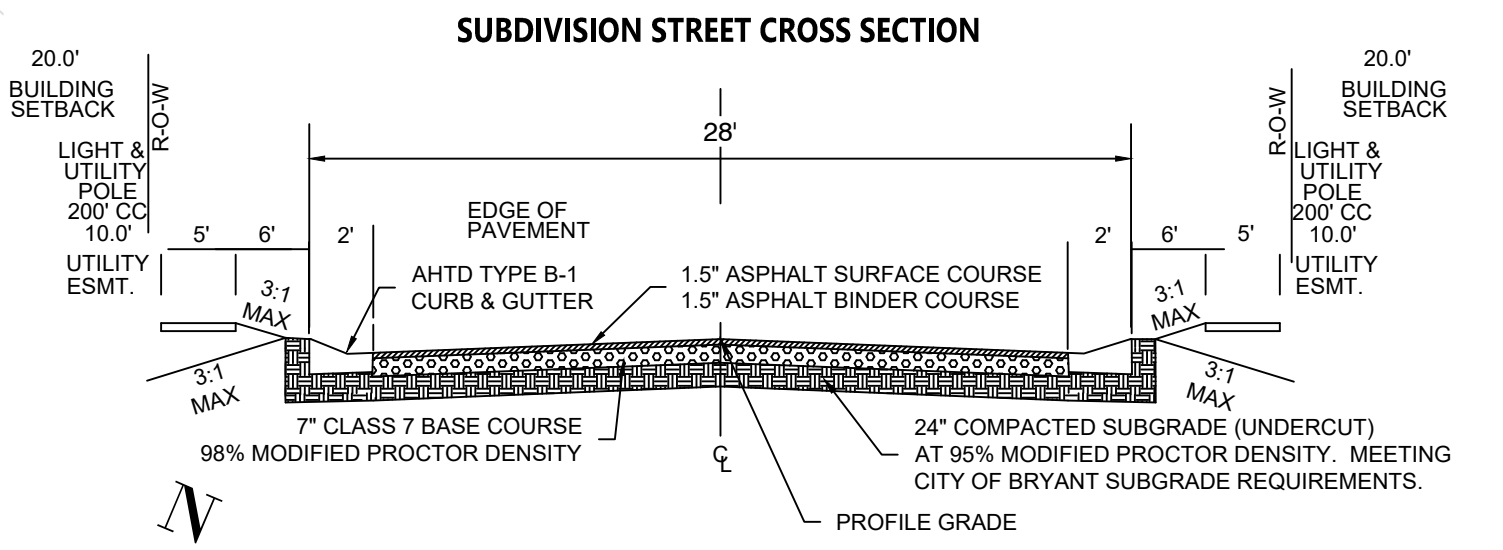
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BY: _____

REVISION: _____

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DIAMOND ESTATES

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



2-8-2023

CONTENTS:

PRELIMINARY PLAT NORTH HALF DIMENSIONS

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: **2**