

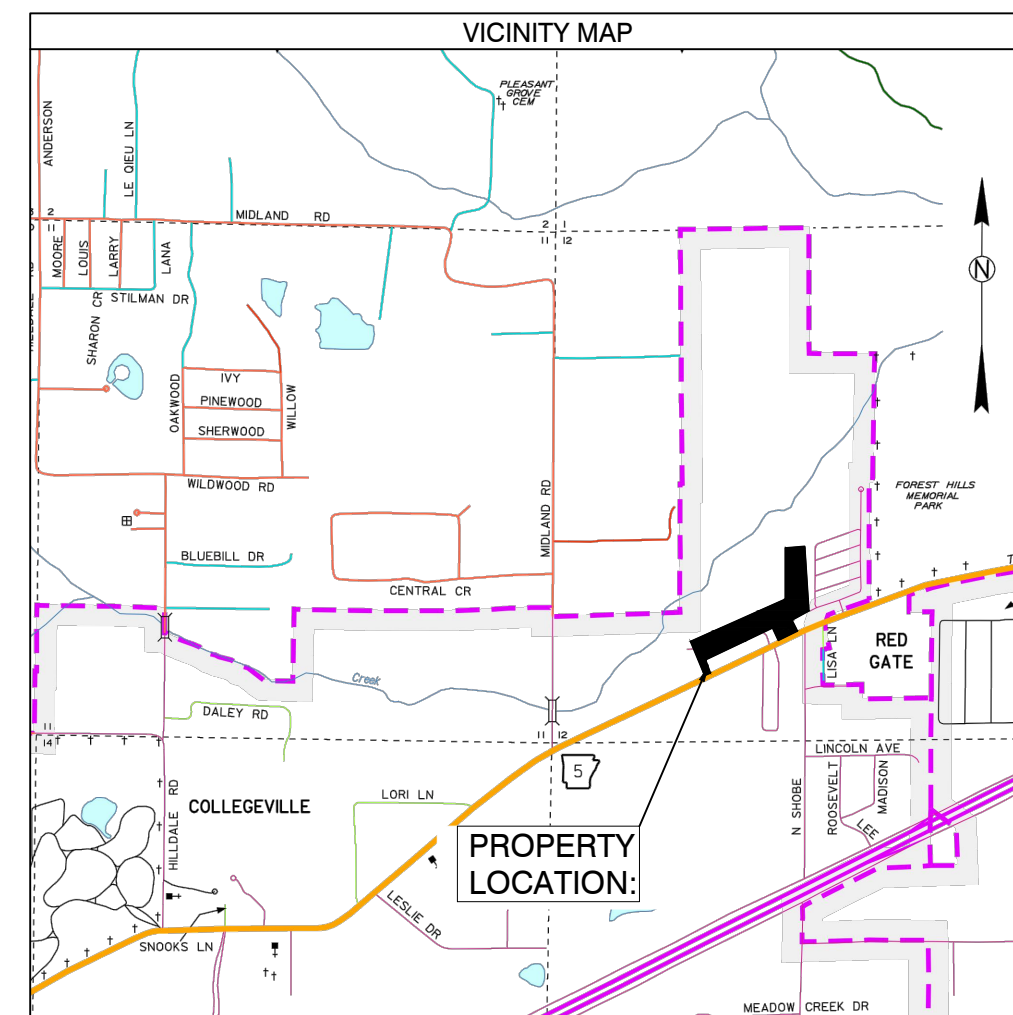
PRELIMINARY PLAT DIAMOND ESTATES SUBDIVISION BRYANT, ARKANSAS

Prepared by:
GarNat Engineering, LLC

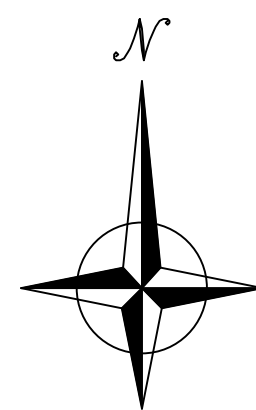
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www.garnatengineering.com

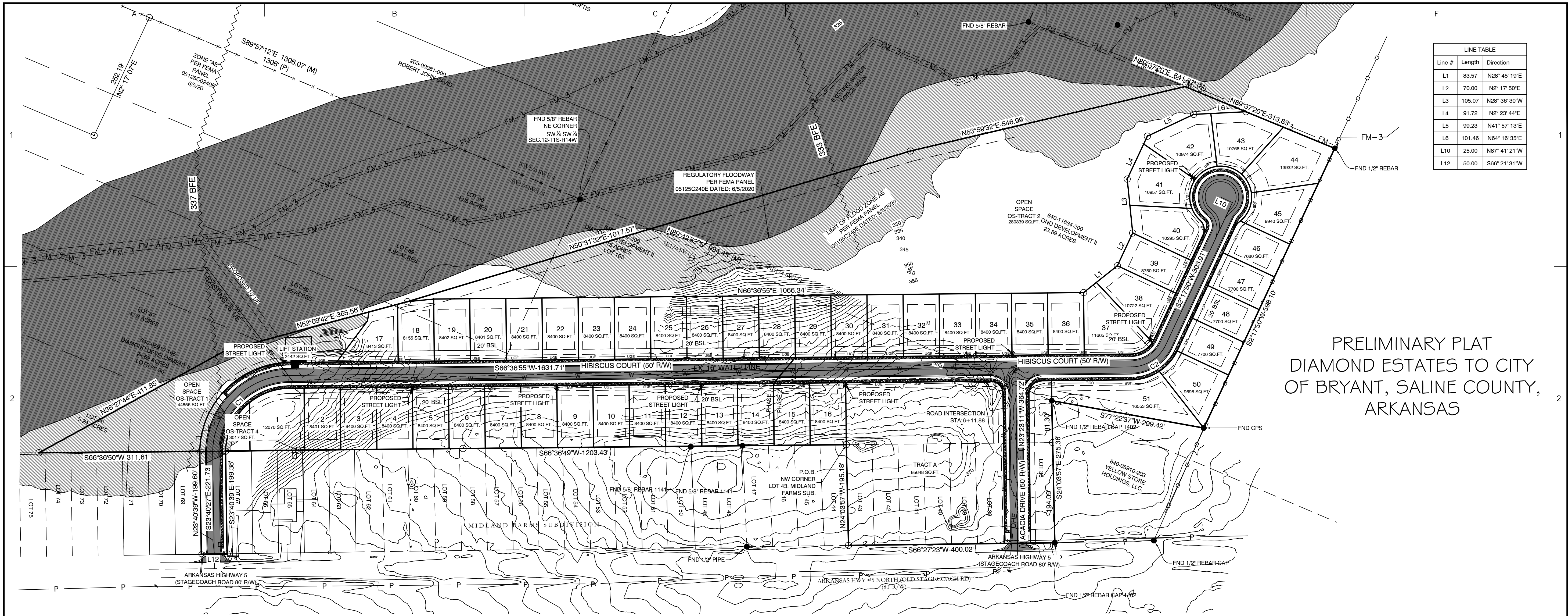
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

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





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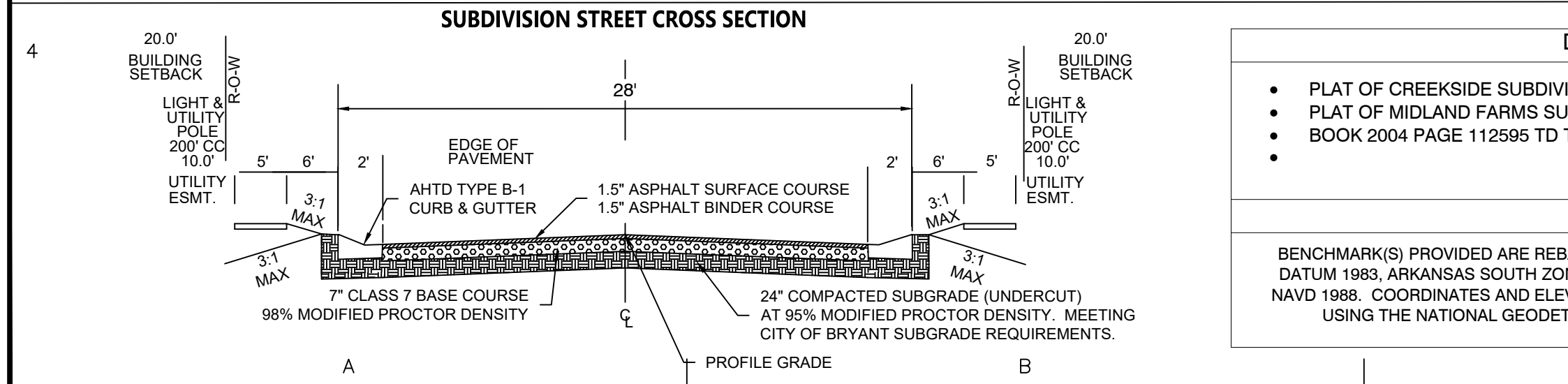
PRELIMINARY PLAT
DIAMOND ESTATES TO CITY
OF BRYANT, SALINE COUNTY,
ARKANSAS

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:

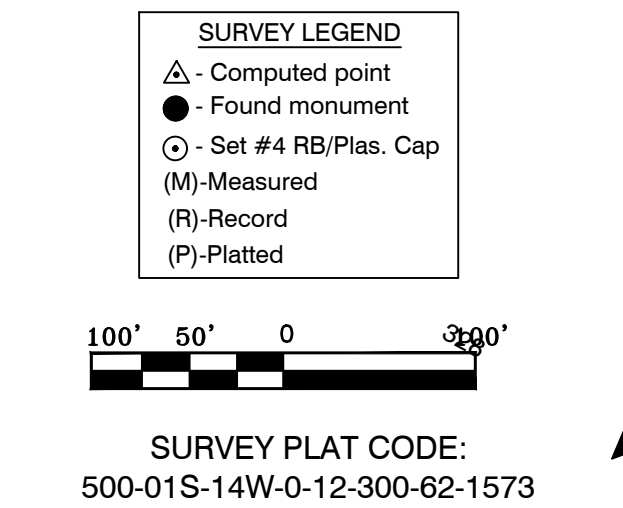
CERTIFICATE OF OWNER: We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.
 Date: _____ Signed: _____ DIAMOND DEVELOPMENT 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



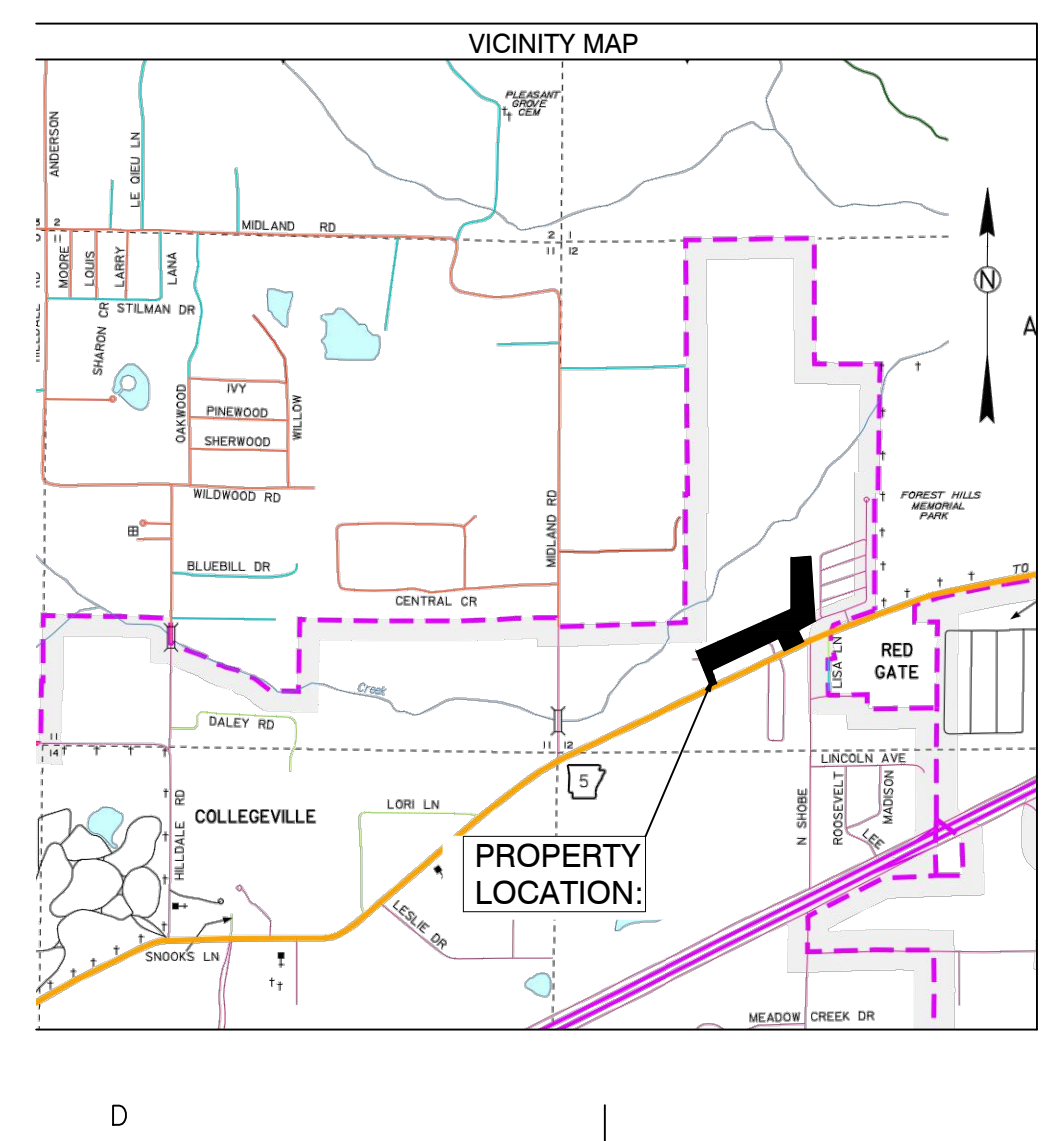
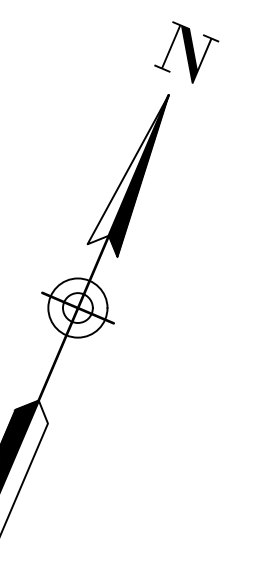
PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1 (EXCEPT TRACT 1 = C-2)
 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 WAY: 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



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 S 66°36'50" W A DISTANCE OF 311.61 FEET; THENCE N 38°27'44" E A DISTANCE OF 411.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 52°09'42" E A DISTANCE OF 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; N 50°31'32" E A DISTANCE OF 1017.57 FEET; THENCE N 53°50'32" E A DISTANCE OF 546.99 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 313.83 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 21°75'0" 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 24.07 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 5 NORTH AND ANY EASEMENTS OF RECORD.

BY: _____

REVISION: _____

DATE: _____

GNE Designing our client's success
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

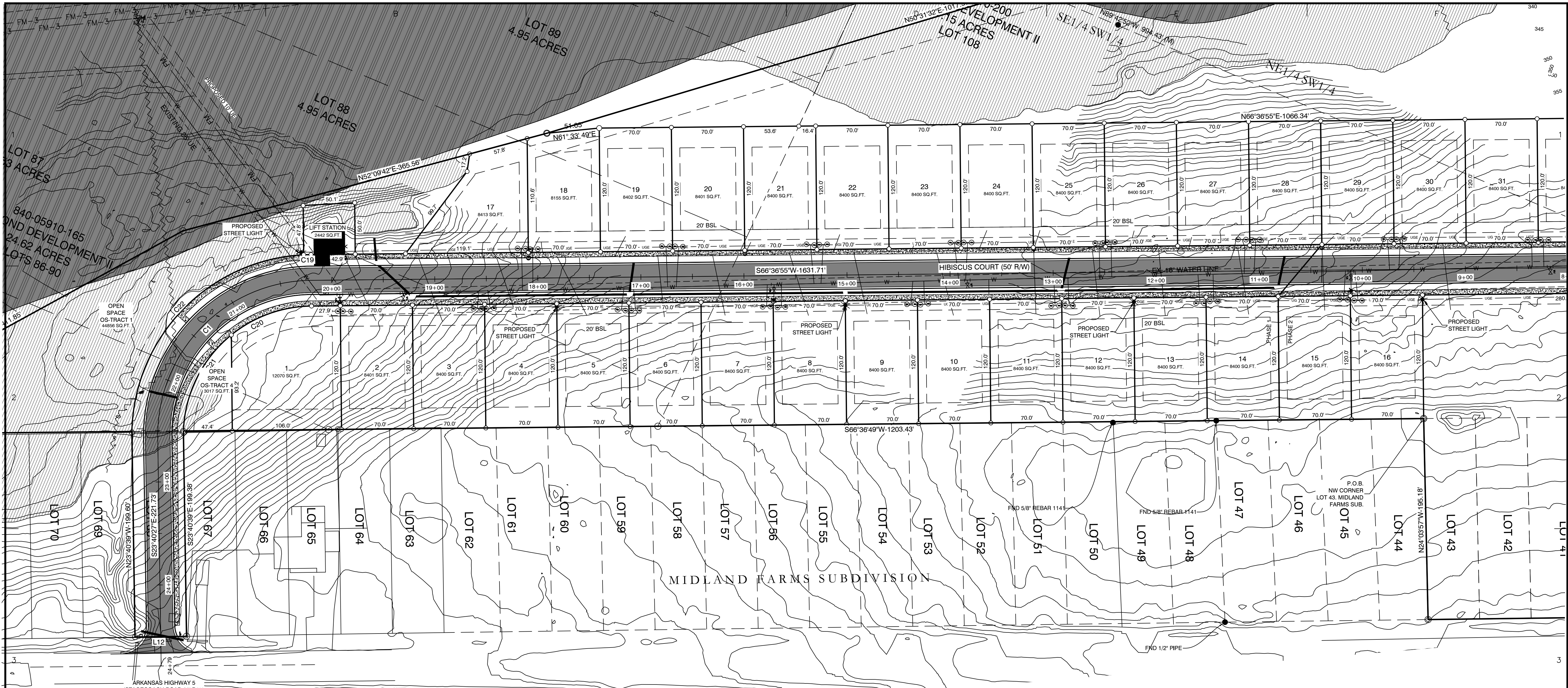
DIAMOND ESTATES
 PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS

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

2-21-2023

CONTENTS:
 PRELIMINARY PLAT OVERALL

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



PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1 (EXCEPT TRACT 1 = C-2)
 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

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 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN

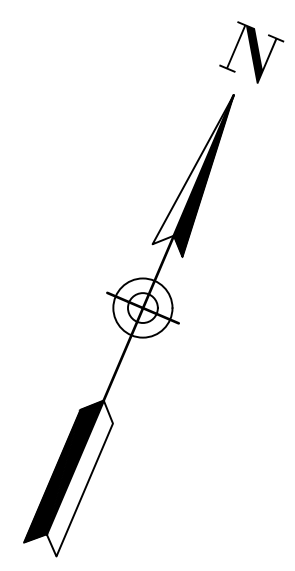
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

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

100' 50' 0' 30'

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

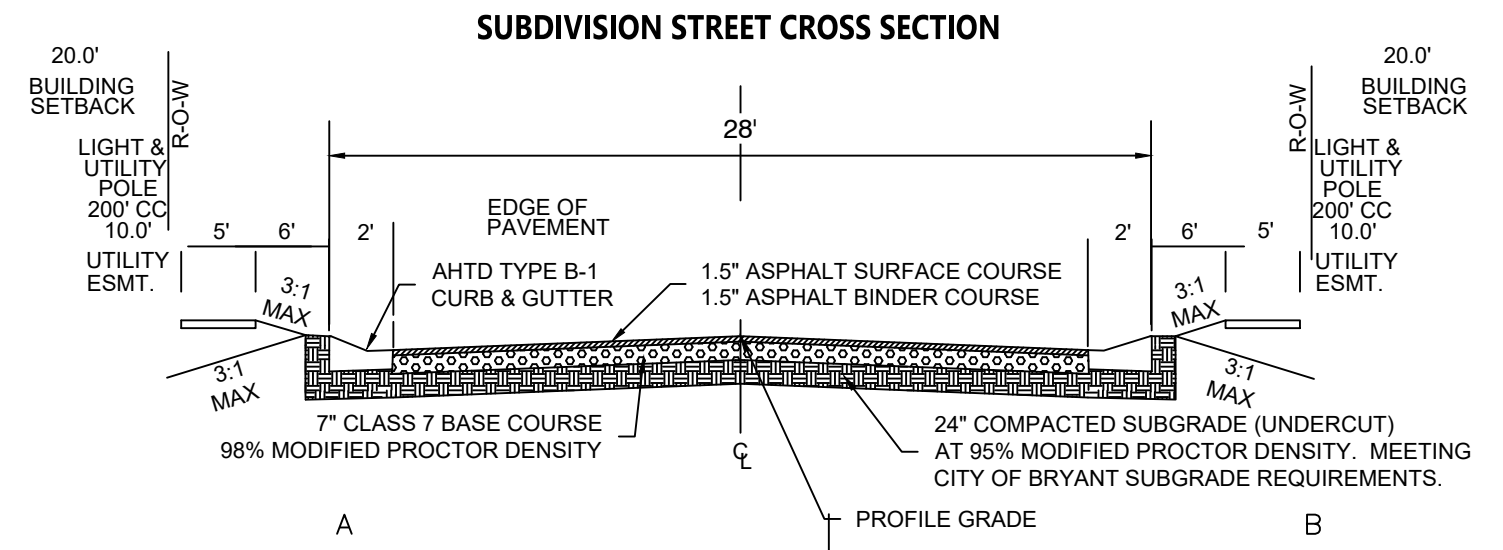


DOCUMENTS USED:

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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
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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
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C5	57.49	100.00	S50° 08' 34"W	56.71
C6	52.99	100.00	S18° 29' 32"W	52.37
C7	1.77	100.00	S2° 48' 17"W	1.77
C8	12.25	25.00	S16° 20' 00"W	12.13
C9	12.25	25.00	S16° 20' 00"W	12.13
C10	61.27	60.00	S1° 36' 57"E	367.71
C11	41.90	60.00	S50° 52' 26"E	41.05
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	263.10	175.63	S21° 21' 09"W	416.11

BY _____

REVISION _____

DATE _____

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 3925 Mt. Carmel Road gnatengineering@gmail.com
 Bryant, AR 72022

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-1-W,
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2-21-2023

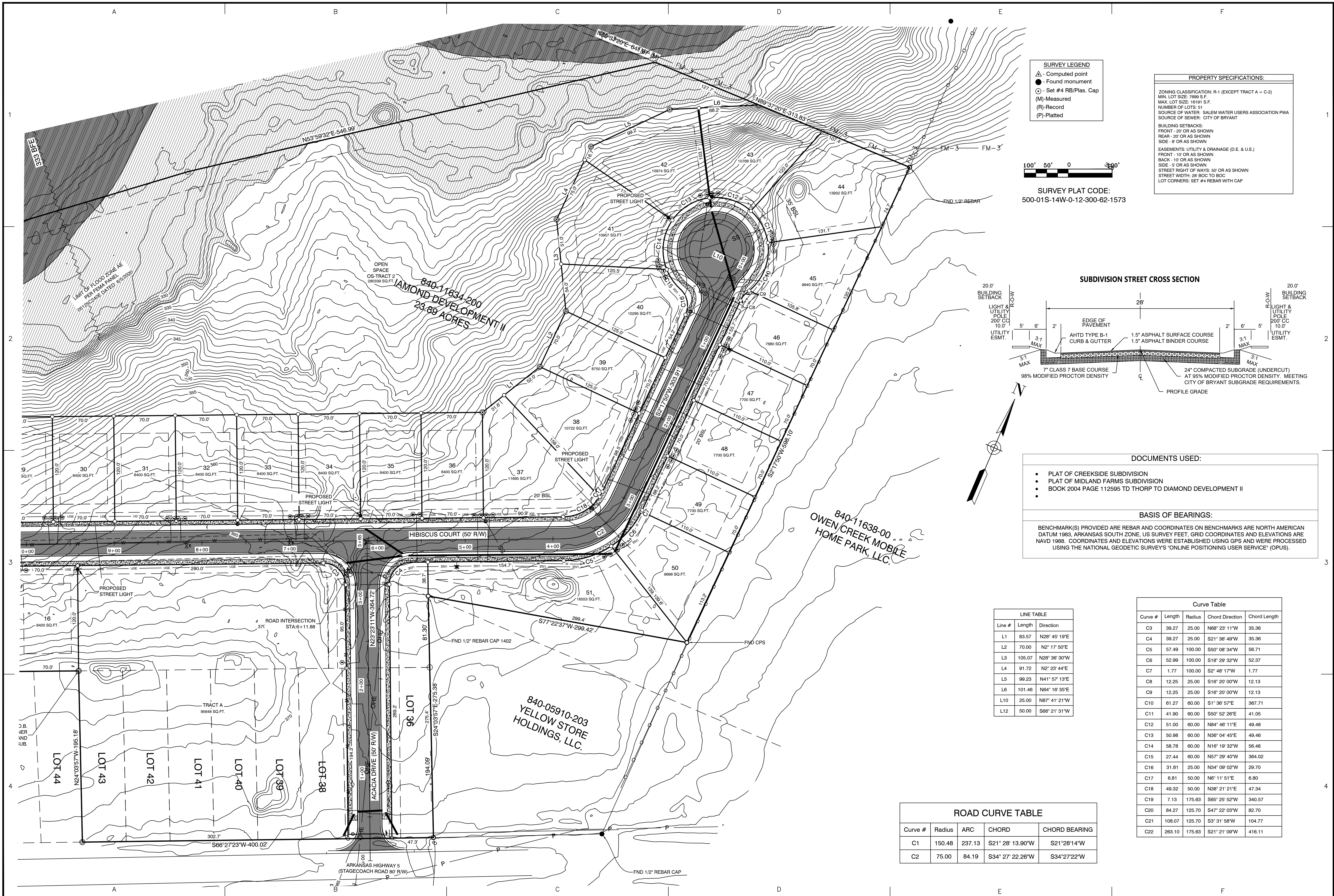
CONTENTS:

PRELIMINARY
 PLAT
 SOUTH HALF
 DIMENSIONS

PROJECT NO:
21206

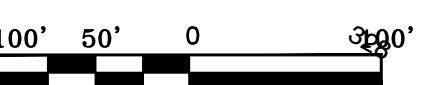
DATE:
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SHEET NO:



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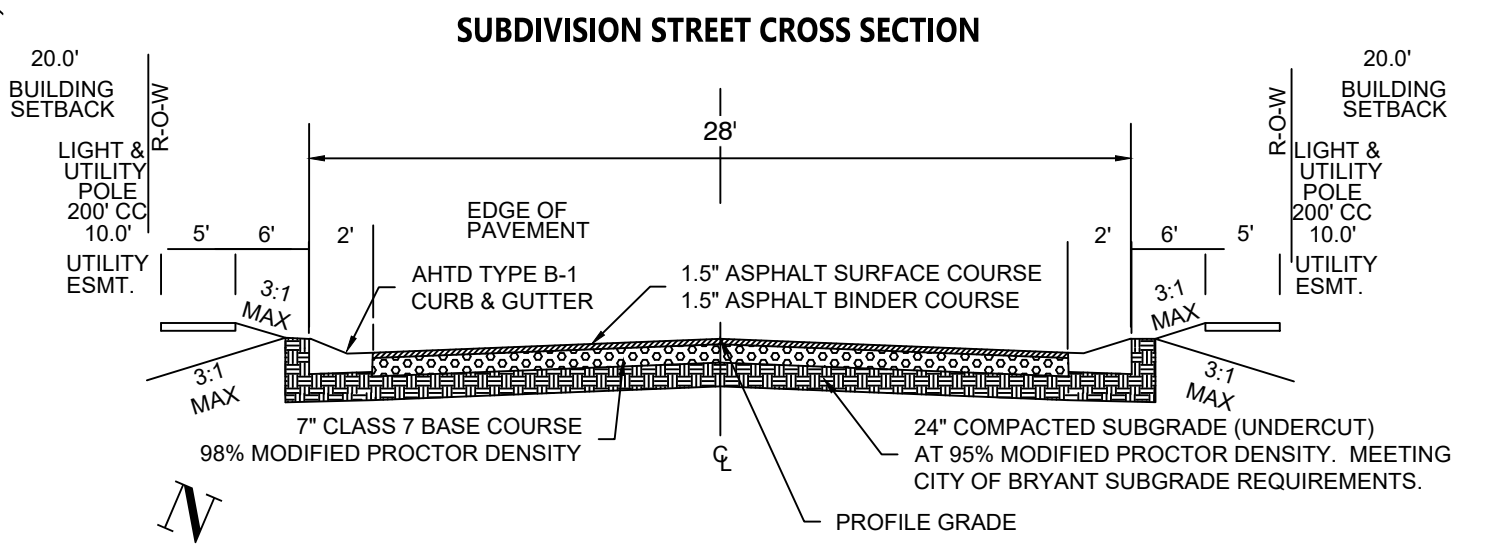
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2-21-2023

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PRELIMINARY PLAT NORTH HALF DIMENSIONS

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: **3**