

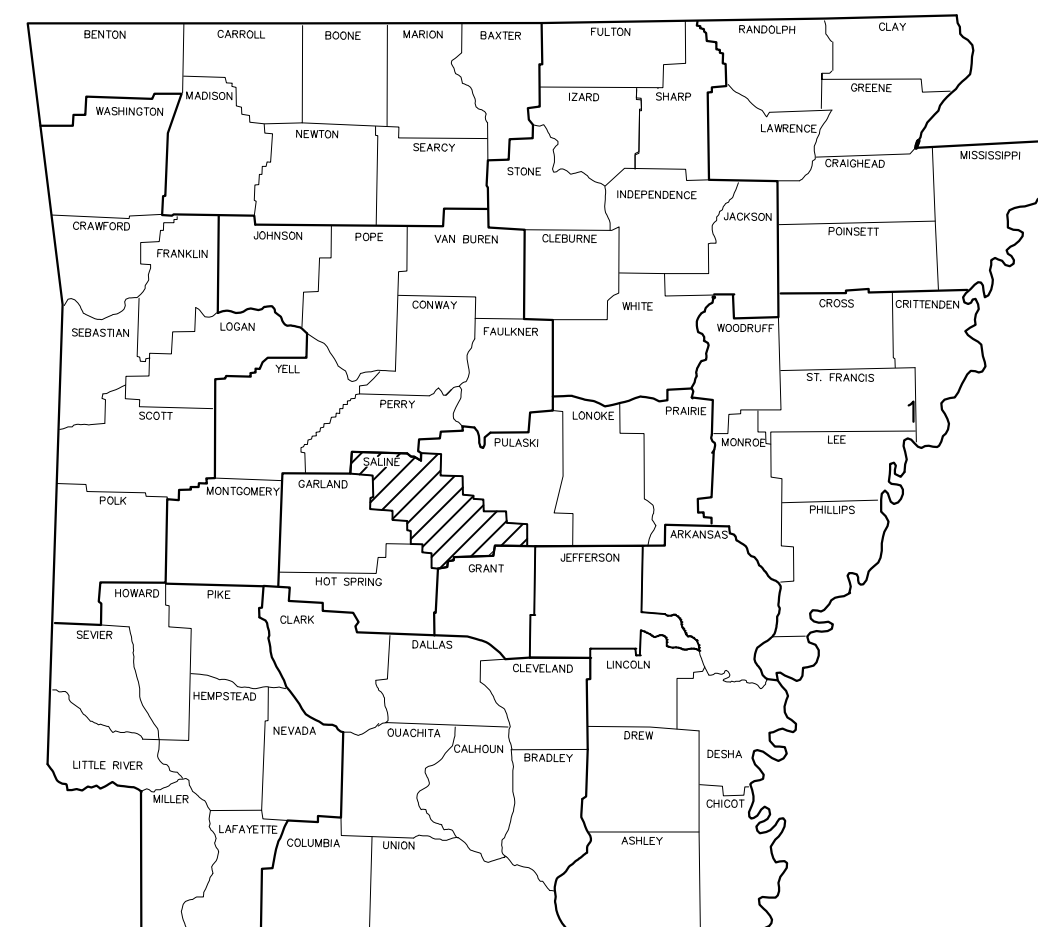
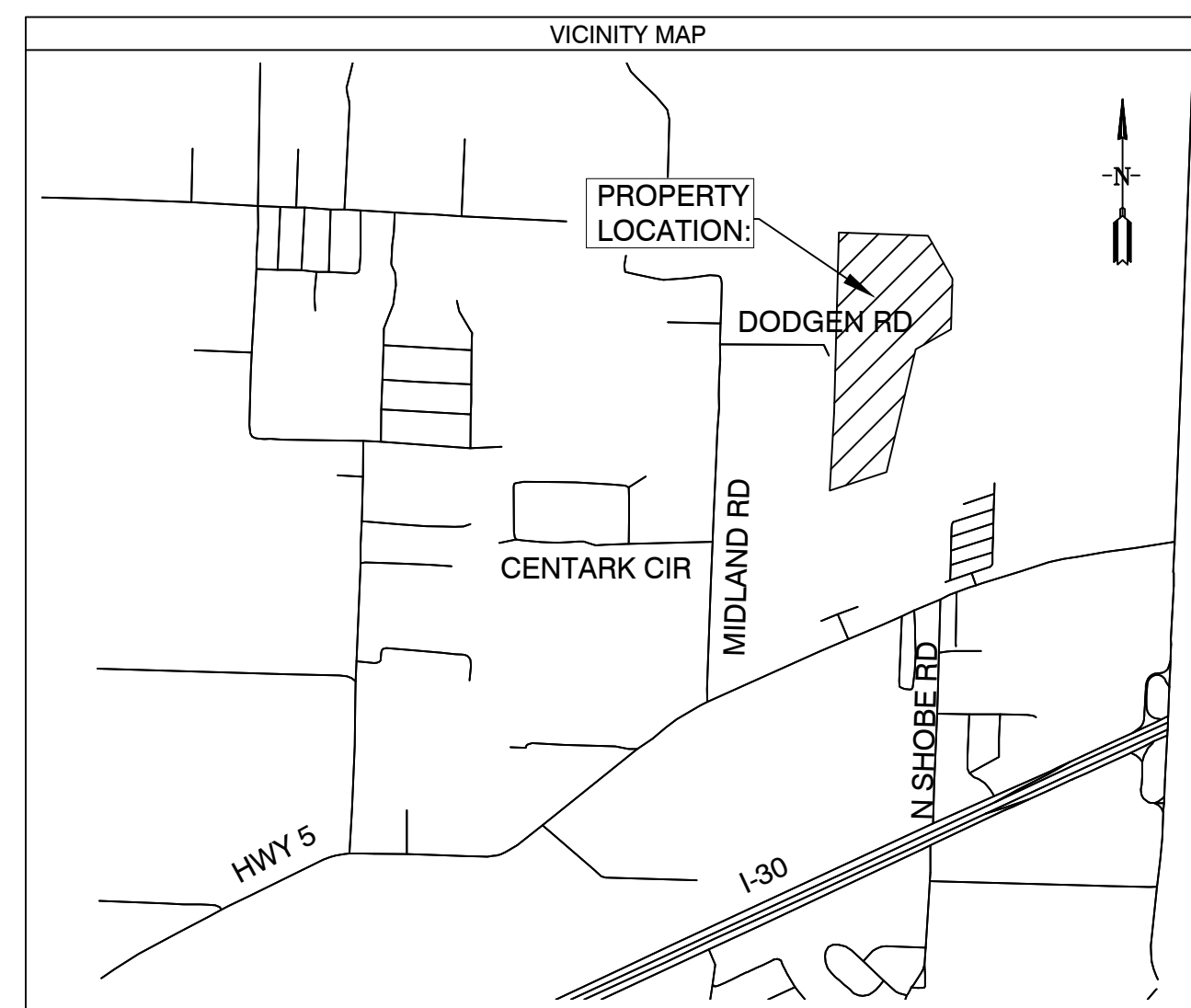
CREEKSIDE ADDITION PHASE 2B CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

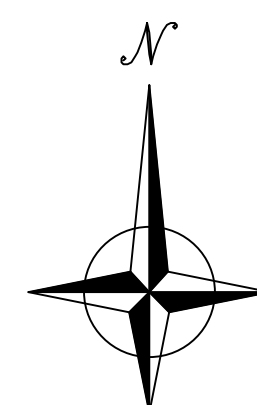
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

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

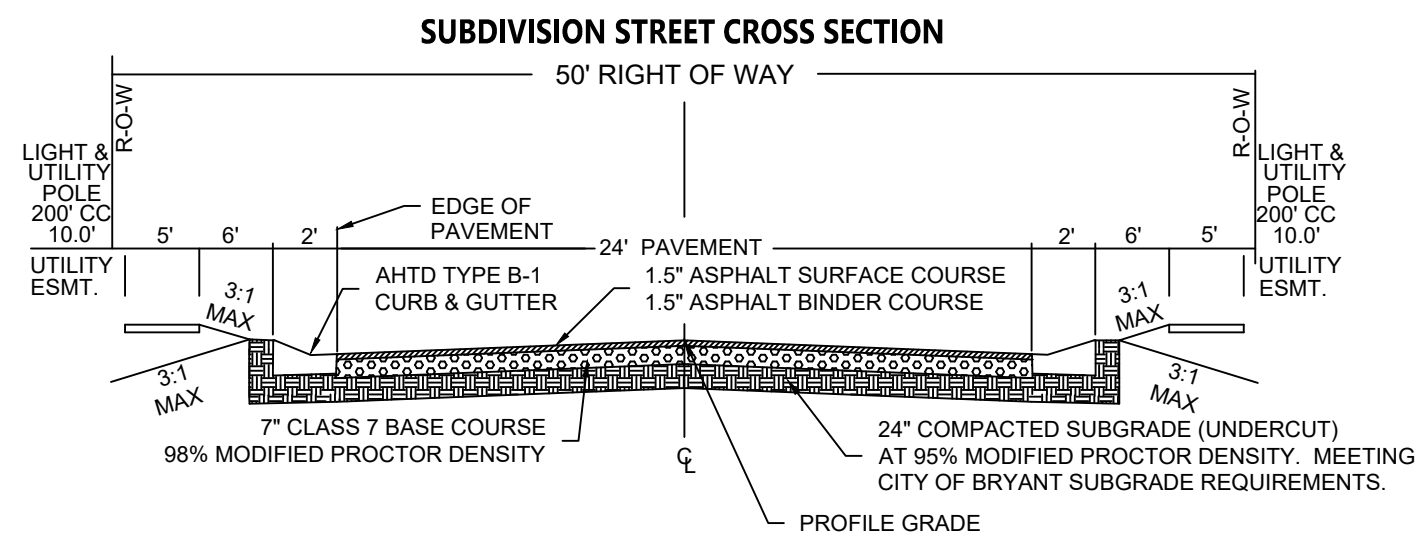
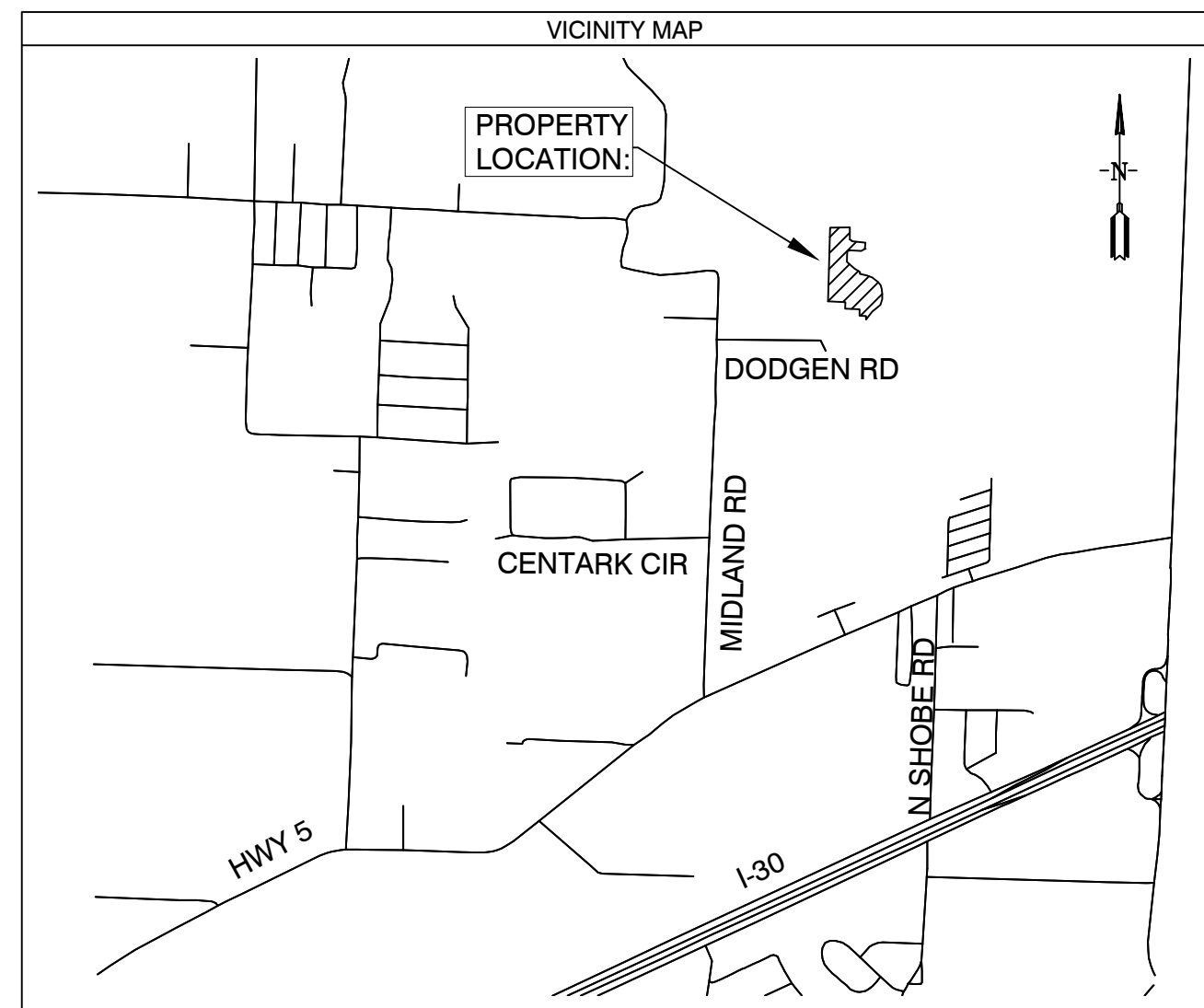


ARKANSAS

- 2 FINAL PLAT
- 4 DRAINAGE PLAN
- 6 DRAINAGE PROFILES
- 7 WATER AND SEWER UTILITY PLAN



RECORD
DRAWING



PLAT CERTIFICATES:

OWNER:	DEVELOPER:
Name: Diamond Development II	Name: Diamond Development II
Address: 1599 Lawson Oaks Drive Little Rock, AR 72210	Address: 1599 Lawson Oaks Drive Little Rock, AR 72210

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

CERTIFICATE OF RECORDING:

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 10952 S.F.
MAX. LOT SIZE: 18980 S.F.
NUMBER OF LOTS: 23
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

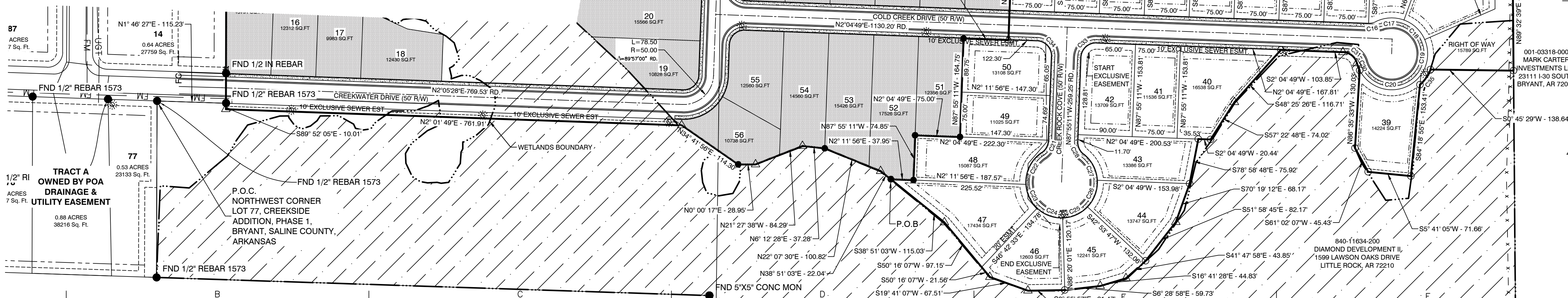
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

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' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

FINAL PLAT
CREEKSIDE ADDITION PHASE 2B
SALINE COUNTY, ARKANSAS



PROPERTY DESCRIPTION:

PROPERTY 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 THE NORTHWEST CORNER OF LOT 77 OF THE CREEKSIDE ADDITION, PHASE 1, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE N1°46'27"E, ALONG THE EAST LINE OF CREEKWEATER DRIVE, FOR A DISTANCE OF 115.23 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S89°52'05"E FOR A DISTANCE OF 10.01 FEET TO A POINT; THENCE N2°01'49"E FOR A DISTANCE OF 761.91 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY LINE OF LOT 56 AND ALSO THE EASTERLY LINE OF THE CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT; THENCE N34°11'56"E, CONTINUING ALONG SAID EASTERLY LINE OF LOT 56, FOR A DISTANCE OF 74.85 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 52; THENCE N0°01'7"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 28.95 FEET TO A POINT; THENCE N21°23'38"W, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 84.29 FEET TO A POINT; THENCE N6°12'28"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 37.28 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 54; THENCE N22°07'30"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 100.82 FEET TO A POINT; THENCE N36°51'03"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 22.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EASTERLY LINE OF LOT 52, FOR THE POINT OF BEGINNING; THENCE N21°15'56"E, LEAVING SAID EASTERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE SAID CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, FOR A DISTANCE OF 150.61 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 52; THENCE N87°55'11"W, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 74.85 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHEAST CORNER OF LOT 51; THENCE N2°04'49"E, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 75.50 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 51; THENCE N87°55'11"W, CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 164.75 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF COLD CREEK DRIVE AND AT THE NORTHEAST CORNER OF LOT 51; THENCE N2°04'49"E, CONTINUING ALONG SAID EAST RIGHT OF WAY OF COLD CREEK DRIVE, FOR A DISTANCE OF 150.61 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF COLD CREEK DRIVE, LEAVING SAID EAST RIGHT OF WAY AND CONTINUING ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 195.73 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF THE SAID E1/2 NW1/4 AND AT THE NORTHWEST CORNER OF LOT 28; THENCE N1°37'31"E, LEAVING SAID NORTHERLY LINE OF CREEKSIDE ADDITION, PHASE 2, AND CONTINUING ALONG THE WEST LINE OF THE SAID E1/2 NW1/4, FOR A DISTANCE OF 834.79 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 IN A ROCK PILE LOCATED AT THE NORTHWEST CORNER OF THE SAID E1/2 NW1/4; THENCE N89°32'39"E, ALONG THE NORTH LINE OF THE SAID E1/2 NW1/4, FOR A DISTANCE OF 223.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°45'29"W, LEAVING SAID NORTH LINE, FOR A DISTANCE OF 138.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S84°18'55"E, LEAVING SAID NORTH LINE, FOR A DISTANCE OF 153.41 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S84°18'55"E FOR A DISTANCE OF 153.41 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S51°05'09"E FOR A DISTANCE OF 71.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S61°02'07"W FOR A DISTANCE OF 45.43 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N86°33'33"W FOR A DISTANCE OF 130.03 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF COLD CREEK DRIVE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY, AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 60 FEET AND AN ARC LENGTH OF 12.81 FEET, WHOSE CHORD BEARS S88°51'30"W - 12.79 FEET TO A POINT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 125.95 FEET AND AN ARC LENGTH OF 12.81 FEET, WHOSE CHORD BEARS S31°14'07"E - 12.70 FEET TO A POINT; THENCE S2°04'49"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 103.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S48°25'28"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE S57°22'48"E FOR A DISTANCE OF 74.02 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S2°04'49"W FOR A DISTANCE OF 20.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S78°58'48"E FOR A DISTANCE OF 75.92 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S70°19'12"E FOR A DISTANCE OF 68.17 FEET TO A POINT; THENCE S51°58'45"E FOR A DISTANCE OF 82.17 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S41°47'38"E FOR A DISTANCE OF 43.85 FEET TO A POINT; THENCE S2°04'49"W FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE S57°22'48"E FOR A DISTANCE OF 74.02 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S2°04'49"W FOR A DISTANCE OF 20.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S78°58'48"E FOR A DISTANCE OF 75.92 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S70°19'12"E FOR A DISTANCE OF 68.17 FEET TO A POINT; THENCE S51°58'45"E FOR A DISTANCE OF 82.17 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S41°47'38"E FOR A DISTANCE OF 43.85 FEET TO A POINT; THENCE S2°04'49"W FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE S57°22'48"E FOR A DISTANCE OF 74.02 FEET TO A SET 1/2" REBAR WITH CAP #1573; 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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 SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

[illegible]

GNE
Designing our client's success

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Benton, AR 72018
3825 Mt. Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnateengineering@gmail.com

CREEKSIDE ADDITION PHASE 2B

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

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

CONTENTS:

FINAL
PLAT

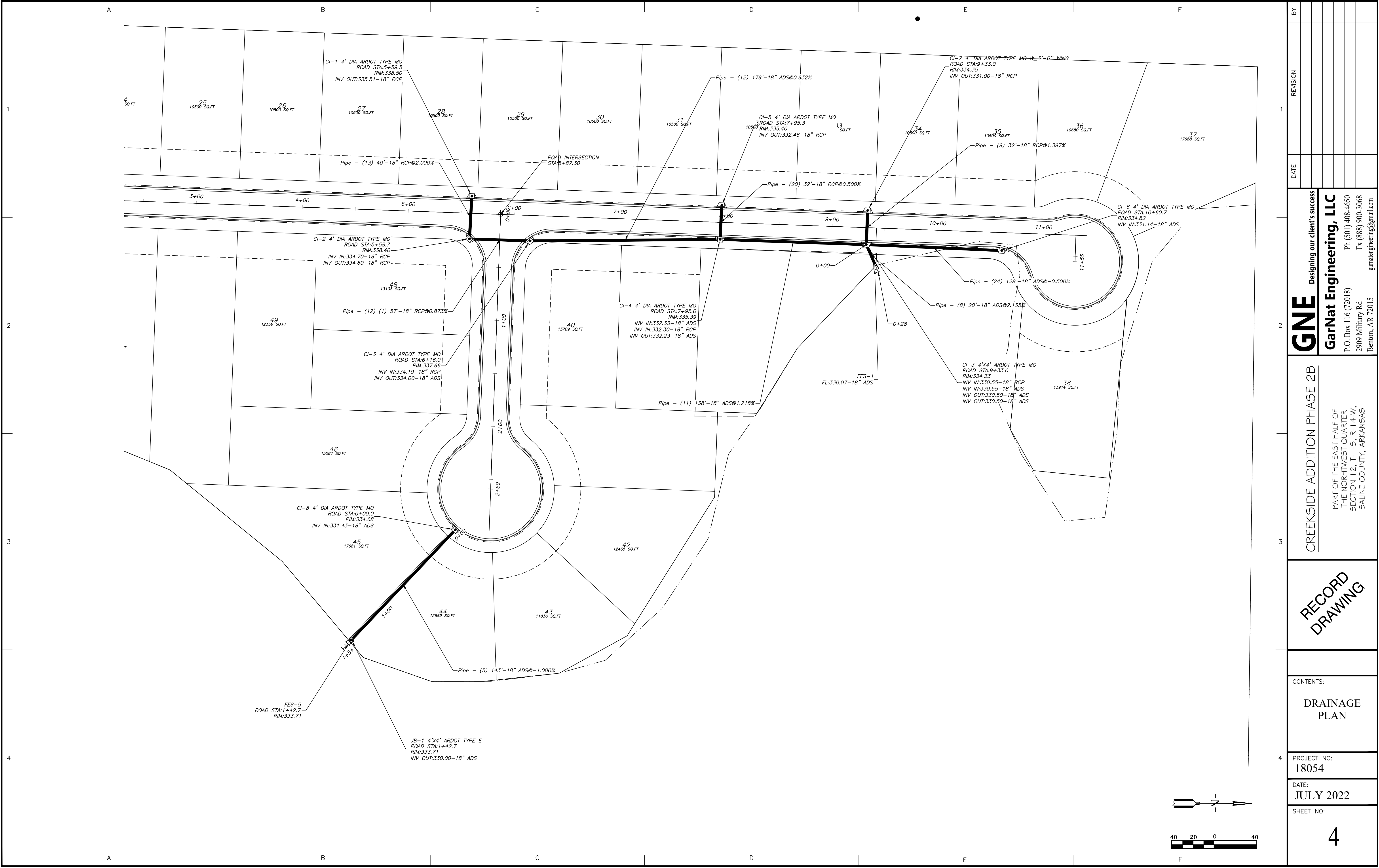
PROJECT NO:

18054

DATE:
NOV. 2024

SHEET NO

2



BY	
REVISION	
DATE	
GNE Designing our client's success	
GarNat Engineering, LLC	
P.O. Box 116 (72018) Ph (501) 408-4650	
2909 Military Rd Fx (888) 900-3068	
Benton, AR 72015 garnaengineering@gmail.com	
CREEKSIDE ADDITION PHASE 2B	
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS	
RECORD DRAWING	
CONTENTS:	
DRAINAGE PLAN	
PROJECT NO: 18054	
DATE: JULY 2022	
SHEET NO: 4	

