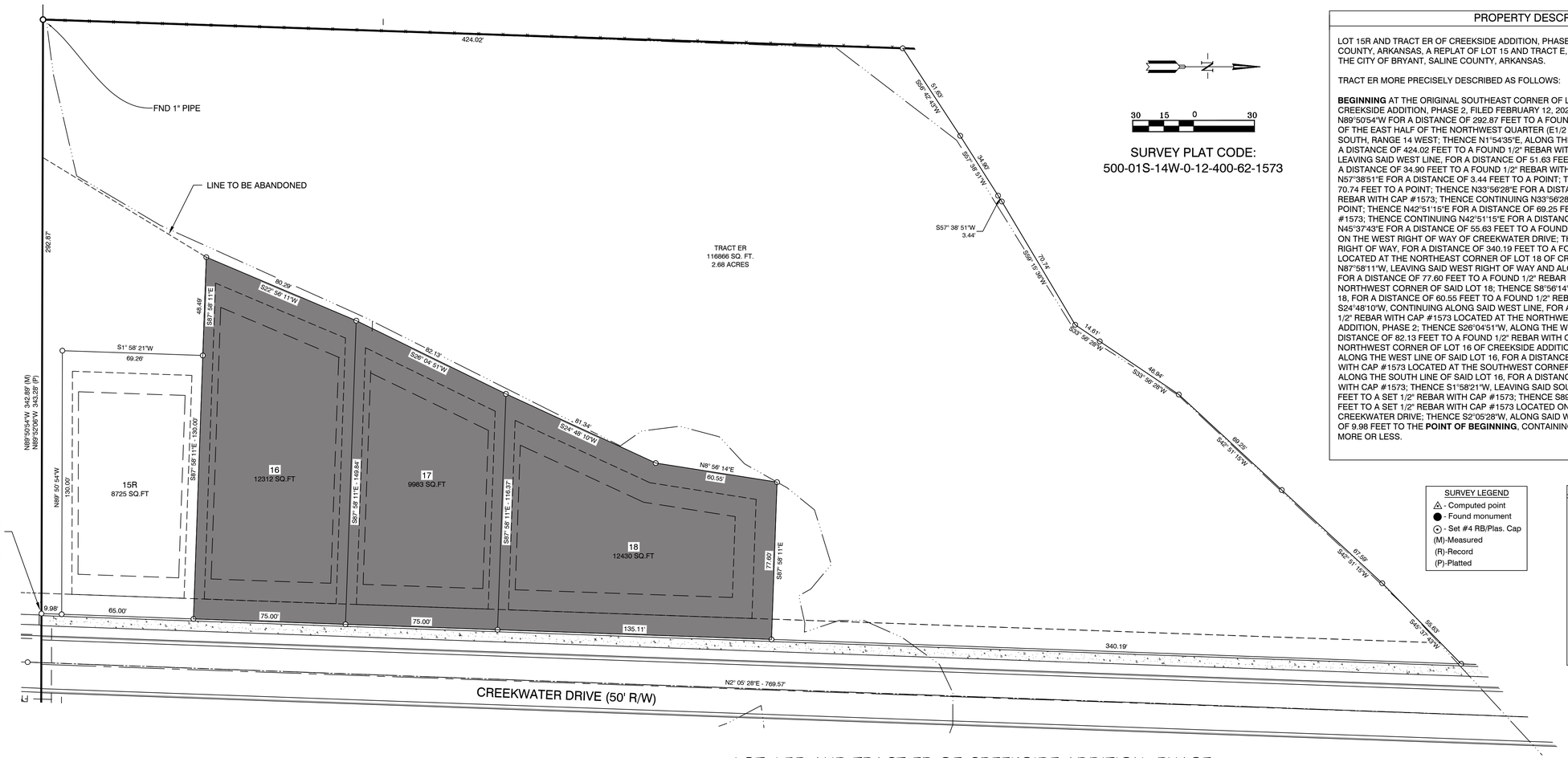


PROPERTY DESCRIPTION:

LOT 15R AND TRACT ER OF CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A REPLAT OF LOT 15 AND TRACT E, CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

TRACT ER MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ORIGINAL SOUTHEAST CORNER OF LOT 15 AS PER FINAL PLAT OF CREEKSIDE ADDITION, PHASE 2, FILED FEBRUARY 12, 2024 DOCUMENT 2024-002360; THENCE N89°50'54"W FOR A DISTANCE OF 292.87 FEET TO A FOUND 1" PIPE LOCATED ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE N1°54'35"E, ALONG THE WEST LINE OF SAID E1/2 NW1/4, FOR A DISTANCE OF 424.02 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE N56°42'43"E, LEAVING SAID WEST LINE, FOR A DISTANCE OF 51.63 FEET TO A POINT; THENCE N57°38'51"E FOR A DISTANCE OF 34.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE CONTINUING N57°38'51"E FOR A DISTANCE OF 3.44 FEET TO A POINT; THENCE N59°15'36"E FOR A DISTANCE OF 70.74 FEET TO A POINT; THENCE N33°56'28"E FOR A DISTANCE OF 14.61 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE CONTINUING N33°56'28"E FOR A DISTANCE OF 46.94 FEET TO A POINT; THENCE N42°51'15"E FOR A DISTANCE OF 69.25 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE CONTINUING N42°51'15"E FOR A DISTANCE OF 65.59 FEET TO A POINT; THENCE N45°37'43"E FOR A DISTANCE OF 55.63 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE S2°05'28"W, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 340.19 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 18 OF CREEKSIDE ADDITION, PHASE 2; THENCE N87°58'11"W, LEAVING SAID WEST RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID LOT 18, FOR A DISTANCE OF 77.60 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE S8°56'14"W, ALONG THE WEST LINE OF SAID LOT 18, FOR A DISTANCE OF 60.55 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S24°48'10"W, CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 81.34 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 17 OF CREEKSIDE ADDITION, PHASE 2; THENCE S26°04'51"W, ALONG THE WEST LINE OF SAID LOT 17, FOR A DISTANCE OF 82.13 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 16 OF CREEKSIDE ADDITION, PHASE 2; THENCE S22°56'11"W, ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 80.29 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE S87°58'11"E, ALONG THE SOUTH LINE OF SAID LOT 16, FOR A DISTANCE OF 48.49 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°58'21"W, LEAVING SAID SOUTH LINE, FOR A DISTANCE OF 69.26 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S89°50'54"E FOR A DISTANCE OF 130.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE S2°05'28"W, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 9.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.68 ACRES (116,866 SQUARE FEET), MORE OR LESS.

SURVEY LEGEND

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1

MIN. LOT SIZE: 6000 S.F.
NUMBER OF LOTS: 1
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

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

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

LOT 15R AND TRACT ER OF CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A REPLAT OF LOT 15 AND TRACT E, CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

PLAT CERTIFICATES:

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

DEVELOPER:
Name: Diamond Development II
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

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY 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
- FINAL PLAT CREEKSIDE ADDITION, PHASE 2, DOCUMENT 2024-002360 BY GARNAT ENGINEERING FILED 02/12/2024
- REPLAT CREEKSIDE ADDITION, PHASE 2, DOCUMENT 2024-009671 BY GARNAT ENGINEERING FILED 06/04/2024

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 SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

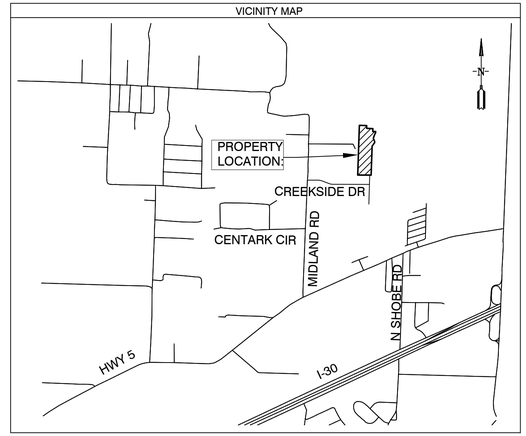
CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO. 1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCTOBER 12, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOW ON THIS PLAT IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.

VICINITY MAP



BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION, PHASE 2
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

CONTENTS:
REPLAT OF LOT 15 AND TRACT E

PROJECT NO:
18054

DATE:
JULY 10, 2025

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-Creekside Addition-Phase-2-REPLAT Lot 15R and Tract ER-070925.dwg