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

Prepared by:

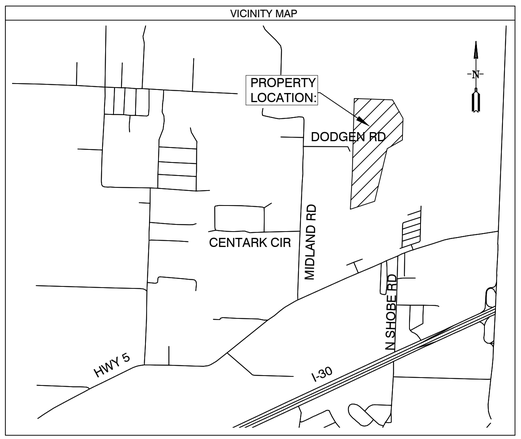
GarNat Engineering, LLC

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3825 Mt Carmel Road
Bryant, AR 72022
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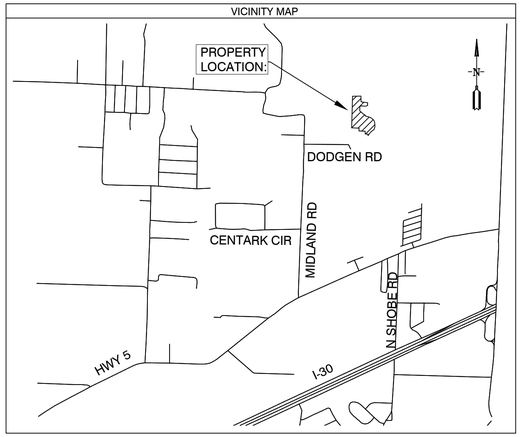
ARKANSAS

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

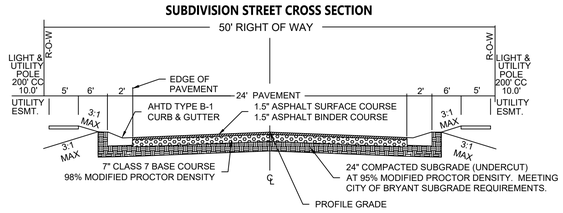
N

RECORD DRAWING

VICINITY MAP



SUBDIVISION STREET CROSS SECTION



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

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

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C35	31.03	70.00	S55° 21' 59"E	30.78
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C30	12.81	60.00	N68° 51' 30"E	12.79
C31	31.81	25.00	N38° 31' 41"E	29.70
C33	39.27	25.00	N42° 55' 11"W	35.36
C34	39.27	25.00	N47° 04' 49"E	35.36

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 CREEKWATER 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°41'56"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 114.30 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE N0°00'17"E, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 28.95 FEET TO A POINT; THENCE N21°27'38"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 N38°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 N2°11'56"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 37.95 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 75.00 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 NORTHWEST CORNER OF LOT 51; THENCE N2°04'49"E, CONTINUING ALONG SAID EAST RIGHT OF WAY AND SAID NORTHERLY LINE, FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE N87°55'11"W, 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 ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 70 FEET AND AN ARC LENGTH OF 31.03 FEET, WHOSE CHORD BEARS S55°21'59"E - 30.78 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 S5°41'05"W 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°35'33"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 S68°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 25 FEET AND AN ARC LENGTH OF 31.81 FEET, WHOSE CHORD BEARS S38°31'41"W - 29.70 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°25'26"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°47'58"E FOR A DISTANCE OF 43.85 FEET TO A POINT; THENCE S16°41'28"E FOR A DISTANCE OF 44.83 FEET TO A POINT; THENCE S6°28'58"E FOR A DISTANCE OF 59.73 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°55'57"E FOR A DISTANCE OF 61.47 FEET TO A POINT; THENCE S19°41'07"W FOR A DISTANCE OF 67.51 FEET TO A POINT; THENCE S50°16'07"W FOR A DISTANCE OF 118.71 FEET TO A POINT; THENCE S38°51'03"W FOR A DISTANCE OF 115.03 FEET TO THE **POINT OF BEGINNING**, CONTAINING 8.29 ACRES MORE OR LESS.

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

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).

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 WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

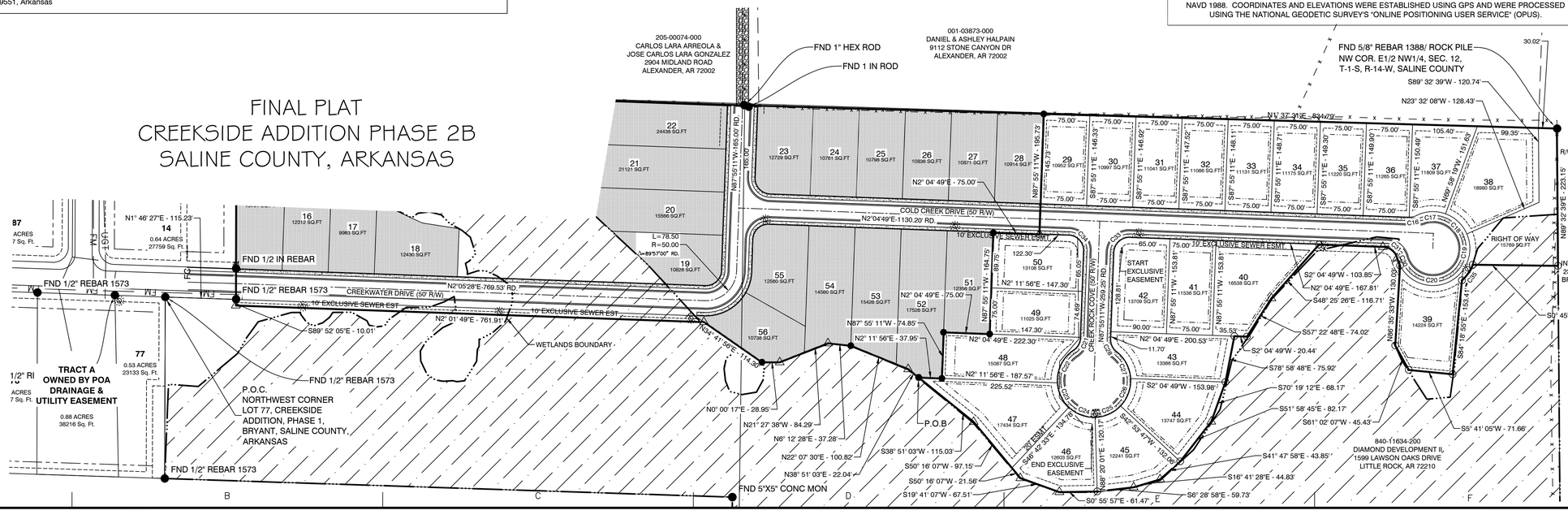
NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-400-62-1573

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

FINAL PLAT
CREEKSIDE ADDITION PHASE 2B
SALINE COUNTY, ARKANSAS



REVISION	BY	DATE

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P.O. Box 116
Benton, AR 72018
3825 Mt. Carmel Road
Bryant, AR 72022
gamateengineering@gmail.com
Ph. (501) 408-4650

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

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

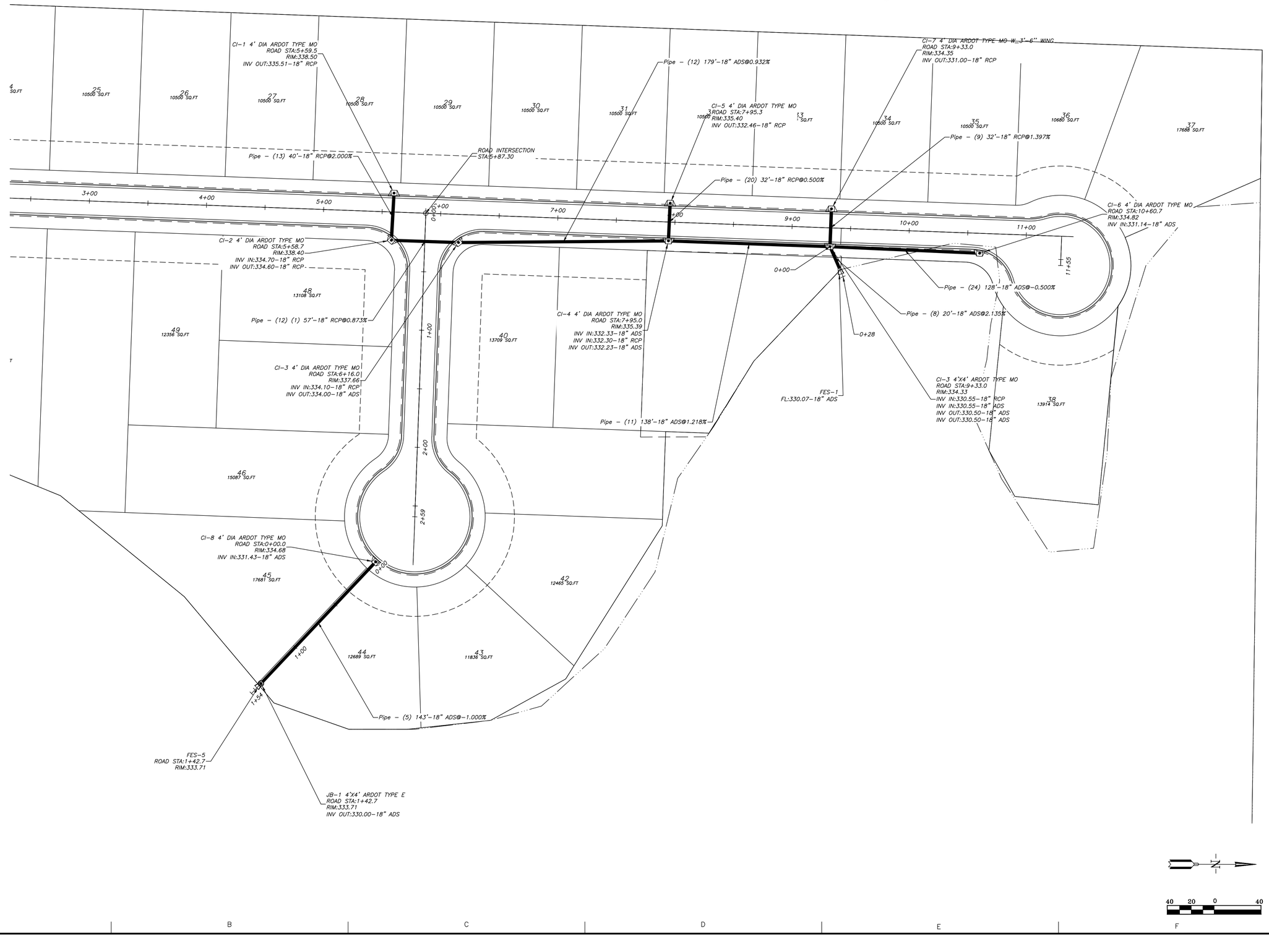
CONTENTS:
FINAL PLAT

PROJECT NO:
18054

DATE:
NOV. 2024

SHEET NO:
2

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BY	REVISION	DATE

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2909 Military Rd Fx (888) 900-3068
Benton, AR 72015 garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2B

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

RECORD DRAWING

CONTENTS:

DRAINAGE PLAN

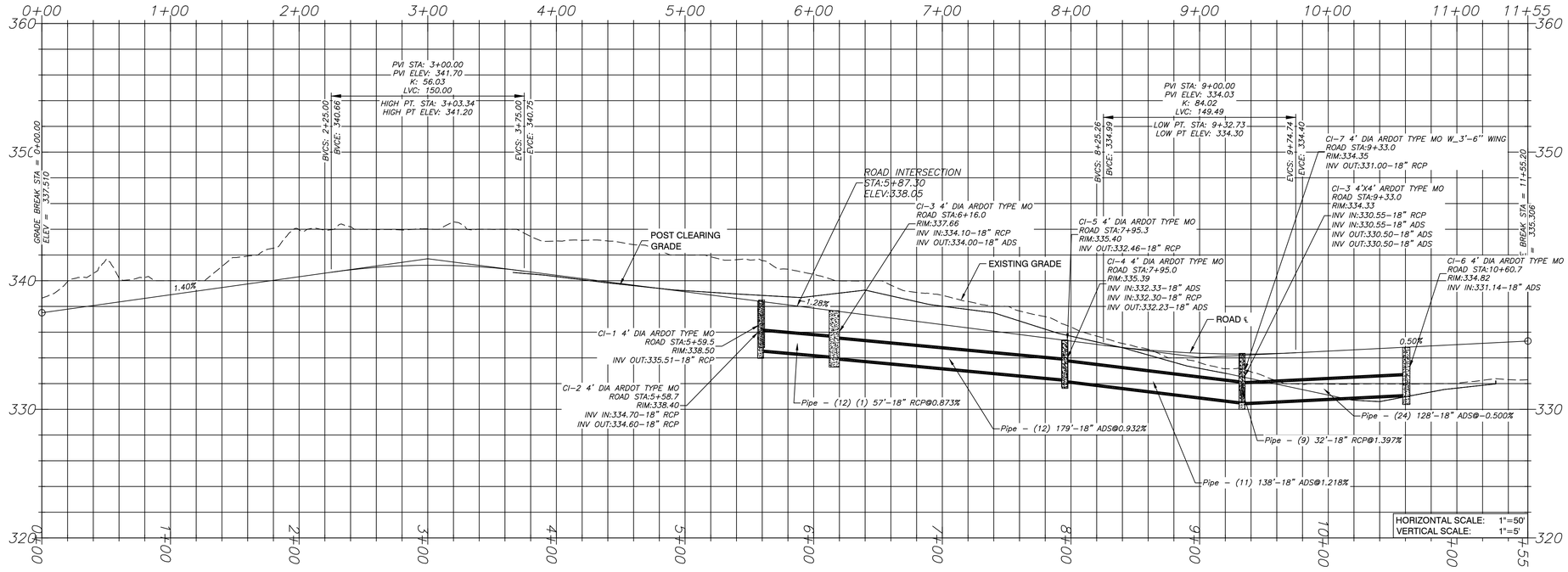
PROJECT NO: 18054

DATE: JULY 2022

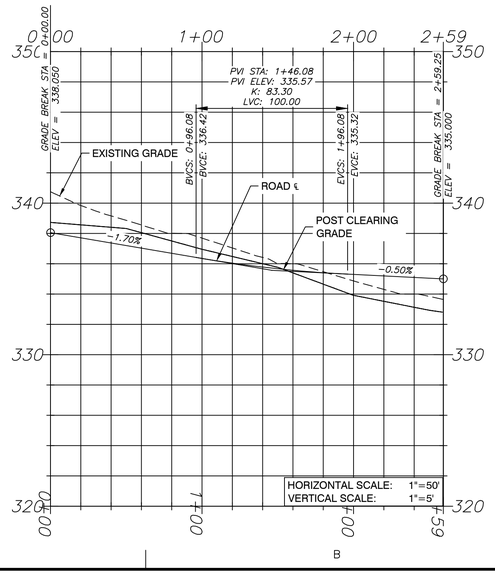
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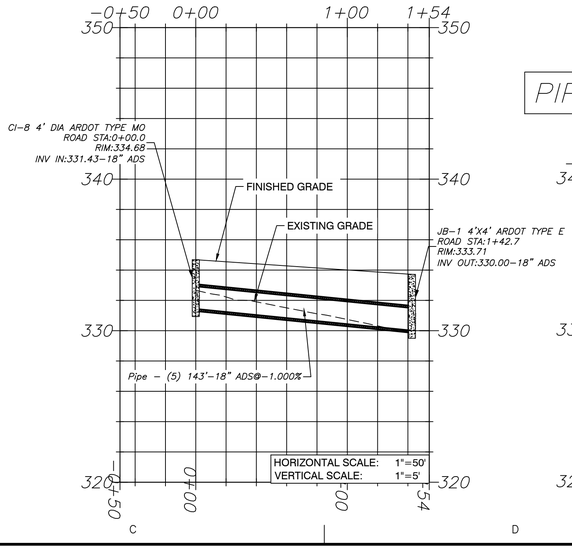
COLD CREEK DRIVE PROFILE



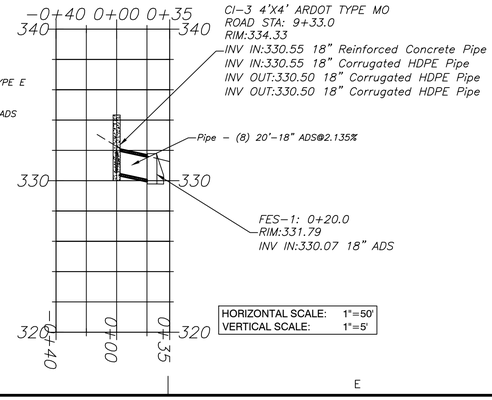
CREEK ROCK COVE PROFILE



PIPE 5 PROFILE



PIPE 2 PROFILE



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

50 25 0 50

BY	REVISION	DATE

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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 PROFILES

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
6

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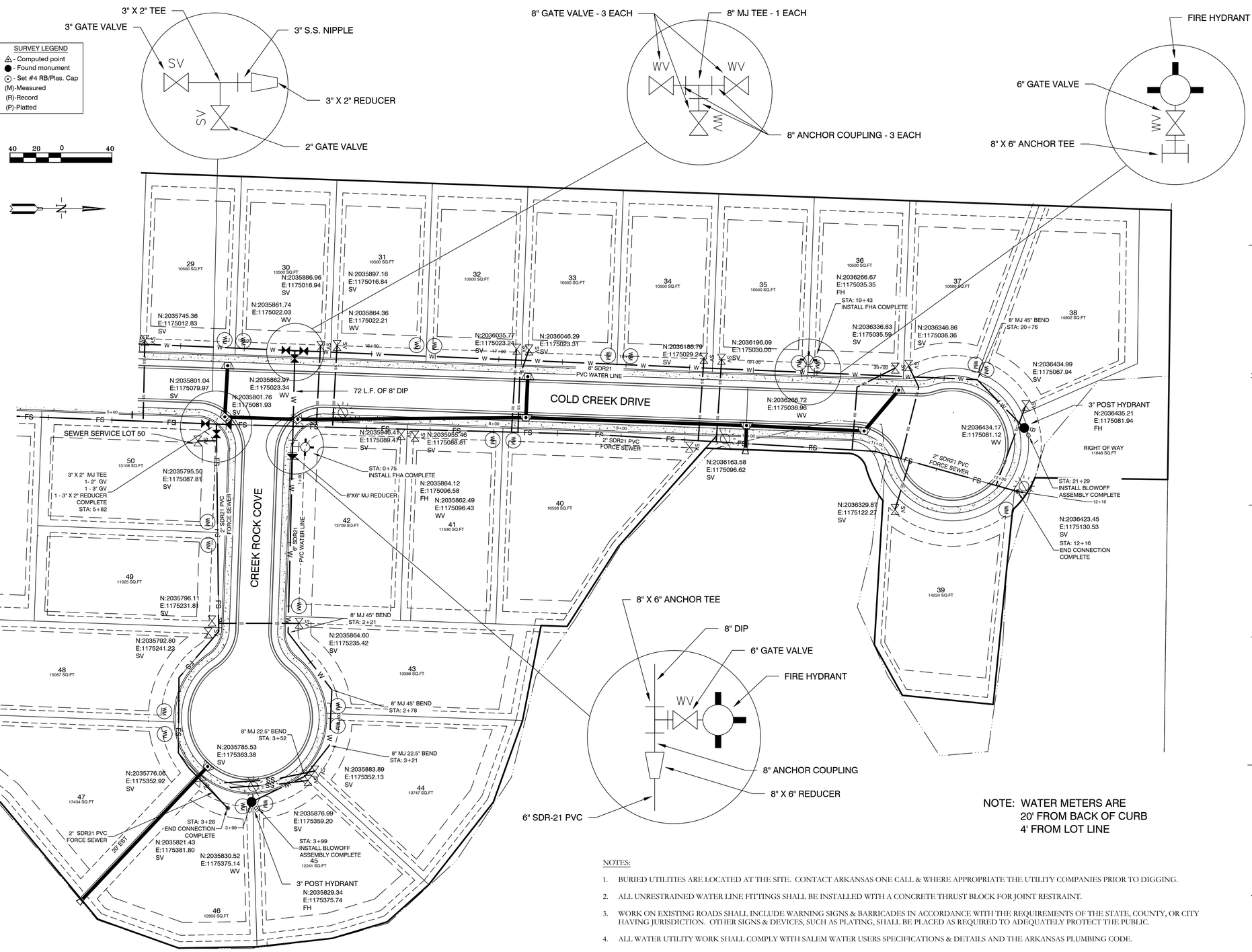
PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1 MIN. LOT SIZE: 9982 S.F. MAX. LOT SIZE: 24437 S.F. NUMBER OF LOTS: 42 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA SOURCE OF SEWER: CITY OF BRYANT
BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN
EASEMENTS: 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

40 20 0 40

SITE LEGEND:
- *FIRE HYDRANT (FHA)*
- *WATER VALVE*
- *STORM MANHOLE*
- *LIGHT POLE*
- *WATER METER*
- SV *SEWER SERVICE CONNECTION*
- W — *PROPOSED WATER MAIN*
- FS — *PROPOSED FORCE SEWER MAIN*
- SS — *SEWER SERVICE CONNECTION*
- WS — *WATER SERVICE CONNECTION*

NOTE: SEWER SERVICES ARE
20' FROM BACK OF CURB
3' FROM LOT LINE



NOTE: WATER METERS ARE
20' FROM BACK OF CURB
4' FROM LOT LINE

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
4. ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
5. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=
6. ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.

BY	REVISION	DATE

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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:
WATER & SEWER UTILITY PLAN

PROJECT NO: 18054

DATE: AUGUST 2022

SHEET NO: 7

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