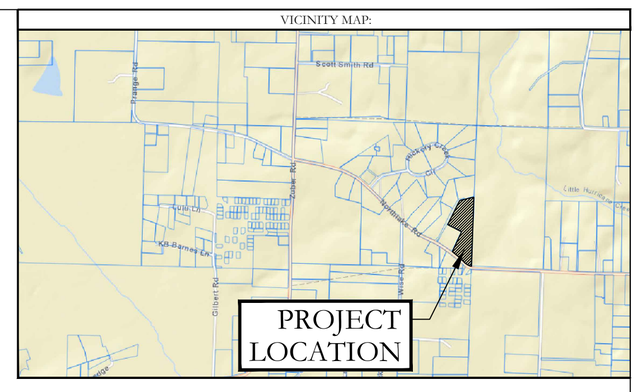


NOTES:

1. NO ABOVE GROUND UTILITIES TO BE CONSTRUCTED WHERE HATCHED AREA IS DRAINAGE & ACCESS EASEMENT.

LEGEND
- Found Aliquot Corner
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
(M) - Measured
(R) - Record
(P) - Platted
- Street Light
- Fire Hydrant
- Stop Sign
- No Parking Sign

VICINITY MAP:



LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N 02°02'55" E ALONG THE EAST LINE THEREOF, A DISTANCE OF 15.10 FEET TO A POINT ON THE CENTERLINE OF NORTHLAKE ROAD FOR THE POINT OF BEGINNING OF HERE ON DESCRIBED TRACT OF LAND; THENCE N 02°02'55" E A DISTANCE OF 1317.75 FEET TO A UTILITY POLE FENCE CORNER ACCEPTED AS THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S 77°42'07" W A DISTANCE OF 295.64 FEET TO A 1.5 INCH SHAFT; THENCE S 27°20'16" W A DISTANCE OF 492.79 FEET TO A 1/2 REBAR WITH CAP PS#1081; THENCE S 62°12'40" E A DISTANCE OF 318.91 FEET TO A 1/2 REBAR CAP, ILLEGIBLE; THENCE S 27°14'10" W A DISTANCE OF 430.94 FEET TO THE CENTERLINE OF NORTHLAKE ROAD; THENCE ALONG THE CENTERLINE OF NORTHLAKE ROAD THE FOLLOWING COURSES, S 54°12'24" E A DISTANCE OF 119.51 FEET; THENCE S 45°52'00" E A DISTANCE OF 181.70 FEET; THENCE S 53°37'24" E A DISTANCE OF 93.64 FEET; THENCE S 68°03'06" E A DISTANCE OF 86.69 FEET, TO THE POINT OF BEGINNING CONTAINING 409353 SQUARE FEET OR 9.40 ACRES, MORE OR LESS.

NOTE:

TRACTS A & B WILL BE AN EASEMENT UTILIZED FOR DRAINAGE, UTILITIES AND ACCESS.

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	99°45'49"	N75°53'58"E 38.24'	43.53'	25.00'
C2	89°29'06"	N17°28'07"W 70.39'	78.09'	50.00'
C3	40°01'33"	N82°13'26"W 17.11'	17.46'	25.00'
C4	61°00'50"	N71°43'47"W 50.76'	53.24'	50.00'
C5	45°10'47"	N18°37'58"W 38.41'	39.43'	50.00'
C6	63°24'23"	N35°39'37"E 52.55'	55.33'	50.00'
C7	39°33'16"	N47°35'10"E 16.92'	17.26'	25.00'
C8	33°31'47"	N47°11'29"E 34.61'	35.11'	60.00'
C9	49°37'26"	N88°46'06"E 50.36'	51.97'	60.00'
C10	39°41'09"	S46°34'37"E 40.73'	41.56'	60.00'
C11	53°32'50"	S0°02'23"W 54.06'	56.07'	60.00'
C12	80°21'41"	S66°59'39"W 77.42'	84.15'	60.00'
C13	56°53'08"	S78°43'56"W 23.81'	24.82'	25.00'
C14	22°59'17"	S38°47'43"W 9.96'	10.03'	25.00'
C15	89°32'55"	S17°26'12"E 70.43'	78.15'	50.00'
C16	64°46'29"	N59°39'41"E 26.78'	28.26'	25.00'
C17	76°37'16"	N7°26'17"W 31.00'	33.43'	25.00'
C18	37°45'21"	S8°23'46"W 48.53'	49.42'	75.00'
C19	10°20'59"	S84°41'35"W 27.06'	27.10'	150.00'
C20	51°43'45"	S36°20'47"E 65.44'	67.71'	75.00'
C21	44°46'28"	S39°49'26"E 57.13'	58.61'	75.00'
C22	44°42'30"	S4°55'03"W 57.05'	58.52'	75.00'

Parcel Line Table		
Line #	Direction	Length
L1	N79°31'05"E	10.52'
L2	N89°52'04"E	12.73'
L3	N72°33'48"E	20.18'
L4	N62°41'55"W	35.06'
L5	S62°12'40"E	22.58'

CERTIFICATIONS:

OWNER:
Name: OLTMANS DEVELOPMENT
Address: 1930 N REYNOLDS ROAD STE 1P
BRYANT, AR 72022

DEVELOPER:
Name: OLTMANS DEVELOPMENT
Address: 1930 N REYNOLDS ROAD STE 1P
BRYANT, AR 72022

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: OLTMANS DEVELOPMENT

Source of Tile: D.R. BOOK 2021 PAGE 029161

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, William W. McFadden, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Benton Subdivision Rules and Regulations have been followed.

Date of Execution

William W. McFadden
Registered Professional
Engineer, No. 14048
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson,
Bryant Planning Commission

By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0225E, Dated: 06/05/2020 .

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

PROPERTY SPECIFICATIONS:

OWNER: OLTMANS DEVELOPMENT
1930 N REYNOLDS ROAD STE 1P
BRYANT, AR 72022

DEVELOPER/: OLTMANS DEVELOPMENT
SUBDIVIDER 1930 N REYNOLDS ROAD STE 1P
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
117 S. MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: CORAL RIDGE

ZONING: R-2

INSTRUMENT # 2021-029161

NUMBER OF LOTS: 30

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-25' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
OLTMANS DEVELOPMENT

FINAL PLAT
CORAL RIDGE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/05/2021	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	09/21/2022	CHECKED BY:	21-0209
		SCALE: 1"=40'	

500	1S	14W	0	07	130	62	1762

K:\Land Projects-2004\Subdivisions\2021\21-0209 Oltmans Northlake (Coral Ridge)\CIVIL\DWG\21-0209 FP-1-30-22.dwg