BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

40' 20' 0 40'

HIGHFILL JEFFERSON JR &
ELIZABETH SALINE COUNTY
TAX PARCEL #840-11623-013

FND. UTILITY POLE
FENCE CORNER
NE CORNER OF THE
SW¼ OF THE NE¼ ,
S-07,T-1-S,R-14-W

FND. 1-½" SHAFT

S77°42'07"W 295.64'
149.13'
84.68'
114.45'
61.82'
63.12'
S26°02'38"E 98.61'
N23°34'56"E 130.15'
C9
C8
C10
FH
S62°39'44"E 115.00'
78.31'
11.18'
N63°15'58"E 113.24'
1.4
60' R
C11
155.48'
20' DRAINAGE & ACCESS EASEMENT
N62°12'40"W 108.08'
78.60'
C12
C13
C14
N62°12'40"W 105.00'
10' D.E. & U.E.
20' DRAINAGE & ACCESS EASEMENT
N62°12'40"W 106.67'
83.26'
S27°18'05"W 614.27'
CORAL RIDGE DRIVE (50' R/W)
S27°20'16"W 492.79'
78.45'
8' B.S.L.
25' B.S.L.
10' D.E. & U.E.
78.24'
S62°12'40"E 106.99'
S62°12'40"E 87.58'
S27°18'05"W 85.00'
65.40'
TRACT A
0.31 ACRES
13369 Sq. Ft.
N62°39'44"W 115.00'
107.19'
C7
C6
C22
C15
S27°47'20"W 115.00'
80.00'
S62°12'40"E 60.60'
63.83'
N83°49'54"W 108.89'
50' R
L3
C5
C21
37.03'
10' D.E. & U.E.
20' DRAINAGE & ACCESS EASEMENT
222.03'
87.11'
C4
C3
80.00'
S62°12'40"E 614.27'
119.19'
S2°04'59"W 127.63'
20' DRAINAGE & ACCESS EASEMENT
FND. ½ REBAR
W/CAP,PS 1081
89.72'
S48°46'38"W 107.91'
78.55'
77.00'
10' D.E. & U.E.
25' B.S.L.
8' B.S.L.
30.97'
C20
L1
C19
L2
L5
107.08'
S62°12'40"E 318.91'
N27°47'20"E 115.00'
N27°47'20"E 120.74'
C2
C18
C16
78.55'
43.55'
FND. ½" REBAR W/CAP
UNREADABLE
33.39'
S62°43'34"E 81.61'
70.46'
N2°02'55"E 1317.75'
79.00'
196.46'
235.85'
S27°14'10"W 430.94'
S62°43'34"E 114.94'
S62°43'34"E 114.89'
S62°43'34"E 114.84'
S62°43'34"E 115.00'
S27°16'26"W 533.79'
5.78'
74.81'
34.08'
87.01'
12' SHARED USE TRAIL
C25
C1
62.43'
S54°12'24"E 119.51'
62.23'
S62°43'34"E 94.53'
115.00'
15' B.S.L.
20.47'
N62°43'34"W 91.52'
54.25'
37.28'
C17
80.33'
N27°10'26"E 111.01'
N27°10'26"E 128.75'
42.24'
34.73'
52.36'
48.14'
N2°04'59"W 146.50'
20' DRAINAGE & ACCESS EASEMENT
S45°52'00"E 181.70'
NORTHLAKE ROAD (60' R/W)
S53°37'24"E 93.64'
22.08'
35.84'
S68°03'06"E 86.69'
412.6'
N27°16'26"E 242.78'

| | | | |
|---|---|---|---|
| 13 | 0.21 ACRES | 9039 Sq. Ft. | |
| 14 | 0.21 ACRES | 9006 Sq. Ft. | |
| 15 | 0.21 ACRES | 9351 Sq. Ft. | |
| 16 | 0.23 ACRES | 9929 Sq. Ft. | |
| 17 | 0.32 ACRES | 13966 Sq. Ft. | |
| 18 | 0.23 ACRES | 10066 Sq. Ft. | |
| 19 | 0.25 ACRES | 11101 Sq. Ft. | |
| 20 | 0.21 ACRES | 9087 Sq. Ft. | |
| 21 | 0.22 ACRES | 9490 Sq. Ft. | |
| 22 | 0.21 ACRES | 9200 Sq. Ft. | |
| 23 | 0.24 ACRES | 10524 Sq. Ft. | |
| 12 | 0.21 ACRES | 9022 Sq. Ft. | |
| 11 | 0.21 ACRES | 9004 Sq. Ft. | |
| 10 | 0.27 ACRES | 11944 Sq. Ft. | |
| 9 | 0.21 ACRES | 9046 Sq. Ft. | |
| 8 | 0.21 ACRES | 9033 Sq. Ft. | |
| 7 | 0.21 ACRES | 9052 Sq. Ft. | |
| 6 | 0.21 ACRES | 9233 Sq. Ft. | |
| 5 | 0.21 ACRES | 9083 Sq. Ft. | |
| 4 | 0.21 ACRES | 9078 Sq. Ft. | |
| 3 | 0.21 ACRES | 9074 Sq. Ft. | |
| 2 | 0.21 ACRES | 9070 Sq. Ft. | |
| 1 | 0.22 ACRES | 9384 Sq. Ft. | |
| 24 | 0.33 ACRES | 14386 Sq. Ft. | |
| 25 | 0.21 ACRES | 9085 Sq. Ft. | |
| 26 | 0.21 ACRES | 9085 Sq. Ft. | |
| 27 | 0.21 ACRES | 9085 Sq. Ft. | |
| 28 | 0.21 ACRES | 9075 Sq. Ft. | |
| 29 | 0.21 ACRES | 9056 Sq. Ft. | |
| 30 | 0.21 ACRES | 9199 Sq. Ft. | |

TRACT B
0.39 ACRES
16896 Sq. Ft.

SMITH JOE D & MARSHA C
SALINE COUNTY
TAX PARCEL #840-11623-018

WILHELM OSCAR CLIFFORD &
FLOELLA MARIE TRUSTEE
SALINE COUNTY
TAX PARCEL #840-11623-001

POINT OF BEGINNING
N2°02'55"E 15.10'
P.O.C.
SE CORNER OF THE
SW¼ OF THE NE¼ ,
S-07,T-1-S,R-14-W

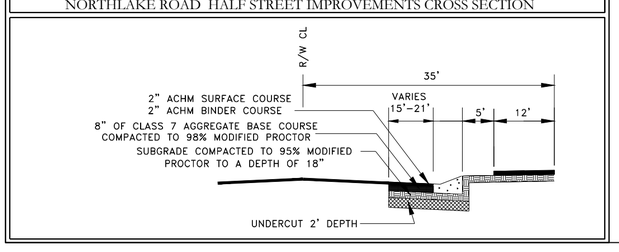
NOTES:

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

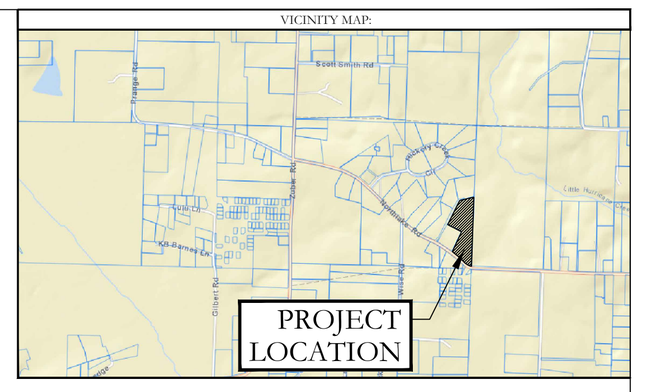
TYPICAL STREET CROSS SECTION




NORTHLAKE ROAD HALF STREET IMPROVEMENTS CROSS SECTION




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' |

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

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

DEVELOPER/: OTMANS 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-3-30-22.dwg