PRELIMINARY PLAT
DIAMOND ESTATES SUBDIVISION
BRYANT, ARKANSAS

Prepared by:

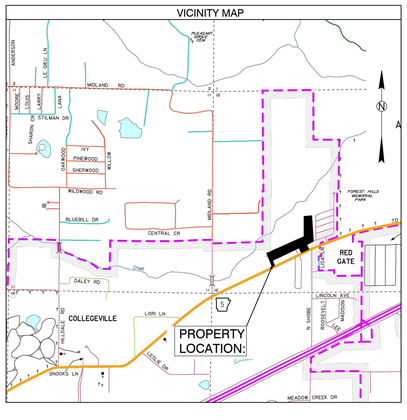
GarNat Engineering, LLC

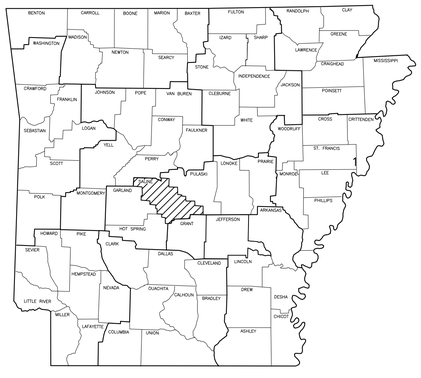
Designing our client's success

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

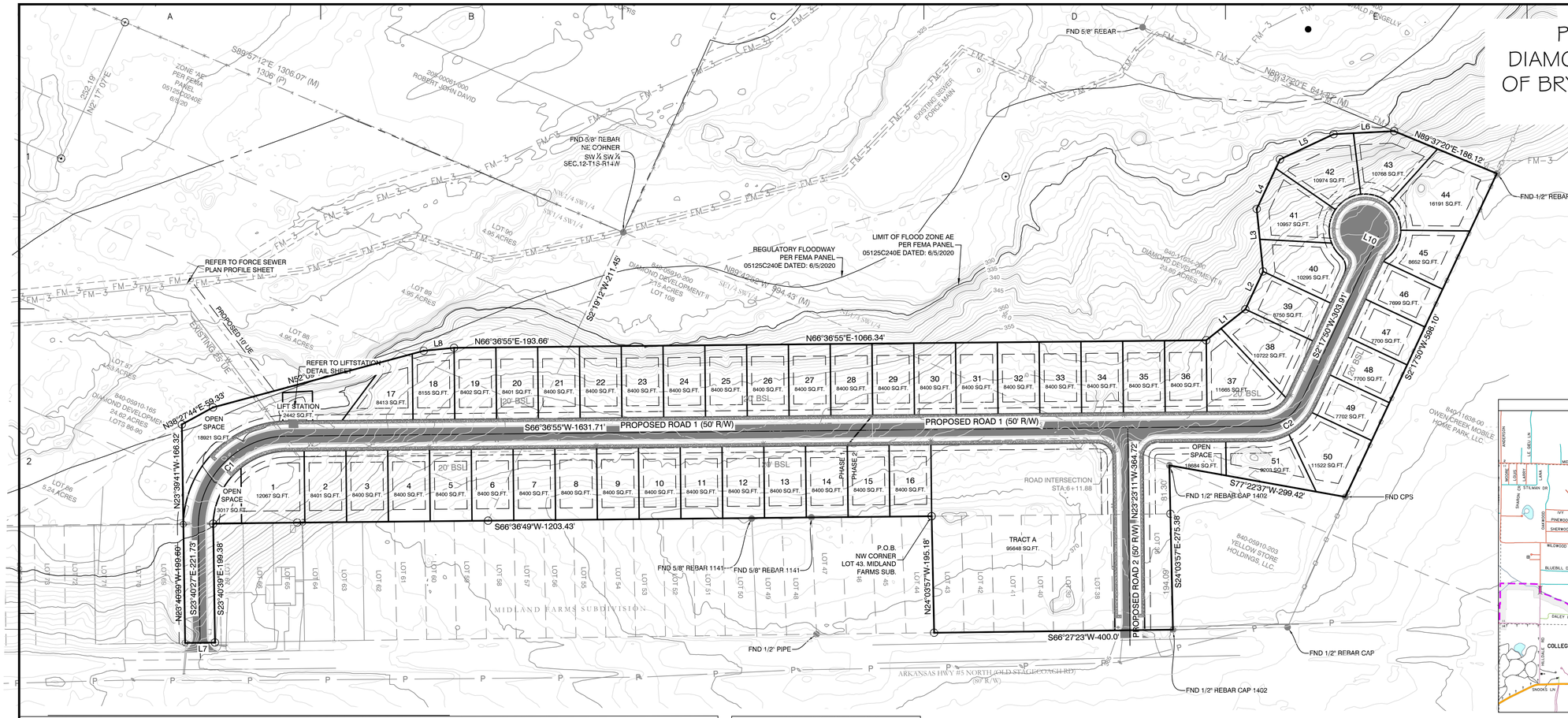
1 PRELIMINARY PLAT OVERALL

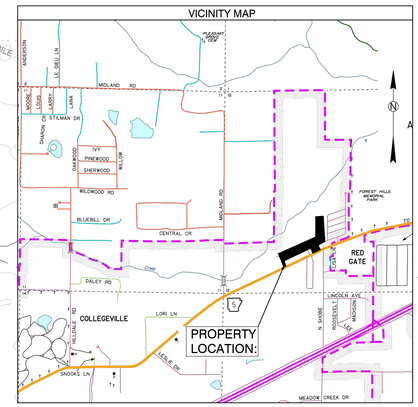
2 PRELIMINARY PLAT WEST HALF

3 PRELIMINARY PLAT EAST HALF



PRELIMINARY PLAT
DIAMOND ESTATES TO CITY OF BRYANT, SALINE COUNTY, ARKANSAS





PLAT CERTIFICATES:

OWNER:

Name: Diamond Development II

Address: 1599 Lawson Oaks, Little Rock, AR 72210

DEVELOPER:

Name: Diamond Development II

Address: 1599 Lawson Oaks, 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: _____
DIAMOND DEVELOPEMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2004-112595 & 2022-027151

CERTIFICATE OF PRELIMINARY 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 PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; 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 PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 7699 S.F.
MAX. LOT SIZE: 16191 S.F.
NUMBER OF LOTS: 51
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

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573

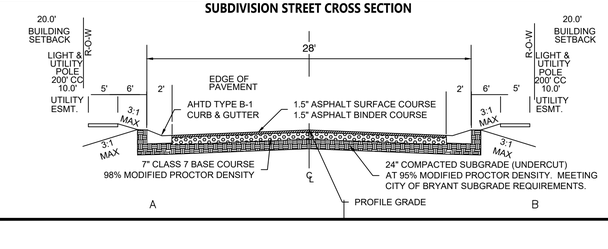
ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21°28'14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34°27'22"W

LINE TABLE

Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L7	50.00	S66° 21' 31"W
L8	51.05	N61° 33' 49"E
L10	25.00	N87° 41' 21"W

SUBDIVISION STREET CROSS SECTION



DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
- BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II
-

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 DESCRIPTION:

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST AND PART OF LOTS 36, 37, 38 ,39, 40, 41, 42, 43, 68, 86, 87, 88, 89, 90 AND 108 MIDLAND FARMS SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 43 MIDLAND FARMS SUBDIVISION, SALINE COUNTY, ARKANSAS; THENCE S 66°36'49" W A DISTANCE OF 1203.43 FEET TO THE NORTHEAST CORNER OF LOT 68 OF SAID MIDLAND FARMS SUBDIVISION; THENCE S 23°40'39" E ALONG THE EAST LINE OF SAID LOT 68 A DISTANCE OF 199.38 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 5; THENCE S 66°21'31" W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68; THENCE N 23°40'39" W ALONG THE WEST LINE OF SAID LOT 68 A DISTANCE OF 199.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE N 23°39'41"W A DISTANCE OF 166.32 FEET; THENCE N 38°27'44" E A DISTANCE OF 59.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 52°09'42" E A DISTANCE OF 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 61°33'49" E A DISTANCE OF 51.05 FEET; THENCE N 66°36'55" E A DISTANCE OF 193.66 FEET TO A POINT ON THE EAST LINE OF LOT 89 OF SAID MIDLAND FARMS SUBDIVISION; THENCE N 66°36'55 E A DISTANCE OF 1066.34 FEET; THENCE N 28°45'19" E A DISTANCE OF 83.57 FEET; THENCE N 2°17'50" E A DISTANCE OF 70.00 FEET; THENCE N 28°36'30" W A DISTANCE OF 105.07 FEET; THENCE N 2°23'44" E A DISTANCE OF 91.72 FEET; THENCE N 41°57'13" E A DISTANCE OF 99.23 FEET; THENCE N 64°16'35" E A DISTANCE OF 101.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4) OF SAID SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE N 89°37'20" E, ALONG SAID SOUTH LINE, A DISTANCE OF 186.12 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 SW1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE S 2°17'50" W FOR A DISTANCE OF 598.10 FEET TO A FOUND COTTON PICKER SPINDLE (CPS) AT THE NORTHEAST CORNER OF LOT 1, DOLLAR GENERAL ADDITION TO THE CITY OF BRYANT, PLAT RECORDED IN BOOK 2010 PAGE 93434; THENCE S 77°22'37" W, ALONG SAID LOT 1 NORTH LINE, 299.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 24°03'57" E, ALONG SAID LOT 1 WEST LINE, 275.38 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 5 (STAGECOACH ROAD); THENCE S 66°27'23" W, ALONG SAID NORTHERLY RIGHT OF WAY, 400.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 24°03'57" W, LEAVING SAID RIGHT OF WAY, 195.18 FEET TO THE **POINT OF BEGINNING**, CONTAINING 17.04 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 5 NORTH AND ANY EASEMENTS OF RECORD.

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

DIAMOND ESTATES
PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

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

2-8-2023

CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
1

J:\Projects\2021 Projects\21206 Diamond Estates Midland Rd Hwy 5 Main Lake Property\Drawings\Dwfs\Design\21206 Midland Road and Hwy 5 Lewis Layout 2-8-23.dwg



PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1 MIN. LOT SIZE: 7699 S.F. MAX. LOT SIZE: 16191 S.F. NUMBER OF LOTS: 51 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

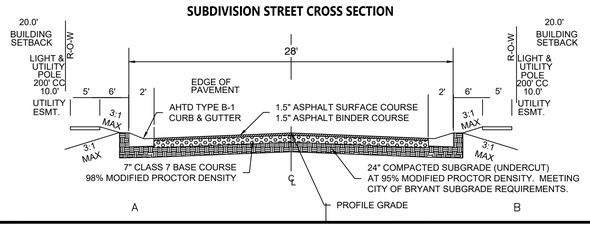
100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573

LINE TABLE		
Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L7	50.00	S66° 21' 31"W
L8	51.05	N61° 33' 49"E
L10	25.00	N87° 41' 21"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C3	39.27	25.00	N68° 23' 11"W	35.36
C4	39.27	25.00	S21° 36' 49"W	35.36
C5	47.69	100.00	S52° 57' 01"W	47.24
C6	53.76	100.00	S23° 53' 13"W	53.11
C7	10.80	100.00	S5° 23' 32"W	10.80
C8	5.35	25.00	S8° 25' 44"W	5.34
C9	6.90	25.00	S22° 27' 54"W	6.88
C10	55.06	60.00	S4° 04' 55"W	366.87
C11	50.97	60.00	S46° 32' 33"E	49.45
C12	51.00	60.00	N84° 46' 11"E	49.48
C13	50.98	60.00	N36° 04' 45"E	49.46
C14	58.78	60.00	N16° 19' 32"W	56.46
C15	27.44	60.00	N57° 29' 40"W	364.02
C16	31.81	25.00	N34° 09' 02"W	29.70
C17	6.81	50.00	N6° 11' 51"E	6.80
C18	49.32	50.00	N38° 21' 21"E	47.34
C19	7.13	175.63	S65° 25' 52"W	340.57
C20	84.27	125.70	S47° 22' 03"W	82.70
C21	108.07	125.70	S3° 31' 58"W	104.77
C22	258.53	175.63	S22° 05' 57"W	414.18

SUBDIVISION STREET CROSS SECTION



DOCUMENTS USED:
• PLAT OF CREEKSIDE SUBDIVISION • PLAT OF MIDLAND FARMS SUBDIVISION • BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II •
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).

ROAD CURVE TABLE				
Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21°28'14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34°27'22"W

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

DIAMOND ESTATES

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

STATE OF ARKANSAS
Vernon L. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON L. WILLIAMS

2-8-2023

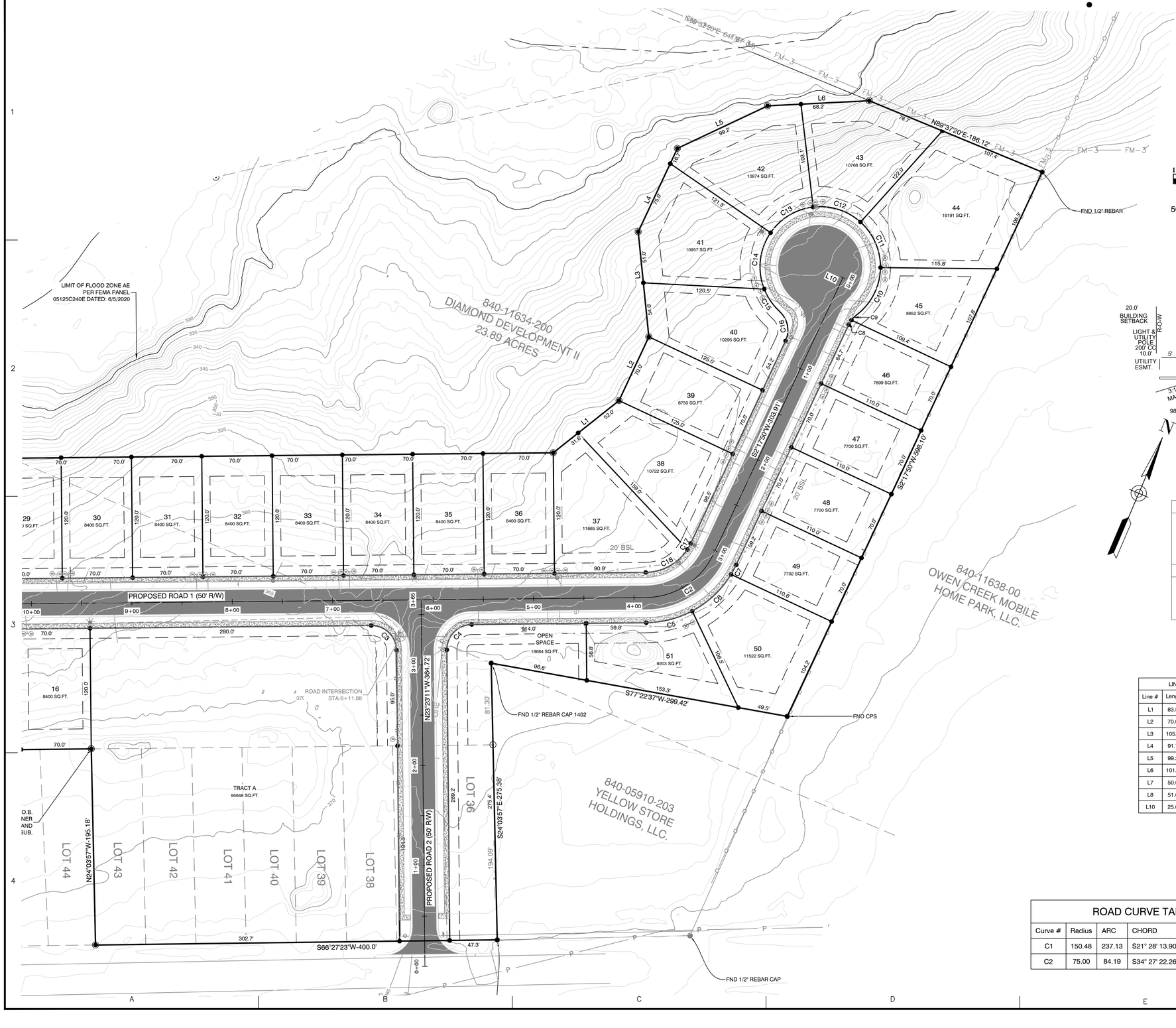
CONTENTS:
PRELIMINARY PLAT
SOUTH HALF
DIMINSIONS

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
2

J:\Projects\2021 Projects\2106 Diamond Estates Midland Rd Hwy 5 Mtn Lake Property\Drawings\2106x(Design)\2106 Midland Road and Hwy 5 Lowes Layout 2-8-23.dwg



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

DIAMOND ESTATES

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

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

2-8-2023

CONTENTS:

PRELIMINARY PLAT
NORTH HALF
DIMINSIONS

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
2

J:\Projects\2021 Projects\21206 Diamond Estates Midland Rd Hwy 5 Lewis Ln\Drawings\Dwgs\21206 Midland Road and Hwy 5 Lewis Layout 2-8-23.dwg