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'
61.82'
63.12'
114.55'
S26°02'38"E 98.61'
N23°34'56"E 130.15'
N63°15'58"E 113.03'
S62°39'44"E 115.00'
78.31'
11.18'
C8
C9
C10
FH
60' R
1.4
C11
155.24'
20' DRAINAGE & ACCESS EASEMENT
N62°10'47"W 107.62'
78.60'
S62°39'44"E 115.00'
C12
C13
C14
N62°05'59"W 105.00'
10' D.E. & U.E.
20' DRAINAGE & ACCESS EASEMENT
N62°05'59"W 106.23'
83.59'
N2°08'28"E 633.36'
S27°20'16"W 492.79'
78.45'
CORAL RIDGE DRIVE (50' R/W)
S27°18'05"W 614.27'
75.22'
25' B.S.L.
S27°18'05"W 84.80'
S62°12'40"E 106.99'
65.40'
97.58'
TRACT A
0.30 ACRES
13170 Sq. Ft.
N62°39'44"W 115.00'
107.19'
C7
C6
C22
80.00'
S62°12'40"E 60.60'
63.83'
N83°49'54"W 108.89'
50' R
L3
C21
C15
S27°47'20"W 115.00'
87.11'
C5
37.03'
221.40'
20' DRAINAGE & ACCESS EASEMENT
S48°46'38"W 107.91'
C4
C3
80.00'
S62°12'40"E 614.27'
119.19'
S27°04'59"W 127.63'
FND. ½ REBAR
W/CAP,PS 1081
89.72'
78.55'
N27°47'20"E 115.00'
77.00'
30.97'
L5
C20
107.08'
S62°12'40"E 318.91'
C2
C19
L1
L2
C18
C16
SMITH JOE D & MARSHA C
SALINE COUNTY
TAX PARCEL #840-11623-018
43.55'
FND. ½" REBAR W/CAP
UNREADABLE
33.39'
S62°43'34"E 81.61'
70.46'
S62°43'34"E 115.00'
S62°43'34"E 114.94'
S62°43'34"E 114.89'
S62°43'34"E 114.84'
S62°43'34"E 114.79'
S27°14'10"W 430.94'
74.81'
WILHELM OSCAR CLIFFORD &
FLOELLA MARIE TRUSTEE
SALINE COUNTY
TAX PARCEL #840-11623-001
196.46'
237.26'
411.21'
N1°57'30"E 648.56'
CORAL RIDGE DRIVE (50' R/W)
S27°16'26"W 533.79'
N27°16'26"E 241.21'
N1°57'30"E 648.56'
62.43'
87.01'
13' SHARED USE TRAIL
S54°12'24"E 119.51'
C25
C1
C26
TRACT B
0.38 ACRES
16748 Sq. Ft.
62.23'
S62°43'34"E 94.53'
115.00'
20.47'
N62°43'34"W 91.52'
54.25'
37.28'
C17
80.33'
N27°16'26"E 111.01'
N27°16'26"E 128.75'
N27°16'26"E 146.50'
42.24'
34.73'
52.36'
48.14'
22.02'
S45°52'00"E 181.70'
NORTHLAKE ROAD (60' R/W)
DEDICATION OF RIGHT-OF-WAY
(0.37 ACRE)
S53°37'24"E 93.64'
S68°03'06"E 86.69'
N1°57'47"E 35.86'
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

1	0.22 ACRES	9384 Sq. Ft.	
2	0.21 ACRES	9070 Sq. Ft.	
3	0.21 ACRES	9074 Sq. Ft.	
4	0.21 ACRES	9078 Sq. Ft.	
5	0.21 ACRES	9083 Sq. Ft.	
6	0.21 ACRES	9233 Sq. Ft.	
7	0.21 ACRES	9052 Sq. Ft.	
8	0.21 ACRES	9033 Sq. Ft.	
9	0.21 ACRES	9046 Sq. Ft.	
10	0.27 ACRES	11944 Sq. Ft.	
11	0.21 ACRES	9004 Sq. Ft.	
12	0.21 ACRES	9022 Sq. Ft.	
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	13955 Sq. Ft.	
18	0.23 ACRES	10021 Sq. Ft.	
19	0.25 ACRES	11100 Sq. Ft.	
20	0.21 ACRES	9076 Sq. Ft.	
21	0.22 ACRES	9490 Sq. Ft.	
22	0.21 ACRES	9200 Sq. Ft.	
23	0.24 ACRES	10524 Sq. Ft.	
24	0.33 ACRES	14186 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.	

NOTES:

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

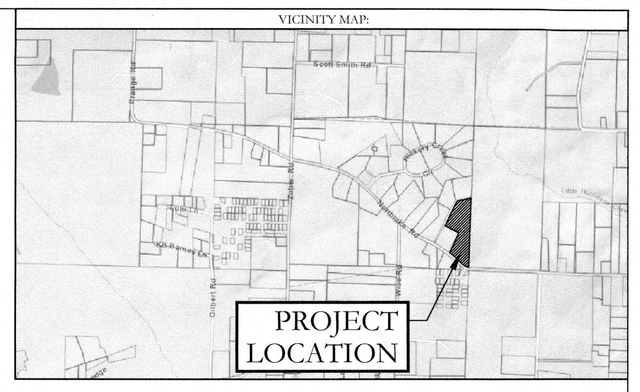
TYPICAL STREET CROSS SECTION



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; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; 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 BEING THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT OF LAND; THENCE N01°57'47"E, A DISTANCE OF 35.86 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID FENCE LINE THE FOLLOWING CALLS: N01°57'30"E 648.56 FEET; THENCE N02°08'28"E, A DISTANCE OF 633.36 FEET TO A UTILITY POLE FENCE CORNER, ACCEPTED AS THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE LEAVING SAID FENCE LINE, 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 AND CAP (PS #1081); THENCE S 62°12'40" E, A DISTANCE OF 318.91 FEET TO A 1/2 REBAR CAP (NOT LEGIBLE); THENCE S 27°14'10" W A DISTANCE OF 430.94 FEET TO A POINT IN THE CENTER OF NORTHLAKE ROAD; THENCE ALONG THE CENTERLINE OF NORTHLAKE ROAD THE FOLLOWING COURSES: S 54°12'24" E 119.51 FEET; THENCE S 45°52'00" E 181.70 FEET; THENCE S 53°37'24" E 93.64 FEET; THENCE S 68°03'06" E A DISTANCE OF 86.69 FEET TO THE POINT OF BEGINNING, CONTAINING 409,353 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	62°47'00"	N58°39'56"E 26.04'	27.39'	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'
C25	0°01'40"	S54°12'17"E 0.01'	0.01'	25.00'
C26	99°45'49"	S75°53'58"W 38.24'	43.53'	25.00'

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	21.55'

2022-027345
I certify this instrument
was filed on:
12/07/2022 11:02:30 AM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 1
C ANDERSON

LEGEND
- Found Aliquot Corner
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
(M) - Measured
(R) - Record
(P) - Platted
- Street Light
FH - 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.

11/14/22
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 Bryant Subdivision Rules and Regulations have been followed.

11-14-2022
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.

12-5-22
Date of Execution

Rick Johnson,
Bryant Planning Commission

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
11/14/22

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 .

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:	11/14/2022	CHECKED BY:	21-0209
		SCALE: 1"=40'	

500	1S	14W	0	07	130	62	1762

K:\Land Projects 2000\Subdivision\2021\21-0209 Oltman Northlake (Coral Ridge)\CIVIL\DWG\21-0209-FP-11-14-22.dwg