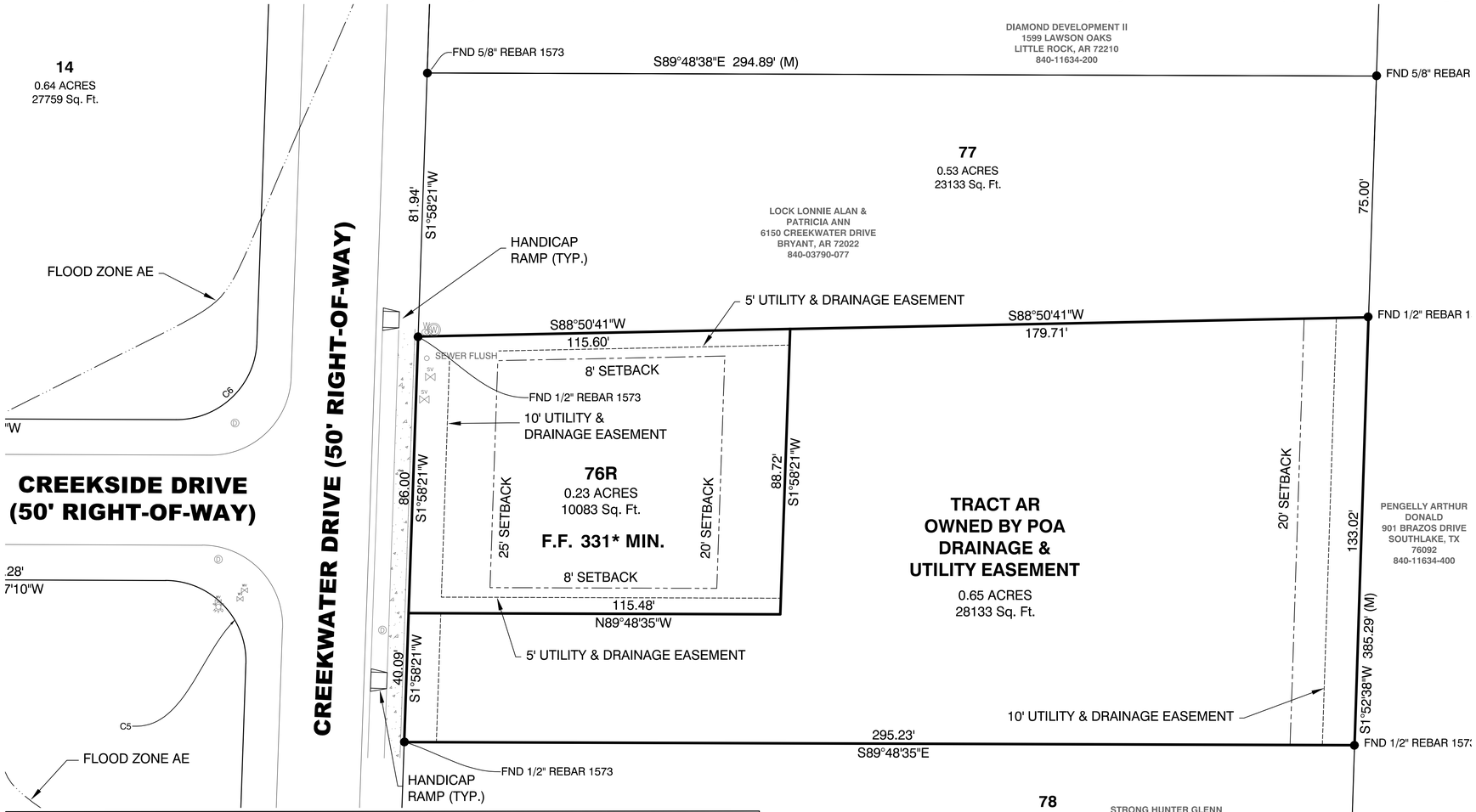
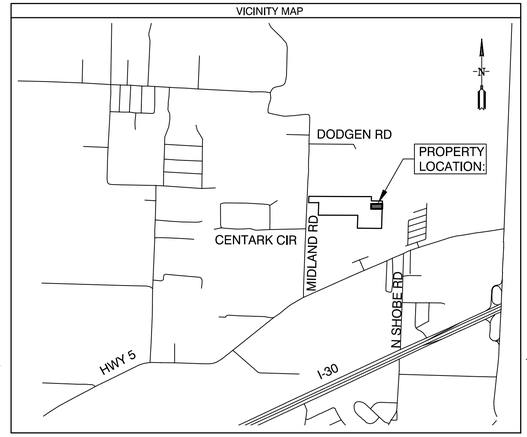


VICINITY MAP



PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
TRACT A OF CREEKSIDE ADDITION PHASE 1, FINAL PLAT TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS FILED WITH THE SALINE COUNTY CIRCUIT CLERK ON AUGUST 30, 2018, CONTAINING 0.88 ACRES, MORE OR LESS.

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: _____
Rick Johnson, Chairman
Bryant Planning Commission

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 2
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 25' 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
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

* INSTALLATION OF ALL UTILITY SERVICES (INCLUDING INDIVIDUAL GRINDER PUMP STATIONS) SHALL COMPLY WITH REQUIREMENTS OF BRYANT FLOODPLAIN ORDINANCE 2012-15, AS AMENDED. ALL LIFT STATIONS WILL BE INSTALLED WITH THEIR TOPS 1-FOOT BELOW FINISH FLOOR OF HOMES.

REPLAT OF TRACT A
CREEKSIDE ADDITION PHASE 1
SALINE COUNTY, ARKANSAS

20' 10' 0 20'

SURVEY PLAT CODE:
500-01S-14W-0-12-420-62-1573

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).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 11, 2018.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.

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

CERTIFICATE OF AUTHORIZATION GarNat Engineering, LLC No. 2174 ARKANSAS

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

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116, Benton, AR 72018
3825 Mt Carmel Road, Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 1
REPLAT OF TRACT A
SALINE COUNTY, ARKANSAS

CONTENTS:
REPLAT OF TRACT A

PROJECT NO:
18054

DATE:
AUGUST 2023

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\Dwgs\18054-Creekside-Addition-Phase-1-Replat-Lot 76R and Tract A-072723.dwg