CREEKSIDE ADDITION
PHASE 2
BRYANT, ARKANSAS

Prepared by:

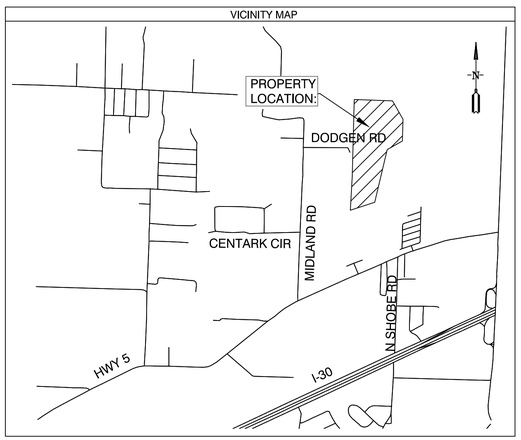
GarNat Engineering, LLC

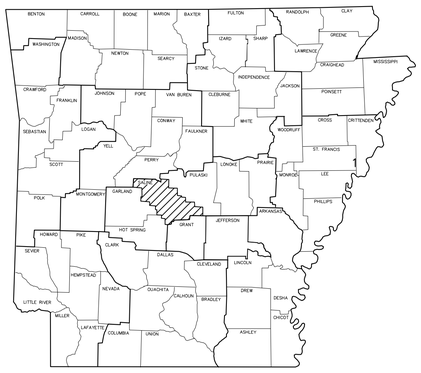
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P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068





ARKANSAS

1	FINAL PLAT PHASE 2
5	WATER UTILITY PLAN
6	PLAN & PROFILE CREEKWATER DRIVE
7	SEWER UTILITY PLAN



RECORD DRAWING

SUBDIVISION DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEKSIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°46'27" EAST ALONG THE EAST RIGHT OF WAY OF CREEKWATER DRIVE A DISTANCE OF 115.23 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE NORTH 89°50'54" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 342.89 FEET TO A FOUND 1" PIPE ON THE WEST LINE OF SAID E1/2 NW1/4; THENCE NORTH 1°54'35" EAST ALONG THE WEST LINE OF SAID E1/2 NW1/4 A DISTANCE OF 825.87 FEET TO A 1" HEX ROD; THENCE NORTH 1°39'05" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 487.60 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 195.73 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE EAST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE SOUTH 2°04'49" WEST, ALONG SAID EAST RIGHT OF WAY, 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 164.75 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 2°04'49" WEST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 2°04'49" WEST A DISTANCE OF 37.63 FEET TO A POINT; THENCE SOUTH 38°51'03" WEST 22.04 FEET TO A POINT; THENCE SOUTH 22°07'30" WEST 100.82 FEET TO A POINT; THENCE SOUTH 6°12'28" WEST 37.28 FEET TO A POINT; THENCE SOUTH 21°27'38" EAST 84.29 FEET TO A POINT; THENCE SOUTH 0°00'17" WEST 28.95 FEET TO A POINT; THENCE SOUTH 34°41'56" WEST 114.30 FEET TO A POINT; THENCE SOUTH 2°01'49" WEST FOR 761.91 FEET TO A POINT; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 10.78 ACRES MORE OR LESS.

Parcel Line Table		
Line #	Length	Direction
L34	37.63	S2° 04' 49"W
L35	22.04	S38° 51' 03"W
L36	20.98	S22° 07' 30"W
L37	79.84	S22° 07' 30"W
L38	37.28	S6° 12' 28"W
L39	41.25	S21° 27' 38"E
L40	43.04	S21° 27' 38"E
L41	28.95	S0° 00' 17"W

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

50 25 0 50

SURVEY PLAT CODE:
500-01S-14W-0-12-400-62-1573

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9983 S.F.
MAX. LOT SIZE: 24976 S.F.
NUMBER OF LOTS: 29
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: 29' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

11 — 0.51 ACRES — 22293 Sq. Ft.
12 — 0.51 ACRES — 22298 Sq. Ft.
13 — 0.51 ACRES — 22302 Sq. Ft.
14 — 0.64 ACRES — 27759 Sq. Ft.

PARCEL 205-00071-000
ELVER A. MARROQUIN
3110 MIDLAND ROAD

205-00073-000
WELCOME HOME
ENTERPRISES INC
3018 MIDLAND ROAD

205-00074-000
CARLOS & LARA ARREOLA
2904 MIDLAND ROAD

001-03873-000
DANIEL & ASHELY HALPAIN
MIDLAND ROAD

CREEKSIDE ADDITION PHASE 1

TRACT E
109812 SQ. FT.
2.52 ACRES

FND 1" PIPE
FND 1" HEX ROD
FND 5/8" REBAR 1573
P.O.B
P.O.C.
NORTHWEST CORNER
LOT 77, CREEKSIDE
ADDITION, PHASE 1,
BRYANT, SALINE COUNTY,
ARKANSAS

N1°54'35"E 825.87' (M)
N89°50'54"W 342.89' (M)
N89°32'06"W 343.26' (P)
N1°46'27"E 115.23' (M)
N1°58'21"E 115.05' (P)
424.02'
67.94'
94.49'
S51° 22' 58"W
80.29'
S22° 56' 11"W
82.13'
S36° 04' 51"W
81.34'
S24° 48' 10"W
60.55'
N8° 56' 14"E
S87° 58' 11"E - 178.49'
S87° 58' 11"E - 149.84'
S87° 58' 11"E - 116.37'
77.60'
S87° 58' 11"E
74.98'
75.00'
75.00'
135.11'
340.19'
N2° 05' 28"E - 769.57'
ROAD 1 (CREEKWATER DRIVE) (50' R/W)
N89° 52' 05"W
10.01'
10' EXCLUSIVE SEWER EST
S2° 01' 49"W - 761.91'
WETLANDS BOUNDARY
W 494.89' (M)
E 494.89' (P)
S1°54'35"W 374.44'
S89° 42' 57"W
51.00'
S89° 15' 38"W
70.14'
S33° 56' 28"W
14.61'
S33° 56' 28"W
46.94'
S42° 51' 16"W
89.25'
S42° 51' 15"W
87.88'
S40° 37' 43"W
55.63'
63.33'
S2° 04' 49"W - 324.82'
S2° 04' 49"W - 272.12'
S2° 04' 49"W - 179.82'
374.44'
72.00'
70.00'
70.00'
57.41'
167.07'
102.41'
52.41'
117.25'
N87° 55' 11"W
22 — 24976 SQ.FT
21 — 21121 SQ.FT
20 — 15566 SQ.FT
19 — 10828 SQ.FT
18 — 12430 SQ.FT
17 — 9983 SQ.FT
16 — 12312 SQ.FT
15 — 15778 SQ.FT
C11 — L=81.79' R=75.00'
C12
C13
C14
C15
N1° 39' 05"E - 487.60'
N87° 55' 11"W - 195.73'
90.00'
75.00'
65.00'
S87° 55' 11"E - 142.92'
S87° 55' 11"E - 142.48'
S87° 55' 11"E - 144.04'
S87° 55' 11"E - 144.60'
S87° 55' 11"E - 145.17'
S87° 55' 11"E - 145.73'
S87° 55' 11"E - 195.73'
23 — 12698 SQ.FT
24 — 10740 SQ.FT
25 — 10782 SQ.FT
26 — 10824 SQ.FT
27 — 10866 SQ.FT
28 — 10909 SQ.FT
29 — 10951 SQ.FT
ROAD 2 (50' R/W)
N2° 04' 49"E - 1130.20'
10' EXCLUSIVE SEWER EST
S2° 04' 49"W - 75.00'
PHASE 3
55 — 12560 SQ.FT
54 — 14560 SQ.FT
53 — 15426 SQ.FT
52 — 17534 SQ.FT
56 — 10738 SQ.FT
50 — 13108 SQ.FT
51 — 12356 SQ.FT
49 — 11025 SQ.FT
48 — 15079 SQ.FT
183.17'
N87° 55' 11"W
N87° 55' 11"W - 219.36'
N87° 55' 11"W - 192.00'
N87° 55' 11"W - 164.75'
S87° 55' 11"E - 164.75'
S87° 55' 11"E - 75.00'
S2° 04' 49"W
N29° 52' 38"E
110.96'
330'
42.81'
S34° 41' 55"W - 114.30'
132.82'
114.64'
L39
L38
L37
L36
L35
L34
L41
L40
C20
C21
C22
C23
C24
C25
C26
C27
C28
C29
L3

FINAL PLAT
CREEKSIDE ADDITION, PHASE 2
SALINE COUNTY, ARKANSAS

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

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

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.02	60.00	S63° 33' 50"E	347.10
C23	45.59	60.00	N65° 03' 27"E	344.88
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C15	78.50	50.00	N42° 56' 41"W	70.68

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).

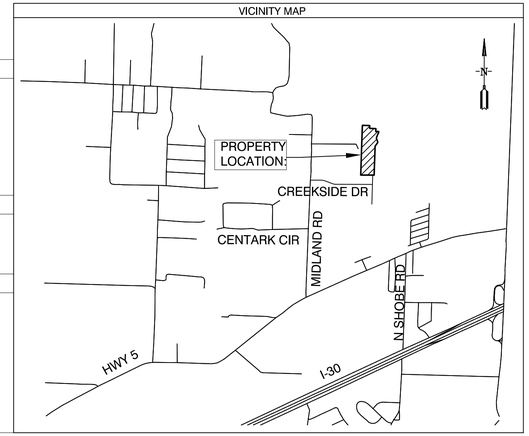
CERTIFICATIONS:

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 OCTOBER 12, 2022.

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 "X" AND ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.

VICINITY MAP



BY | REVISION | DATE

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GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
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gamatengineering@gmail.com

CREEKSIDE ADDITION, PHASE 2
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

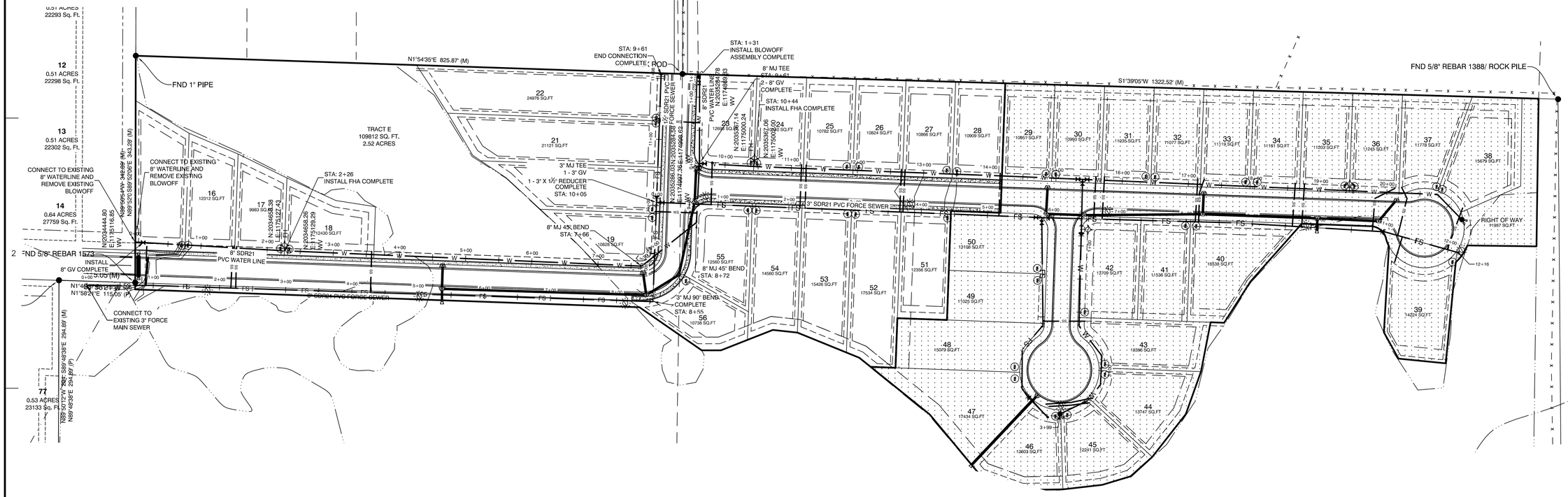
CONTENTS:
FINAL PLAT
CREEKSIDE
ADDITION
PHASE 2

PROJECT NO:
18054

DATE:
OCTOBER 2023

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-03 BOM-Creekside Addition Phase 2 REVISED.dwg, FINAL PHC.dwg



SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- FS — PROPOSED FORCE SEWER MAIN
- SS — SEWER SERVICE CONNECTION
- WS — WATER SERVICE CONNECTION

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
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

80 40 0 80

SURVEY LEGEND

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

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
4. ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
5. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=
6. ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.

DATE	REVISION	BY
9/7/22	AS PER CITY OF BRYANT	MN

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CREEKSIDE ADDITION PHASE 2

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

RECORD DRAWING

CONTENTS:

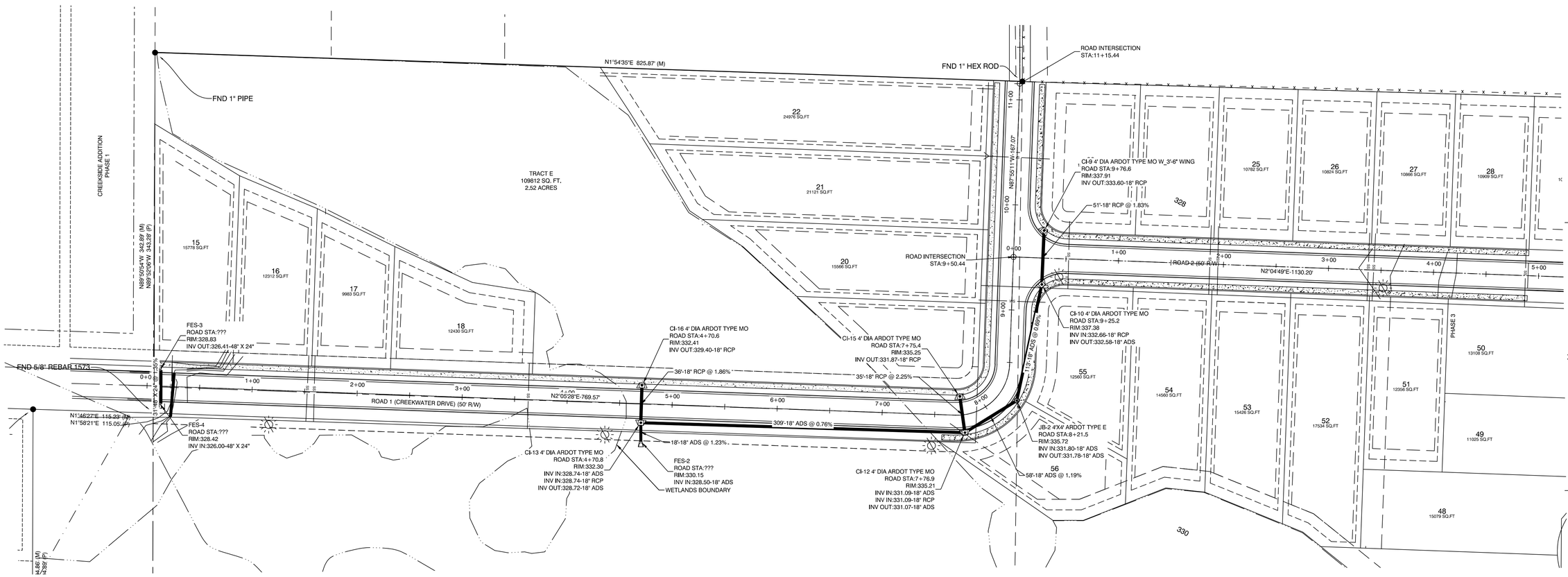
WATER UTILITY PLAN

PROJECT NO: 18054

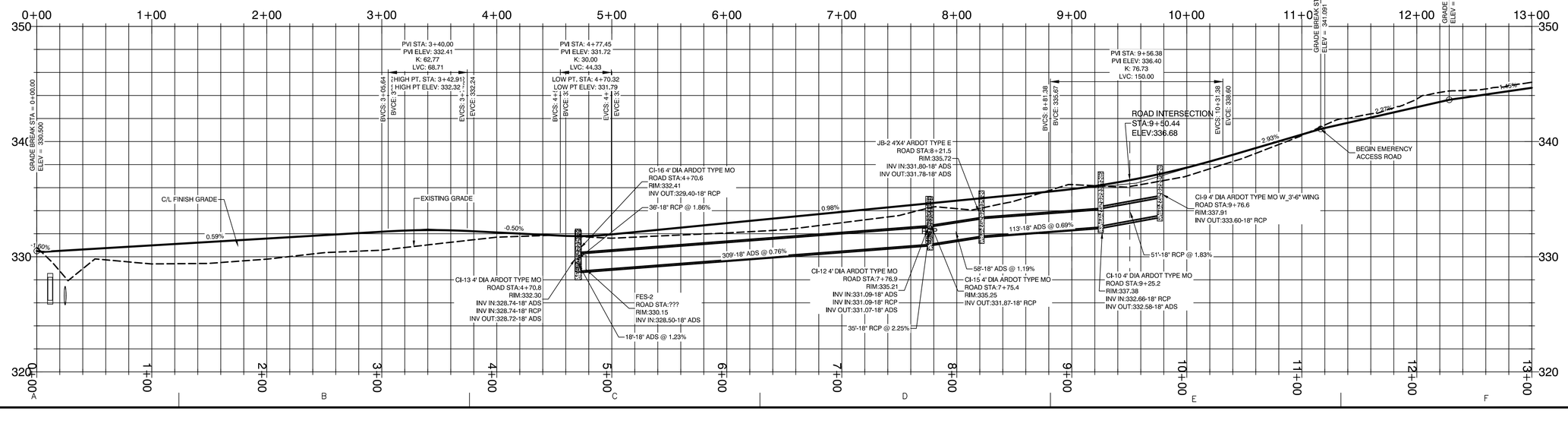
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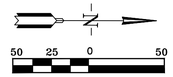
SHEET NO: 5

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-DEMOPA-AS-BUILT Creekside-Addition-Phase-2-RA-101135.dwg



ROAD 1 PROFILE





BY	REVISION	DATE

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CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE 1/4 NW 1/4, PART OF THE NW 1/4 NE 1/4 SW 1/4 ALL IN SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

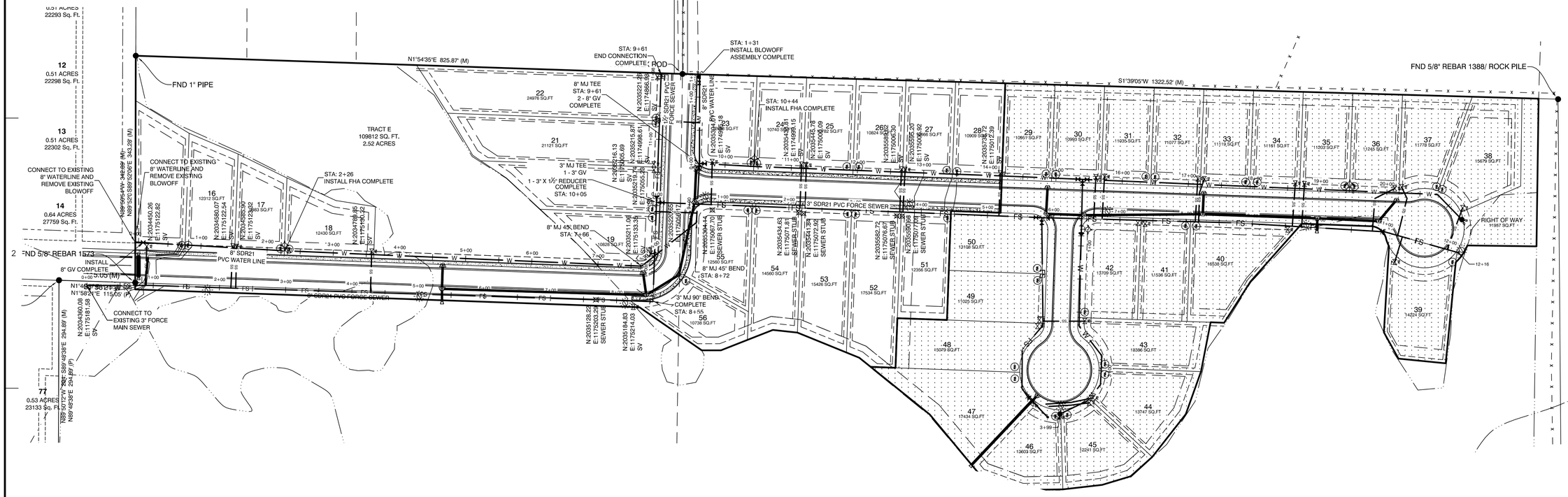
CONTENTS:
STREET PLAN/ PROFILE CREEKWATER DRIVE

PROJECT NO:
18054

DATE:
JUNE 2023

SHEET NO:
6

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-ST(SHEA-B)&T-Creekside Addition-Phase 2-194-101-133.dwg



SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
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DATE	REVISION	BY
9/7/22	AS PER CITY OF BRYANT	MN

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CREEKSIDE ADDITION PHASE 2

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

RECORD DRAWING

CONTENTS:

SEWER UTILITY PLAN

PROJECT NO: 18054

DATE: AUGUST 2022

SHEET NO: 7

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