

# CREEKSIDE COTTAGES Residential Development



## Samples Rd & Stonehedge Trail

Benton, AR (Saline County)

### PROPERTY DETAILS

- Front porch community
- Shared green space and walkways along a creek
- One (1) mile from Harvest Foods & Dollar General
- In the Bryant School District, zoned for Salem Elementary & Bethel Middle School, two top rated schools in the state of Arkansas
- Ten (10) minutes from Hurricane Creek Village shopping center, a new development anchored by Kroger & Academy Sports
- Ten (10) minutes from Interstate 30 access & approximately 30 minutes from downtown Little Rock
- Nearby to other major retailers such as Shoe Carnival, Target, AT&T, Best Buy, Starbucks, Chili's, Old Navy, Kohl's and much more

Salem Homes • Fiser Development  
[www.fiser.com](http://www.fiser.com)

Dee Fiser  
(501) 454-4070 • [dee@fiser.com](mailto:dee@fiser.com)

Salem Homes & Fiser Development LLC is the agent for the owner of the property described herein. All information contained herein is secured from sources believed to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Salem Homes & Fiser Development LLC.





**CREEKSIDE COTTAGES**  
APPROX 3.5 MILES OR  
10 MINUTES TO  
MAJOR SHOPPING

**SITE**

**OLDE SALEM  
TOWNSHIP  
DEVELOPMENT**

**Harvest  
FOODS**

**FAMILY  
DOLLAR**

**DOLLAR  
GENERAL**

**CITICO**

**Salem Rd**

**Samples Rd**

**SALEM  
ELEMENTARY**

**Salem Rd**

**Kroger**

**Academy  
SPORTS +  
OUTDOORS**

**HURRICANE  
CREEK  
VILLAGE**

**HARPS**

**LANDERS**

**ALCOA  
CROSSINGS**

**Alcoa Rd**

**TARGET**

**SHOE  
CARNIVAL**

**at&t**

**OLD NAVY**

**pep's**

**BEST  
BUY**

**Starbucks**

**KOHL'S**

**PETCO**  
Where the pets go.

**BRYANT  
RETAIL  
HUB**

**Walmart**

**ASHLEY**

**LOWE'S**

**Reynolds Rd**

**Highway 5**

**30**

**Reynolds Rd**

# CREEKSIDE COTTAGES

Benton, Arkansas





NAME & ADDRESS OF OWNER OF RECORD:  
 JAMES D. FISHER REVOCABLE TRUST,  
 MASAMLY, FISHER REVOCABLE TRUST  
 P.O. BOX 914, BRYANT, AR.

NAME OF SUBDIVIDER:  
 JAMES D. FISHER  
 P.O. BOX 914, BRYANT, AR.  
 SOURCE OF TITLE: DOC. 02 8364

CERTIFICATE OF PRELIMINARY ACCURACY

I, KERRY D. LANE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY 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 ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

LICENSED PROFESSIONAL SURVEYOR NO. 1141

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, VERNON J. WILLIAMS, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS SUBDIVISION AND THAT I OR THOSE UNDER MY SUPERVISION WILL DESIGN AND MONITOR THE CONSTRUCTION OF THE IMPROVEMENTS REQUIRED IN ACCORDANCE WITH THE SALINE COUNTY SUBDIVISION REGULATION ORDINANCE.

REGISTERED PROFESSIONAL ENGINEER, NO. 9591

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE SALINE COUNTY 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.

THIS CERTIFICATE SHALL EXPIRE \_\_\_\_\_

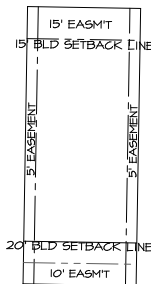
DATE OF EXECUTION \_\_\_\_\_ CHAIRMAN  
 SALINE COUNTY PLANNING BOARD

CERTIFICATE OF PROPERTY OWNERSHIP

I, \_\_\_\_\_ HEREBY CERTIFY THAT THE DEED RECORDS IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF SALINE COUNTY, ARKANSAS, REFLECT THAT \_\_\_\_\_ IS THE RECORD TITLE OWNER OF REAL PROPERTY MORE PARTICULARLY DESCRIBED HEREIN ON PLAT, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

LICENSED ABSTRACTOR NO. \_\_\_\_\_  
 OR ATTORNEY BAR NO. \_\_\_\_\_

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	82.60'	N84°28'50"E	75.00'	63°06'04"	78.44'
C2	253.03'	N52°05'34"E	300.00'	48°14'33"	245.60'
C3	27.45'	N78°52'36"E	300.00'	5°14'31"	27.44'
C4	71.84'	N74°03'14"E	300.00'	14°53'05"	71.72'
C5	44.57'	N78°46'14"E	105.00'	24°18'06"	44.23'
C6	66.08'	N84°28'50"E	60.00'	63°06'04"	62.14'
C7	263.50'	N61°53'34"E	315.00'	47°58'43"	255.88'
C8	15.20'	N71°14'21"E	15.00'	2°45'53"	15.20'
C9	15.80'	N80°03'14"E	15.00'	2°52'28"	15.80'
C10	40.13'	N71°21'44"E	285.00'	8°04'05"	40.10'
C11	33.41'	N70°01'16"E	285.00'	6°44'00"	33.84'
C12	50.43'	N78°46'14"E	120.00'	24°18'06"	50.55'
C13	44.12'	S84°28'50"W	40.00'	63°06'04"	44.91'
C14	242.57'	S52°18'45"W	285.00'	46°45'56"	235.31'
C15	23.84'	S74°05'41"W	285.00'	4°48'08"	23.88'
C16	81.83'	S74°03'14"W	315.00'	14°53'05"	81.60'
C17	38.20'	S78°46'14"W	40.00'	24°18'06"	37.91'



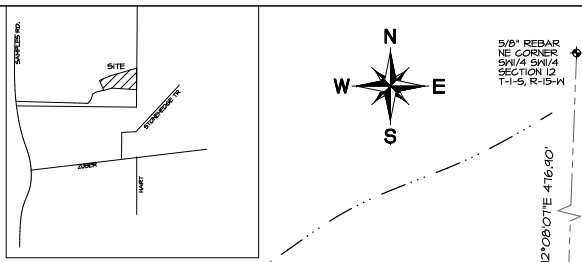
TYPICAL SETBACKS & EASEMENTS  
 LOT 2 HAS A 15' BUILDING SETBACK LINE

SOURCE OF WATER: SALEM WATER

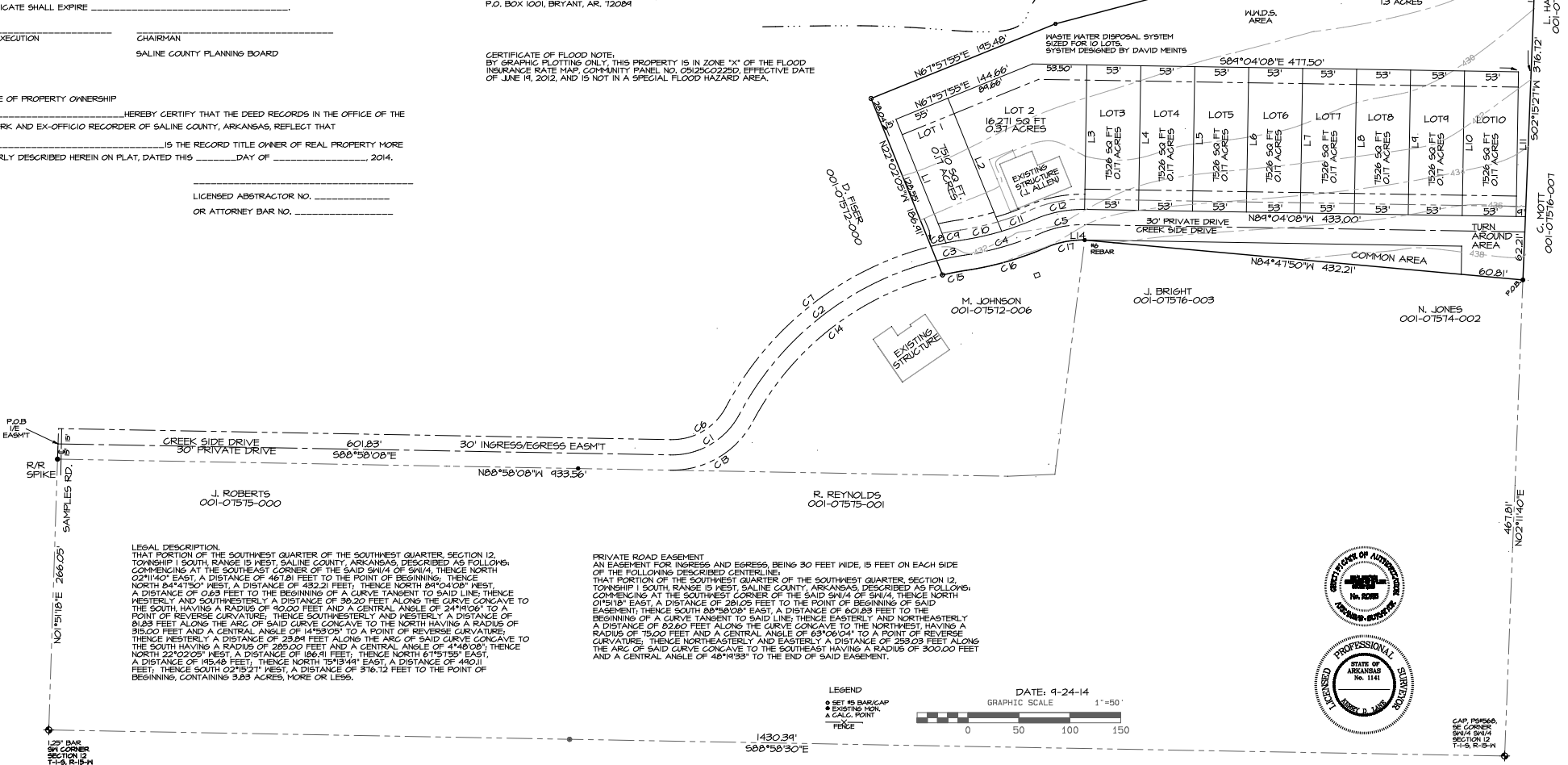
WASTE WATER DISPOSAL SYSTEM DESIGNED BY DAVID MEINTS, MEINCO SEPTIC SYSTEMS, P.O. BOX 1001, BRYANT, AR. 72084

CERTIFICATE OF FLOOD NOTE:  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08262-02250, EFFECTIVE DATE OF JUNE 19, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LINE	BEARING	DISTANCE
L1	N22°02'05"W	131.00'
L2	N22°02'05"W	140.83'
L3	N00°55'52"E	142.00'
L4	N00°55'52"E	142.00'
L5	N00°55'52"E	142.00'
L6	N00°55'52"E	142.00'
L7	N00°55'52"E	142.00'
L8	N00°55'52"E	142.00'
L9	N00°55'52"E	142.00'
L10	N00°55'52"E	142.00'
L11	N00°55'52"E	142.00'
L14	N84°04'08"W	0.63'



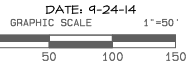
5/8" REBAR  
 IN CORNER  
 SW/4 SW/4  
 SECTION 12  
 T-15, R-15-W



LEGAL DESCRIPTION  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SW/4 OF SW/4, THENCE NORTH 02°11'40" EAST, A DISTANCE OF 467.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°17'50" WEST, A DISTANCE OF 432.21 FEET; THENCE NORTH 84°04'08" WEST, A DISTANCE OF 0.63 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE WESTERLY AND SOUTHWESTERLY A DISTANCE OF 39.20 FEET ALONG THE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 24°18'06" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY AND WESTERLY A DISTANCE OF 81.83 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 14°53'05" TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY A DISTANCE OF 23.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 4°48'08"; THENCE NORTH 22°02'05" WEST, A DISTANCE OF 186.91 FEET; THENCE NORTH 61°53'34" EAST, A DISTANCE OF 45.48 FEET; THENCE NORTH 75°19'41" EAST, A DISTANCE OF 440.11 FEET; THENCE SOUTH 02°15'21" WEST, A DISTANCE OF 316.12 FEET TO THE POINT OF BEGINNING, CONTAINING 3.83 ACRES, MORE OR LESS.

PRIVATE ROAD EASEMENT  
 AN EASEMENT FOR INGRESS AND EGRESS, BEING 30 FEET WIDE, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SW/4 OF SW/4, THENCE NORTH 01°51'18" EAST, A DISTANCE OF 281.05 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 88°58'00" EAST, A DISTANCE OF 601.83 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE EASTERLY AND NORTHEASTERLY A DISTANCE OF 82.60 FEET ALONG THE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 63°06'04" TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY AND EASTERLY A DISTANCE OF 253.03 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 48°14'33" TO THE END OF SAID EASEMENT.

LEGEND  
 ● SET IS BARICAP  
 ● EXISTING MON.  
 ● CALC. POINT  
 ———— TRICE



DATE: 9-24-14  
 GRAPHIC SCALE 1"=50'



CAP. P5966, SE CORNER SW/4 SW/4 SECTION 12 T-15, R-15-W

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_

**Real Estate Services of Saline County, Inc**  
 800 Poplar Drive, Suite E, Benton, Arkansas 72015 870-237-8866

ADAPTED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

CREEK SIDE COTTAGES  
 A PRIMARY SUBDIVISION

DRAWING 091-14  
 SHEET 1 OF 1