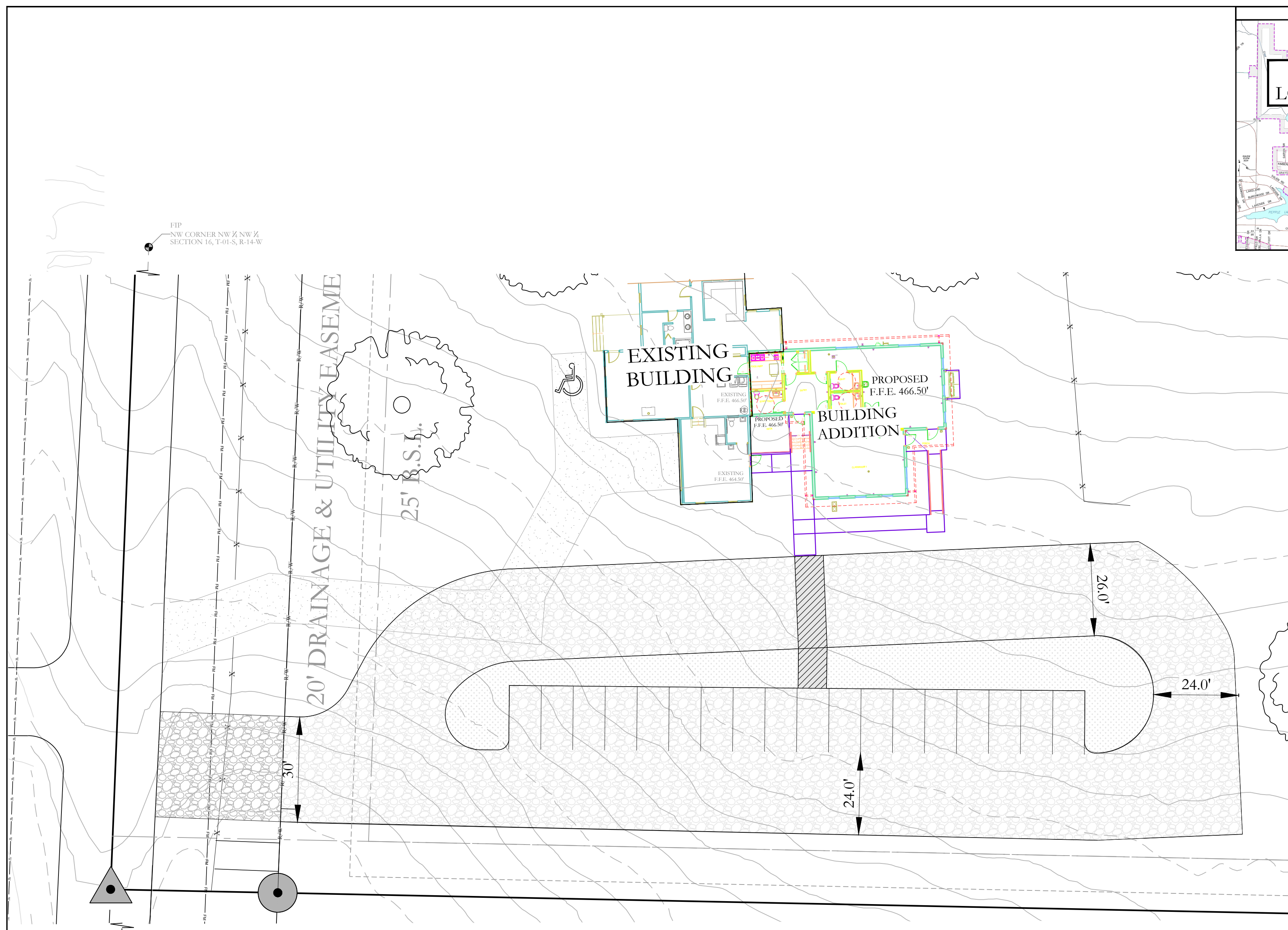


UTILITY PLAN LEGEND	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	WATER LINE
	SEWER MANHOLE
	SANITARY SEWER CLEANOUT

**LEGAL DESCRIPTION:**  
 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE POINT OF BEGINNING; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A 1/2" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A 1/2" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05123C0225E, DATED: 6/3/2020.



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FOR USE AND BENEFIT OF:  
**SHANNON NUCKOLS**

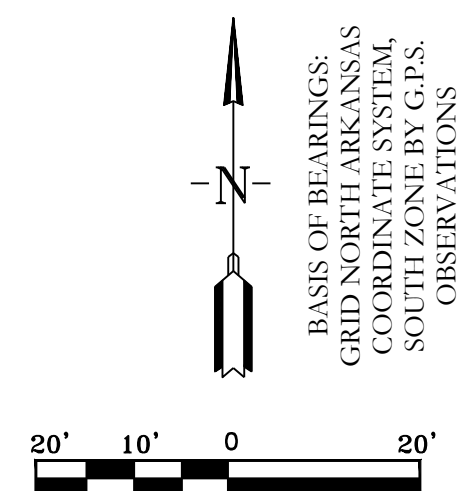
**SITE PLAN**  
**BUILDING ADDITION CORNERSTONE**  
 CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	04/03/2023	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:			20-0673
SHEET:		SCALE:	1" = 100'		
500	01S	14W	0 16	400	62 1762

**BUILDING SETBACKS:**  
 FRONT - 25' OR AS SHOWN  
 REAR - 25' OR AS SHOWN  
 SIDE - 15' OR AS SHOWN  
**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
 FRONT - 15' OR AS SHOWN  
 REAR - 10' OR AS SHOWN  
 SIDE - 5' OR AS SHOWN  
 LOT CORNERS: SET 1/2" REBAR WITH CAP

LEGEND	
	Found Aliquot Corner
	Found monument
	Set 1/2" Rebar
	Computed point
	Measured
	Plat/Deed
	Fence

**SITE PLAN**  
**NUCKOLS ESTATES**  
 A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



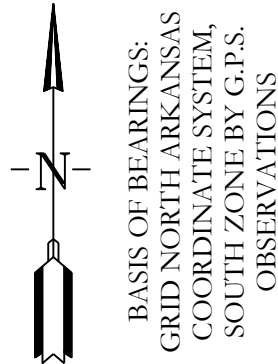
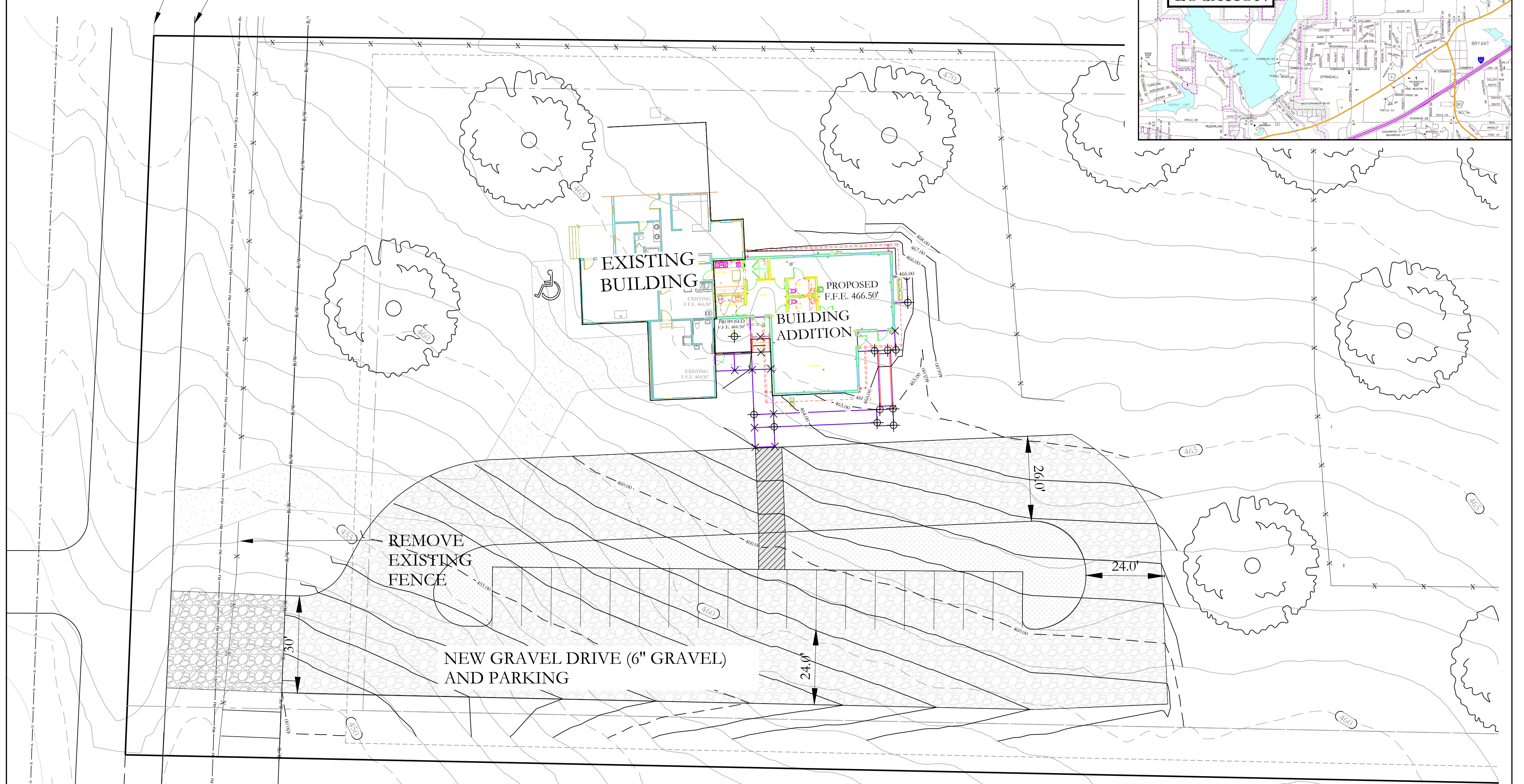
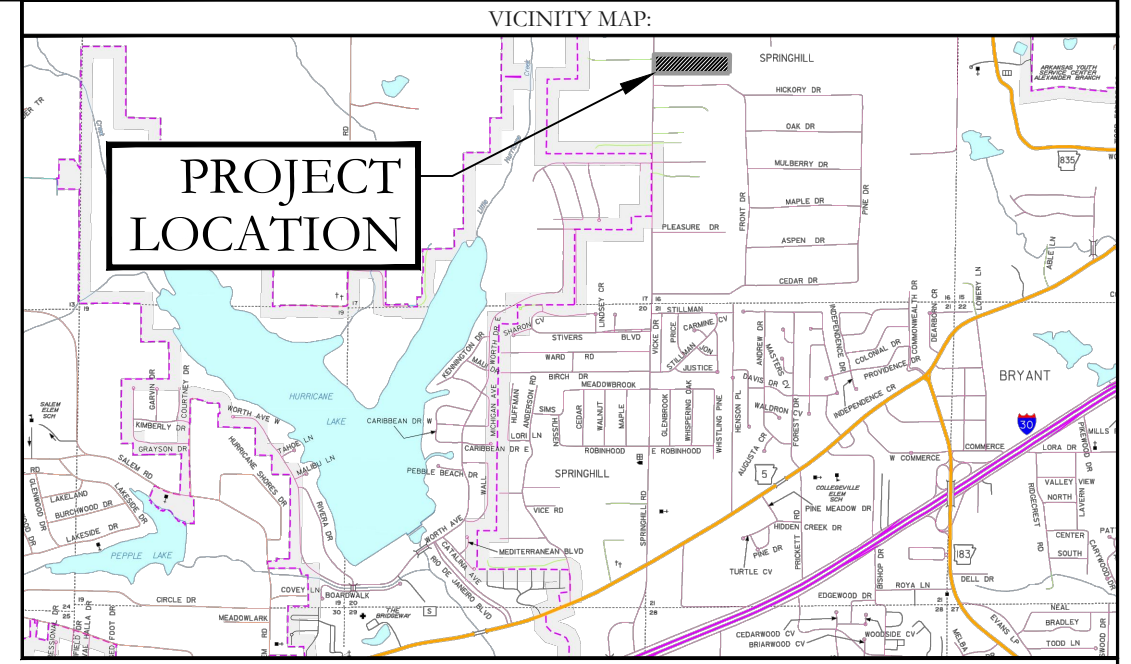
**BASIS OF BEARINGS:**  
 GRID NORTH ARKANSAS  
 COORDINATE SYSTEM,  
 SOUTH ZONE BY G.P.S.  
 OBSERVATIONS

FIP  
 NW CORNER NW 1/4 NW 1/4  
 SECTION 16, T-01-S, R-14-W

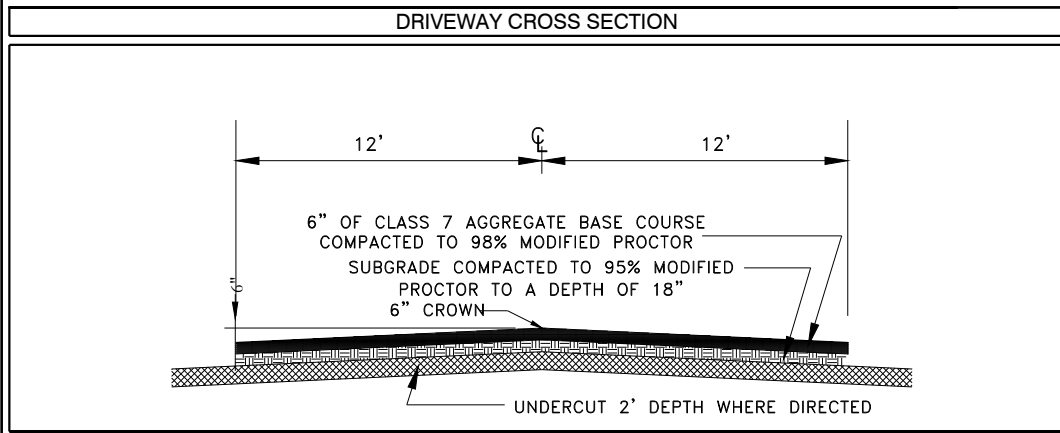
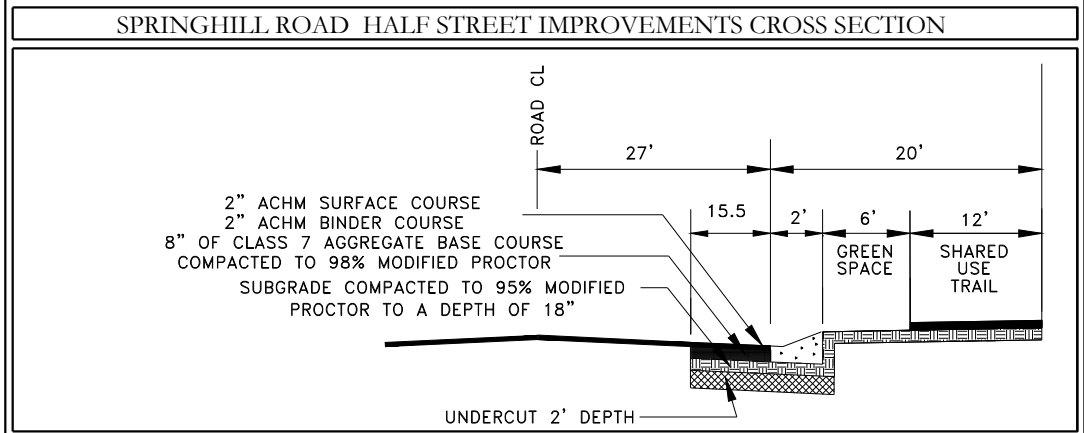
SOUND IN PAVEMENT  
 SW CORNER SW 1/4 SW 1/4  
 SECTION 16, T-01-S, R-14-W



CENTERLINE SPRINGHILL ROAD  
EXISTING EDGE OF ASPHALT



BASIS OF BEARINGS:  
GRID NORTH ARKANSAS  
COORDINATE SYSTEM,  
SOUTH ZONE BY G.P.S.  
OBSERVATIONS



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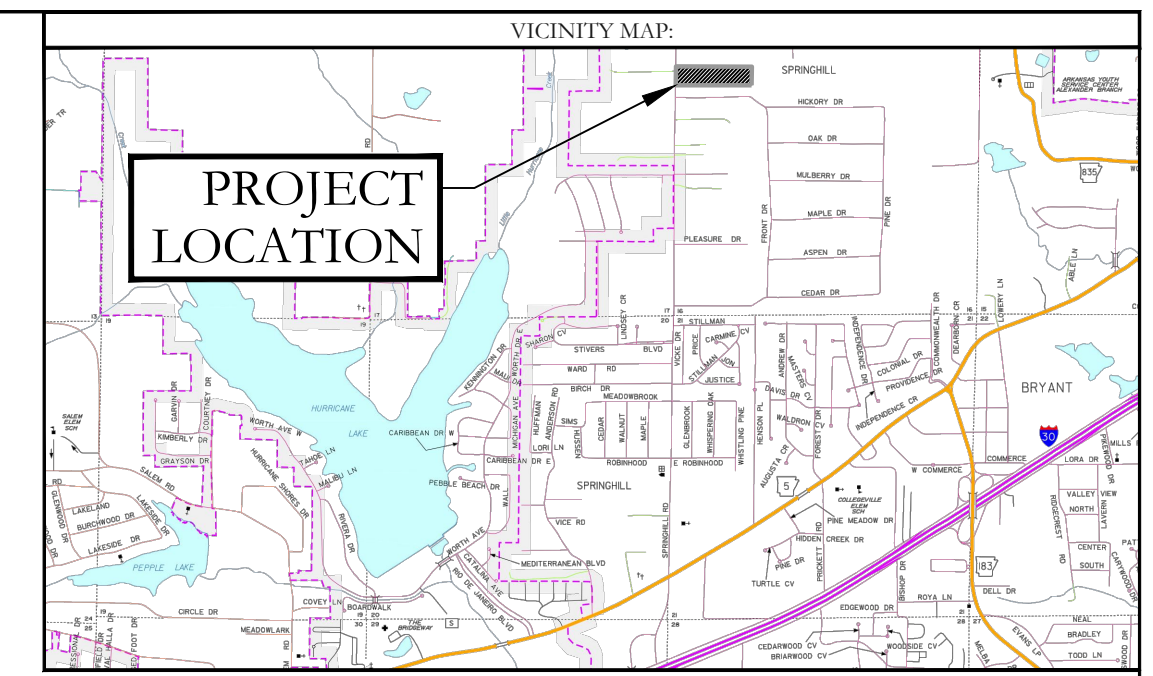
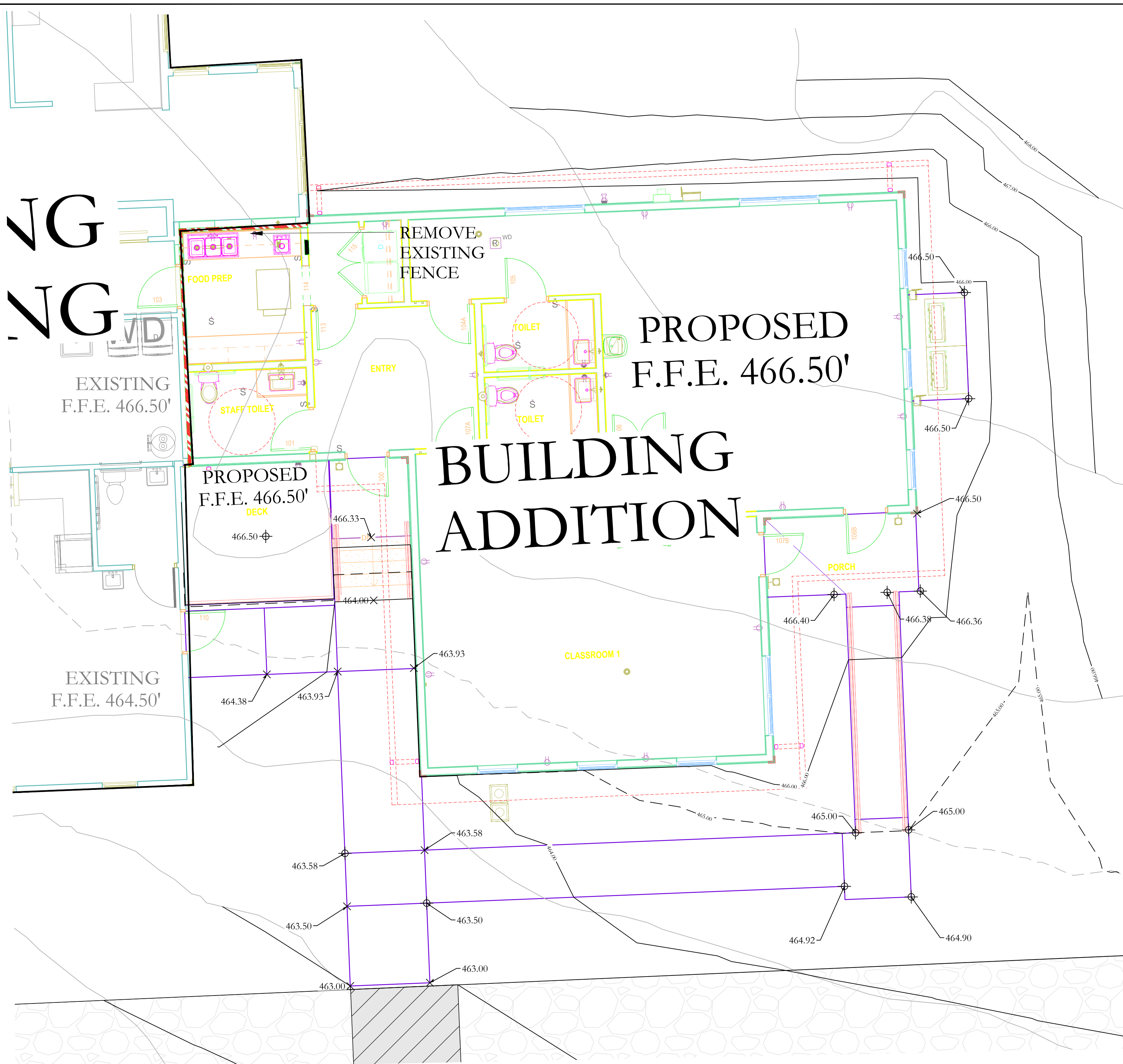
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**GRADING PLAN-1**  
**BUILDING ADDITION CORNERSTONE**  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	04/03/2023	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:		20-0673	
SHEET:		SCALE:	1" = 100'		
500	01S	14W	0 16	400	62 1762

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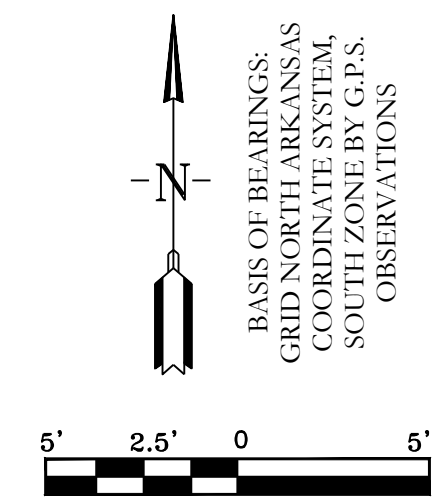




NG  
NG

PROPOSED  
F.F.E. 466.50'

# BUILDING ADDITION



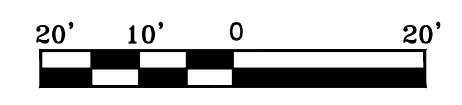
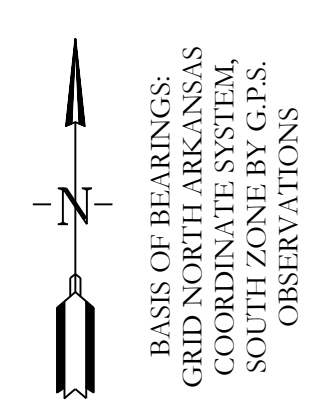
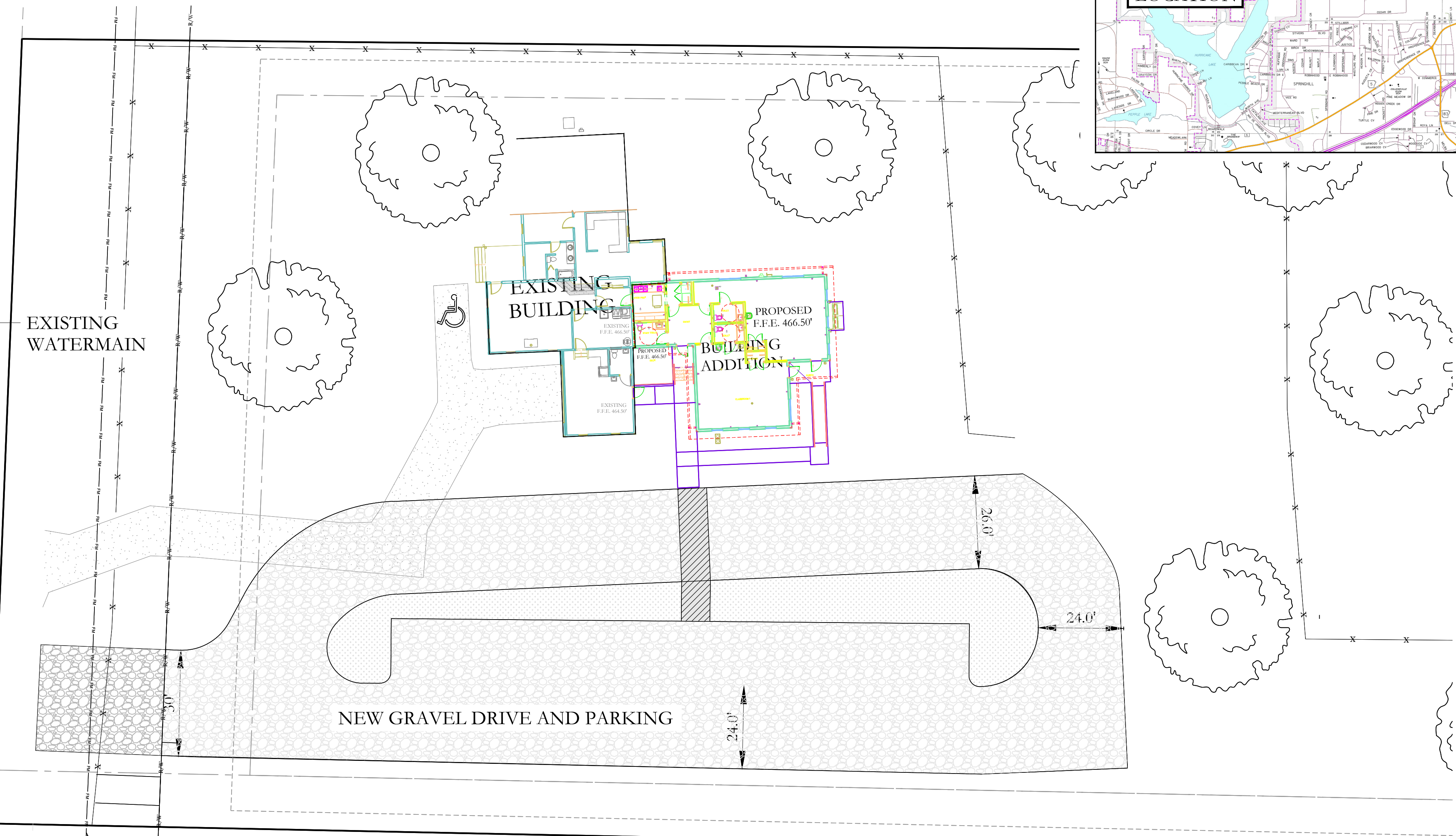
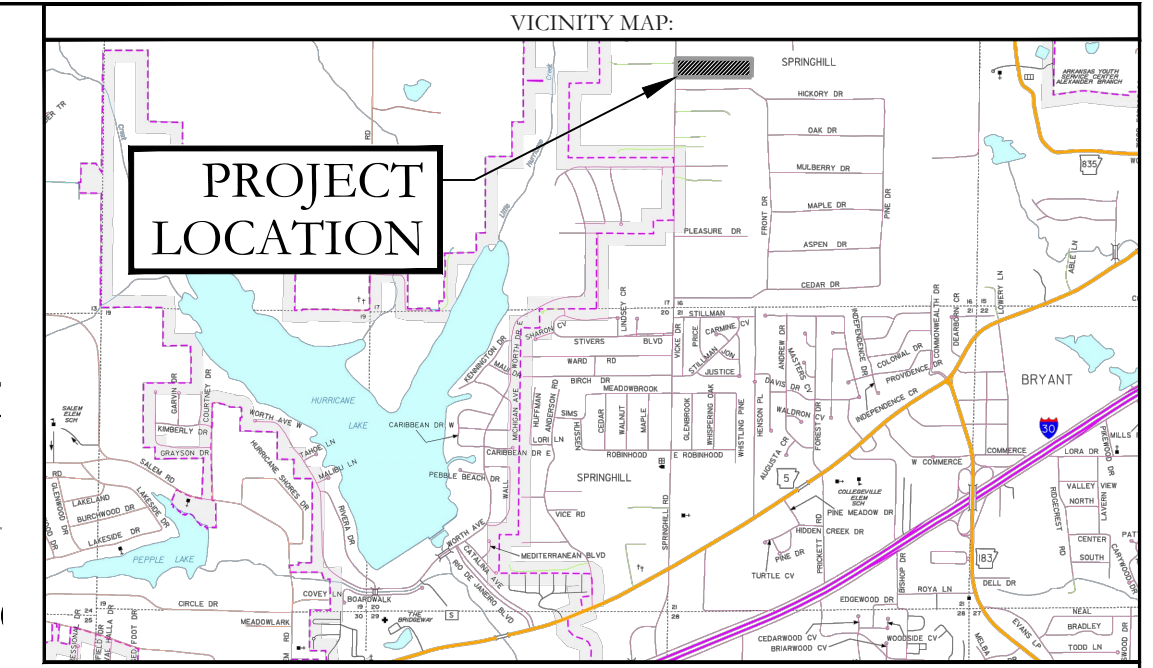
BASIS OF BEARINGS:  
GRID NORTH ARKANSAS  
COORDINATE SYSTEM,  
SOUTH ZONE BY G.P.S.  
OBSERVATIONS



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<b>GRADING PLAN-2</b> <b>BUILDING ADDITION CORNERSTONE</b> BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	04/03/2023	C.A.D. BY:	B. JOHNSON
REVISIONS:		CHECKED BY:	
SHEET:		SCALE:	1" = 100'
500	01S	14W	0 16 400 62 1762
DRAWING NUMBER:		20-0673	

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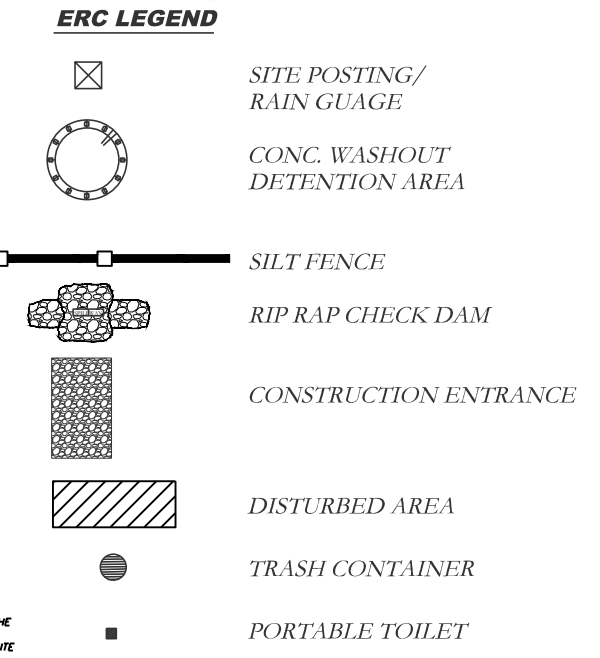
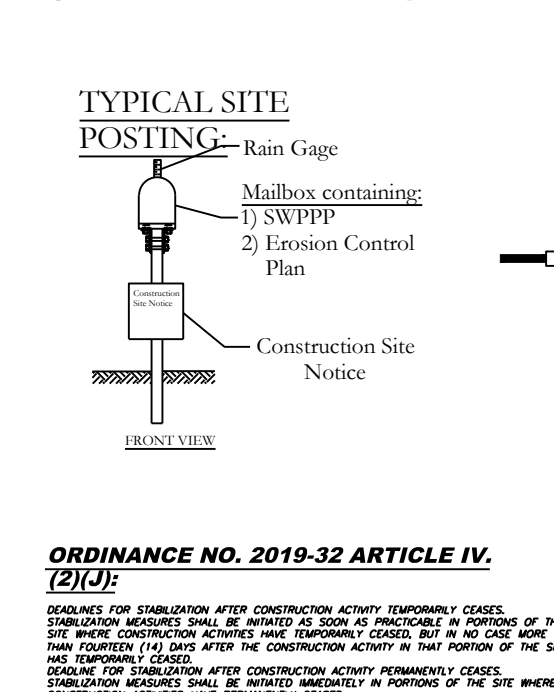
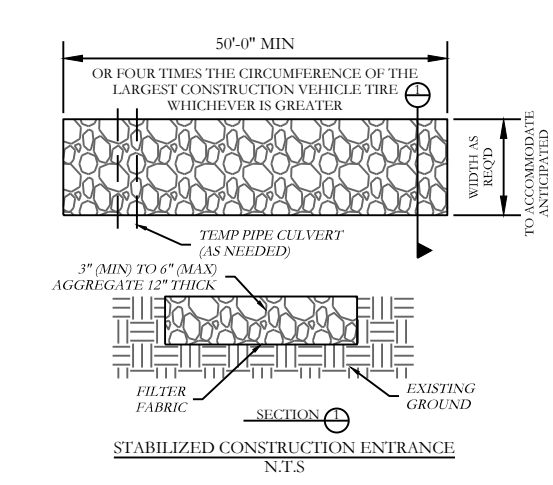
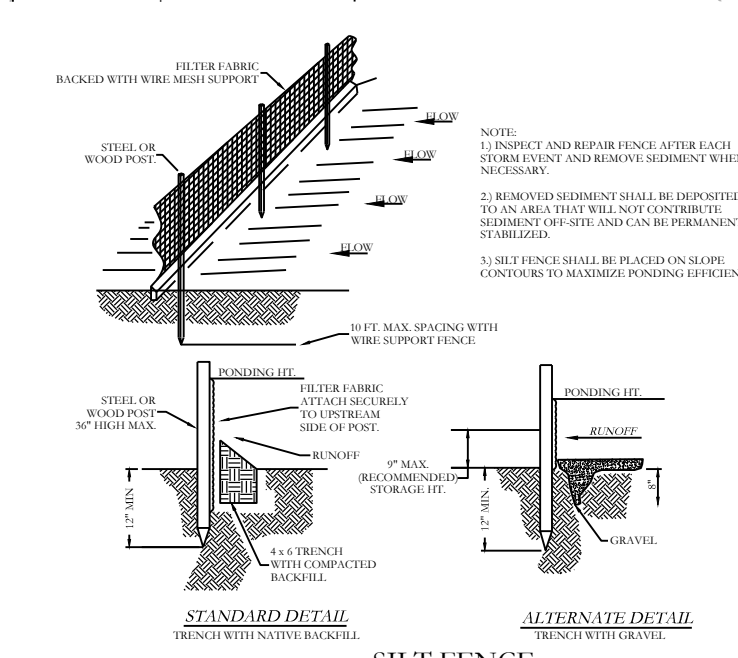
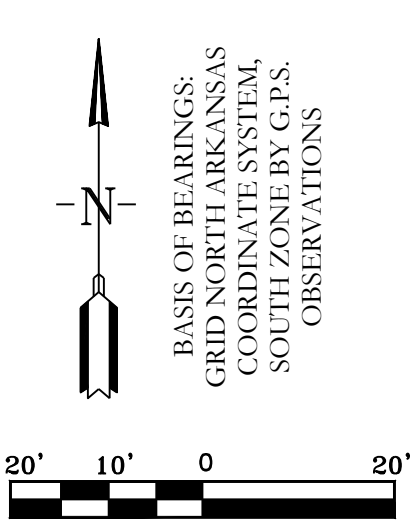
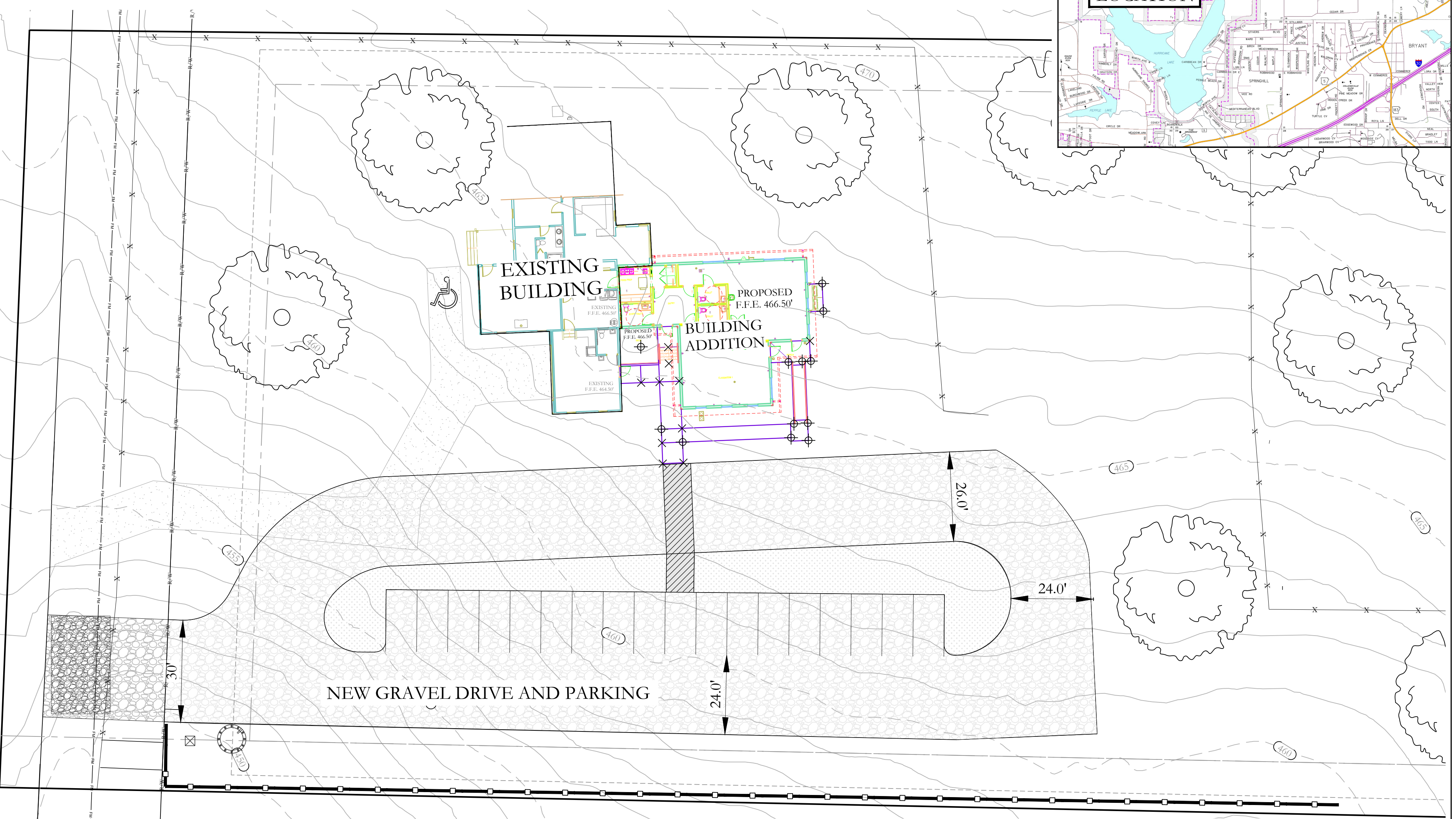
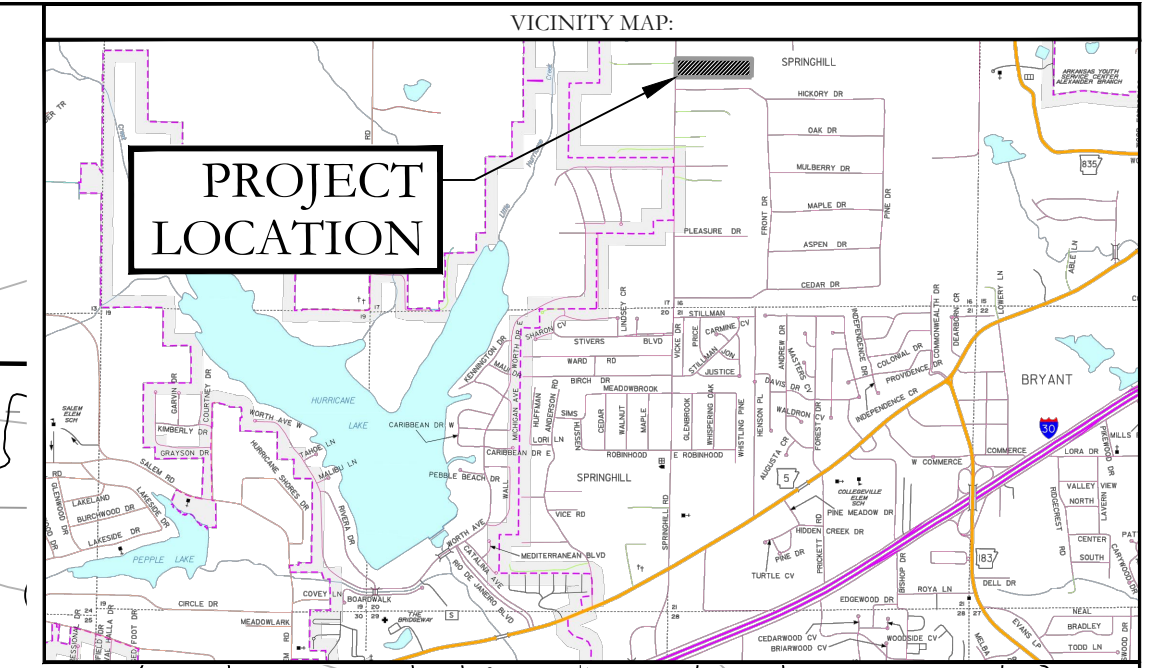


UTILITY PLAN LEGEND	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	WATER LINE
	SEWER MANHOLE
	SANITARY SEWER CLEANOUT

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<b>UTILITY PLAN</b> <b>BUILDING ADDITION CORNERSTONE</b> BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 04/03/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-0673
SHEET:	SCALE: 1" = 100'	
500	01S	14W 0 16 400 62 1762

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<b>EROSION CONTROL PLAN</b> <b>BUILDING ADDITION CORNERSTONE</b> BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	04/03/2023	C.A.D. BY:	BJOHNSON
REVISED:		CHECKED BY:	
SHEET:	500	SCALE:	1" = 100'
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	14W		400
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	16		1762

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