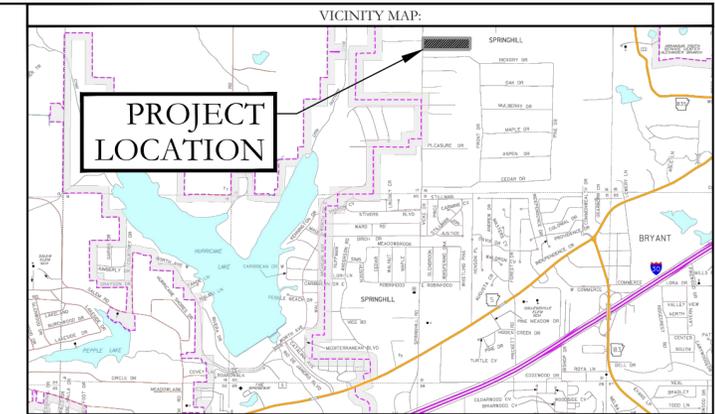


PIP  
NW CORNER NW 1/4 NW 1/4  
SECTION 16, T-01-S, R-14-W



SAHIL SAMIYA &  
HUSSEIN ADDAY  
PARCEL # 840-11752-000  
2017-0510

STEELE PATRICIA &  
WALTER  
PARCEL # 840-11751-000  
2009-57630

9.14 ACRES  
398227 Sq. Ft.

RONNIE I  
PARCEL #  
2020

BALISTERRI BENNIE  
& CAROL  
PARCEL # 840-11754-003

LAURA VAUGHN  
PARCEL #  
840-11754-001

ROBERT WOOTEN  
PARCEL #  
840-11754-000  
383-233

BALISTERRI BENNIE  
& CAROL  
PARCEL # 840-09050-0  
2012-36651

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

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

**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 3/8" 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 3/8" 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 VAUGHN; 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 #05125C0225E, DATED: 6/5/2020.

**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

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



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



| LEGEND |                        |
|--------|------------------------|
|        | - Found Aliquot Corner |
|        | - Found monument       |
|        | - Set 1/2" Rebar       |
|        | - Computed point       |
| (M)    | - Measured             |
| (P)    | - Plat/Deed            |
| - - -  | - Fence                |

|  |                     |  |    |
|--|---------------------|--|----|
| <b>HOPE CONSULTING</b><br>ENGINEERS - SURVEYORS  |                     | 117 S. Market Street,<br>Benton, Arkansas 72015<br>PH. (501)315-2626<br>FAX (501) 315-0024<br>www.hopeconsulting.com |    |
| FOR USE AND BENEFIT OF:<br><b>SHANNON NUCKOLS</b>  |                     |  |    |
| SITE PLAN<br><b>NUCKOLS ESTATES</b><br>A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS |                     |  |    |
| DATE: 08/10/2022   | C.A.D. BY: BJOHNSON | DRAWING NUMBER:  |    |
| REVISED:   | CHECKED BY:         | 20-0673  |    |
| SHEET: 500   | SCALE: 1"= 100'     |  |    |
| 01S  | 14W                 | 0  | 16 |
| 400  | 62                  | 1762   |    |

K:\Land Projects\2010\Survey\2020\20-0673 M&H\Site\_0910\Springhill Road\20100731\_Site\_Plan-08-25-22-Phase 1.dwg