



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: April 28, 2022 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Medic Sleep Care - 3348 Main St - Sign Variance

Sign Studio - Requesting Recommendation for Sign Variance Approval

- [0543-APP-02.pdf](#)
- [0543-APP-01.pdf](#)

2. Andres Gardens PUD - Replat

Rasbury Surveying - Requesting Approval for Replat of Lots A and B

- [0547-APP-02.pdf](#)
- [0547-APP-01.pdf](#)

3. Hurricane Heights Lots 2-3 - Replat

Rasbury Surveying - Requesting Recommendation for Approval of Replat

- [0548-PLN-01.pdf](#)

4. 304 Reynolds Road - Parking Lot Addition

Hope Consulting - Requesting Approval for Site Plan

- [0533-CPLN-01.pdf](#)
- [0533-PLN-03.pdf](#)

5. 3707 Mt. Carmel Road - Replat

Hope Consulting - Requesting Recommendation for Approval of Replat

- [0544-PLN-01.pdf](#)

6. Cornerstone Montessori Christian Academy - Site Plan

Hope Consulting - Requesting Approval of Site Plan for Temporary Buildings

- [0545-PLN-01.pdf](#)

7. Midland Road Duplexes - Midland Farms Subdivision

Hope Consulting - Requesting Discussion

- [0546-PLN-02.pdf](#)
- [0546-PLN-01.pdf](#)

Staff Approved

Permit Report

Adjournments

City of Bryant
210 SW 3rd Street
Bryant, AR 72022

Variance Request - Medic Sleep Care - 3348 Main Street #300

I am requesting a variance for sign code Section 3.06 Signs in Commercial C-2 Districts. The code states that one facade sign is allowed per business. This sign shall not exceed two square feet for each one linear foot of building facade fronting a public street, and is to be mounted on the building wall. For businesses on corner lots, side walls facing public streets may have one additional facade sign subject to the same restrictions noted in this paragraph.

There was a mixup in our office where a previous version of the sign design was exported for production that wasn't the sign that was permitted. The sign size that was installed was 60" x 186" which comes out to 77.5 square feet. According to the ordinance the maximum square footage would be 60 square feet.

If signage allowance was calculated from actual sign area covered, the total square footage would be 58.6. We are not asking the variance committee to change the ordinance, just the method used to calculate the square footage. If the City of Bryant doesn't count the square footage as 58.6, then we are formally requesting a variance for a larger sign. Either of these would save our client from having to purchase a new sign.

The signage that was installed is not out of place for that shopping center. The swoosh part of the logo is what is causing the square footage to be higher because of the rectangle method of calculation.

In closing, if we can draw rectangles around the logo and the actual text, the signage would be in the allowable square footage. We are asking for the city's consideration of this calculation or a variance for the larger sign.

Thank you for your time and consideration.

Matt Reese, COO
Brandon Hoover, Art Director
Sign Studio
204 Jane Place
Lowell, AR 72745
479-250-4844



Medic Sleep Care - Channel Letters



DESIGNER: Brandon

Job #: 369

Sales Rep:

PROOF DATE: 4/7/2022

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS. WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Bentonville, Cave Springs, and Lowell : 479-250-4844 | www.yoursignstudio.com

- Type: LED Channel Letters
- Size: 60" x 186.05"
- Material: aluminum, acrylic/lexan, LEDs, vinyl
- Color: full color
- Quantity: 1
- Notes:
 - Sq footage of signage using rectangle method = 77.5
 - Sq footage of actual signage area = 58.6
 - Allowable square footage = 60



APPROVED: _____

DATE: _____





VICINITY MAP
(NTS)

LOT B,
ANDRES GARDENS,
PHASE 2,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



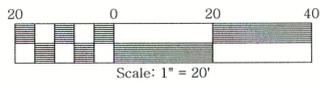
LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	S 87°29'18" E	11.84'

CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 17°56'12" W	32.25'	100.00'	32.39'
C2	N 17°49'06" E	35.33'	25.02'	33.23'
C3	N 51°13'10" E	24.51'	100.94'	24.57'
C4	N 34°39'26" E	41.86'	114.13'	42.10'

- LEGEND
- - FOUND MONUMENT
 - - SET #5 REBAR/CAP #1506
 - △ - COMPUTED POINT
 - ◆ - CONTROLLING CORNER
 - * - FENCE



BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FEMA
PANEL NO.: 05125C0380E
DATE: 6-5-2020

RASBURY SURVEYING

308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

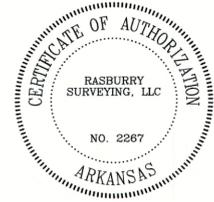
I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
JERRY LEE

PROPERTY ADDRESS:
GARDENS CLUB DRIVE
BRYANT, AR

FILE: C:\DRAWINGS\ANDRES GARDENS\POA

FIELDWORK DATE: 2-24-22
PLAT DATE: 3-18-22
DRAWN BY: DCR
JOB#: 22-047
CHECKED BY: JAR



Certificate of Recording

This document, number _____, filed for record
in Plat Book _____, page _____,
Circuit Clerk _____
For Bill of Assurance see:
Deed Record Book _____, Page _____.

Certificate of Surveying Accuracy

I, James Aaron Rasbury, 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 of Execution: _____ Registered Land Surveyor
No. 1506, 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 at a meeting held _____, 2022. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Bryant Planning Commission

Certificate of Owner

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

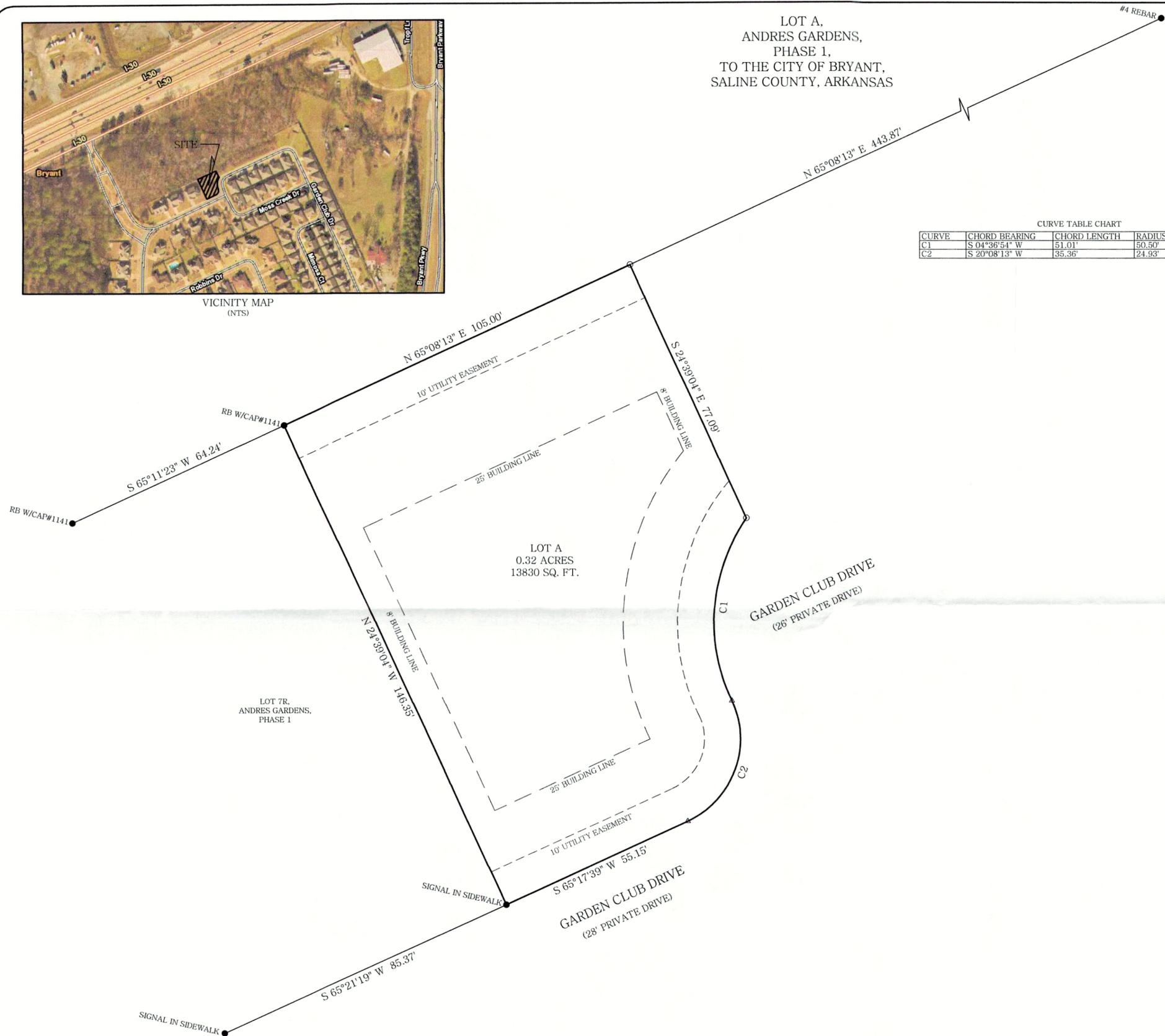
NAME: _____
ADDRESS: _____
Date of Execution _____
Sign _____
Sign _____
Source of Title _____

THE BEARING SYSTEM IS BASED ON
GRID NORTH PER GPS OBSERVATION



VICINITY MAP
(NTS)

LOT A,
ANDRES GARDENS,
PHASE 1,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 04°36'54" W	51.01'	50.50'	53.48'
C2	S 20°08'13" W	35.36'	24.93'	39.30'

THE BEARING SYSTEM IS BASED ON
GRID NORTH PER GPS OBSERVATION

Certificate of Recording

This document, number _____ filed for record
_____ 20____
in Plat Book _____, page _____.
Circuit Clerk _____
For Bill of Assurance see:
Deed Record Book _____, Page _____.

Certificate of Surveying Accuracy

I, James Aaron Rasberry, 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 of Execution: _____
Registered Land Surveyor
No. 1506, 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 at a meeting held on _____, 2022. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution Bryant Planning Commission

Certificate of Owner

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution NAME: _____
ADDRESS: _____

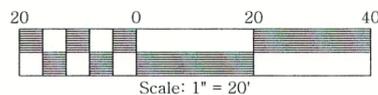
Sign _____

Sign _____

Source of Title _____



- LEGEND
- - FOUND MONUMENT
 - - SET #5 REBAR/CAP #1506
 - △ - COMPUTED POINT
 - ⊙ - CONTROLLING CORNER
 - * - FENCE



BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FEMA
PANEL NO.: 05125C0240E
DATE: 6-5-2020

RASBERRY SURVEYING

308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
JERRY LEE
PROPERTY ADDRESS:
GARDENS CLUB DRIVE
BRYANT, AR.



FILE: C:\DRAWINGS\ANDRES GARDENS\POA	FIELDWORK DATE: 2-24-22 PLAT DATE: 3-18-22	DRAWN BY: DCR
	JOB#: 22-047	CHECKED BY: JAR

LOT 2-R,
BEING A REPLAT OF LOT 2 AND LOT 3,
HURRICANE HEIGHTS SUBDIVISION,
PHASE 1,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

BEARING SYSTEM BASED ON GRID
NORTH PER GPS OBSERVATION



VICINITY MAP
(NTS)

Certificate of Recording

This document, number _____ filed for record
_____, 20____

in Plat Book _____, page _____.

Circuit Clerk _____

For Bill of Assurance see:
Deed Record Book _____, Page _____.

Certificate of Surveying Accuracy

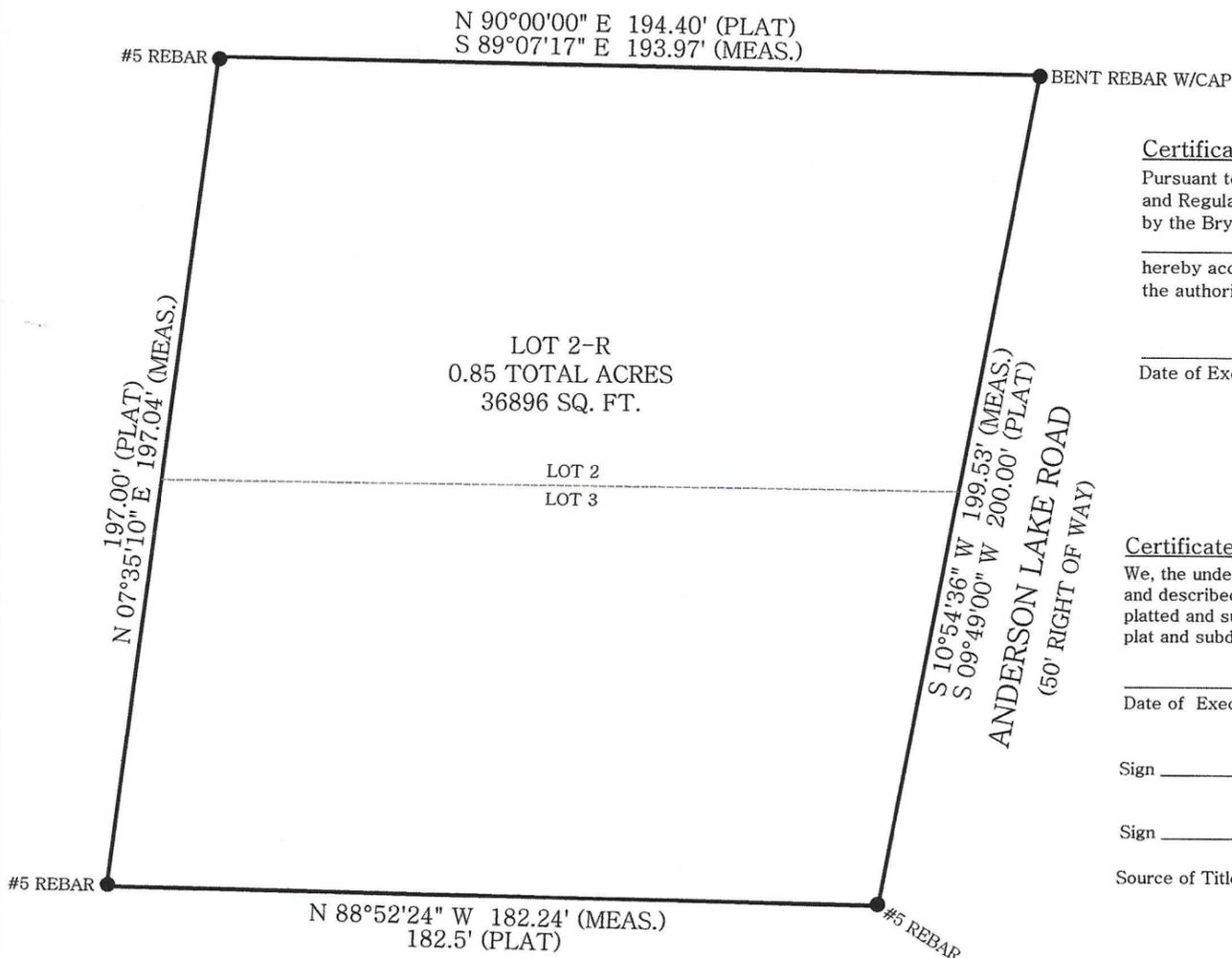
I, James Aaron Rasbury, hereby certify that this plat correctly represents a survey and a plan made by me, or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the city of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution: _____

Registered Land Surveyor
No. 1506, Arkansas

BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FEMA
PANEL NO.: 05125C0360E
DATE: 6-5-2020



Certificate of Final Plat Approval

Pursuant to the City of Bryant Approval Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 2022. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution Bryant Planning Commission

Certificate of Owner

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we laid off, platted and subdivided said real estate in accordance with the within plat.

Date of Execution _____ NAME: CONNIE AND WAYNE JOHNSON
ADDRESS: 3109 ANDERSON LAKE RD.
BRYANT, AR. 72019

Sign _____

Sign _____

Source of Title DOCUMENT NUMBER 2014-021444

Certificate of Owner

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we laid off, platted and subdivided said real estate in accordance with the within plat.

Date of Execution _____ NAME: CONNIE AND WAYNE JOHNSON
ADDRESS: 3117 ANDERSON LAKE RD.
BRYANT, AR. 72019

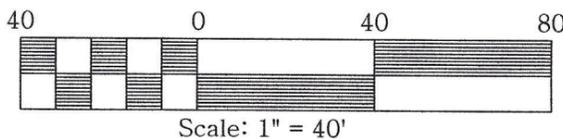
Sign _____

Sign _____

Source of Title DOCUMENT NUMBER 2021-012065



- LEGEND
- - FOUND MONUMENT
 - - SET #5 REBAR/CAP #1506
 - △ - COMPUTED POINT
 - ⊙ - CONTROLLING CORNER
 - * - FENCE
 - - CENTERLINE



RASBURY SURVEYING

308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:

CONNIE JOHNSON

PROPERTY ADDRESS:

3109 & 3117 ANDERSON LAKE ROAD BRYANT, AR 72019



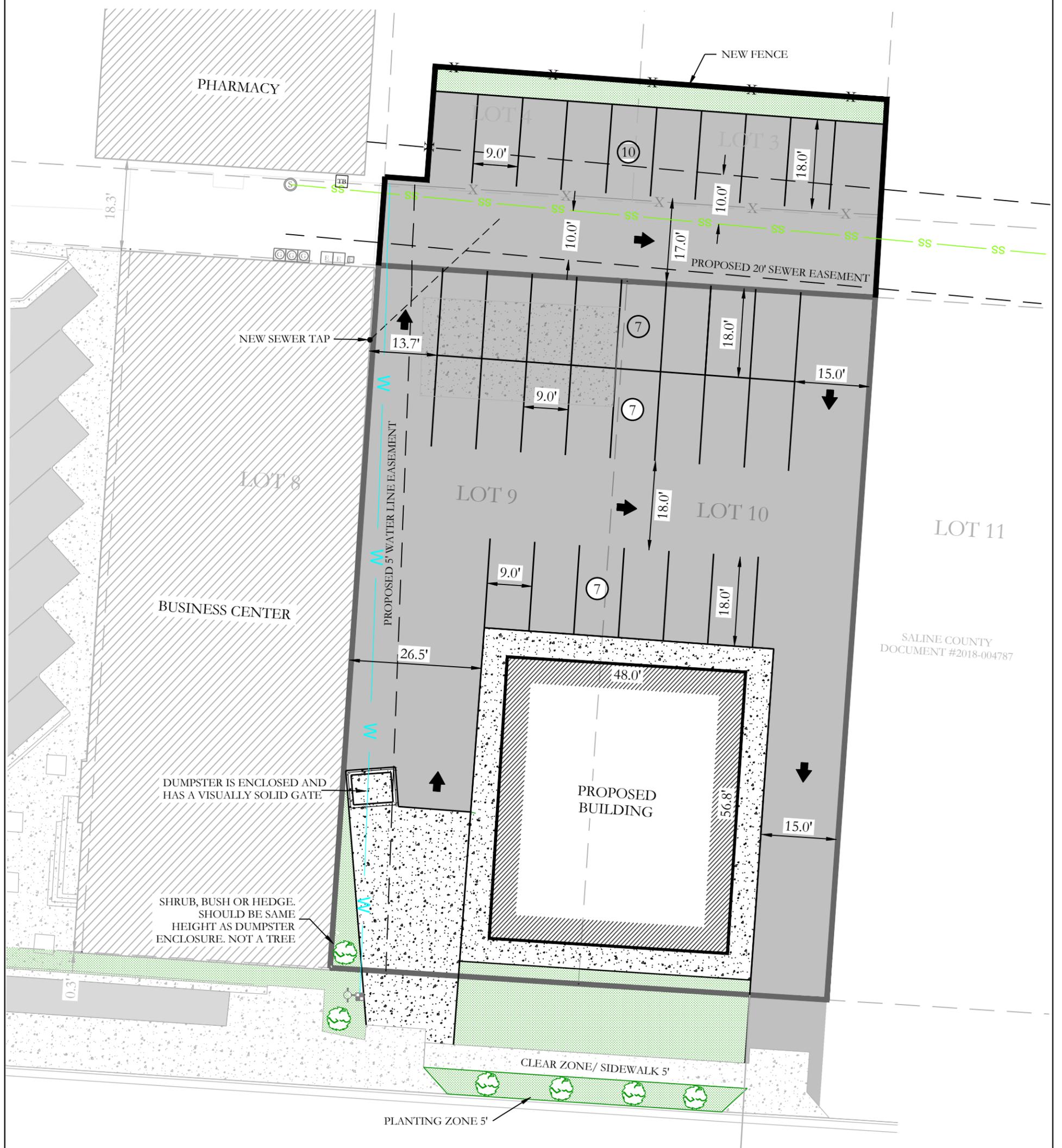
FIELD WORK DATE: 2-20-22 PLAT DATE: 3-10-22

FILE: C:\DRAWINGS\HURRICANEHEIGHTS\LOT 2 AND 3 REPLAT

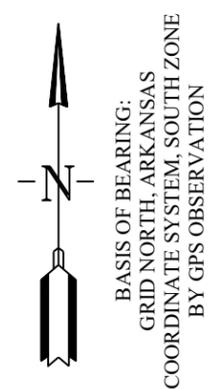
DRAWN BY: DCR

JOB #: 22-037

CHECKED BY: JAR



SALINE COUNTY
DOCUMENT #2018-004787



BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION



HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
TEL (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

For the Exclusive Use and Benefit of:
RNR INVESTMENT
Address 103-105 NE 3RD STREET
BRYANT 72022 Date 05-21-2021
500 1S 14W 0 34 100 62 1807

By affixing my seal and signature, I Robert L. Johnston, PLS No, 1626, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

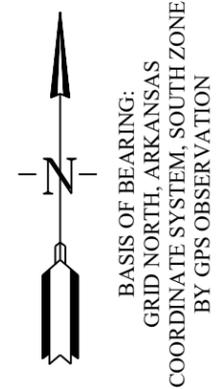
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0380E, dated: 6/5/2020

LEGEND	
⊕	- Found Aliquot Corner
●	- Found Monument
⊙	- Set 1/2" Rebar w. Cap
△	- Computed point
(M)	- Measured
(P)	- Platted
x	- Fence

Drawn By: BKJ Checked: _____



SALINE COUNTY
DOCUMENT #2018-004787



HOPE CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
TEL (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

For the Exclusive Use and Benefit of:
RNR INVESTMENT

Address 103-105 NE 3RD STREET
BRYANT 72022 Date 05-21-2021

500 1S 14W 0 34 100 62 1807

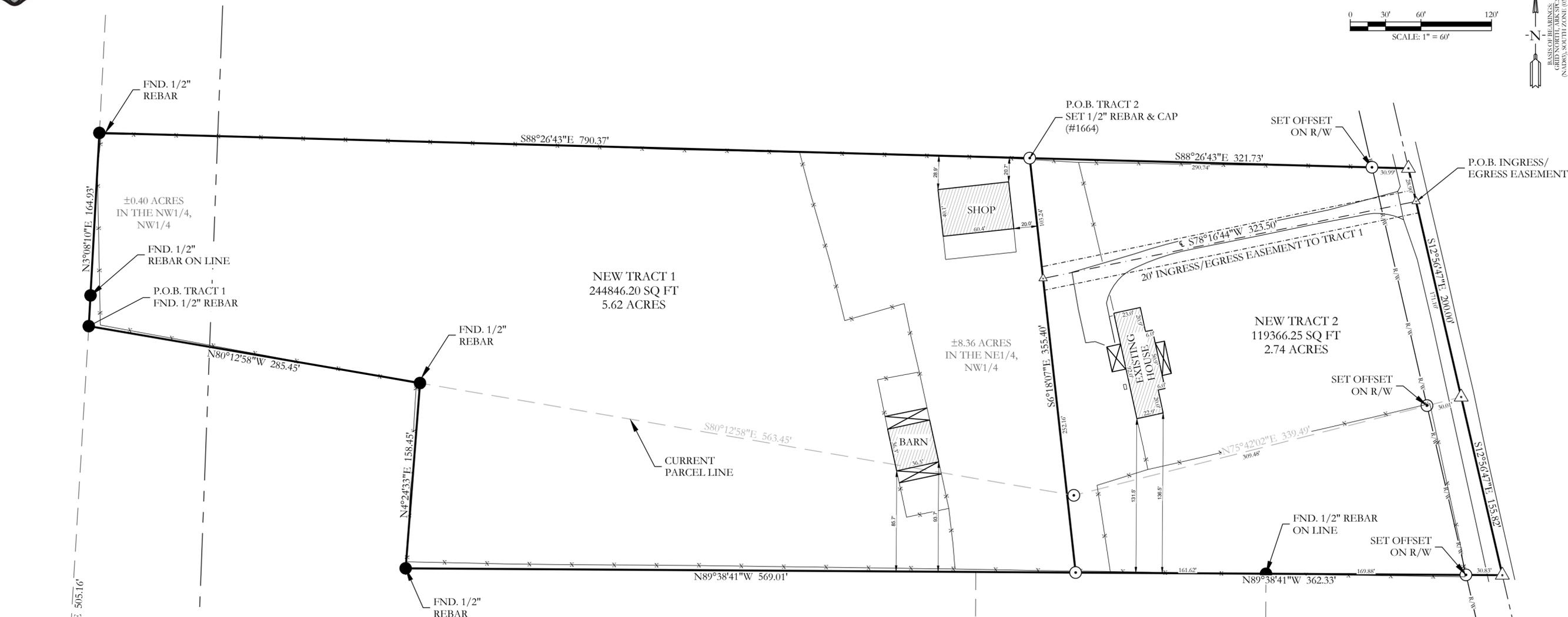
20' 10' 0' 20'

By affixing my seal and signature, I Robert L. Johnston, PLS No. 1626, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # **05125C0380E**, dated: **6/5/2020**

LEGEND
 ● - Found Aliquot Corner
 ● - Found Monument
 ⊙ - Set 1/2" Rebar w. Cap
 ▲ - Computed point
 (M)-Measured
 (P)-Platted
 -x-x- -Fence

Drawn By: BKJ Checked: _____



TRACT 1 DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR MARKING THE POINT OF BEGINNING; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 06°18'07" EAST A DISTANCE OF 355.40 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE NORTH 89°38'41" WEST A DISTANCE OF 569.01 FEET TO A 1/2" REBAR; THENCE NORTH 04°24'33" EAST A DISTANCE OF 158.45 FEET; THENCE NORTH 80°12'58" WEST A DISTANCE OF 285.45 FEET TO THE POINT OF BEGINNING; CONTAINING 5.62 ACRES, OR 244846.20 SQUARE FEET, MORE OR LESS.

ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED TRACT; SAID EASEMENT BEING A 20 FOOT WIDE STRIP OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE CONTINUING SOUTH 88°26'43" EAST A DISTANCE OF 321.73 FEET TO THE CENTERLINE OF MT. CARMEL ROAD; THENCE ALONG SAID CENTERLINE SOUTH 12°56'47" EAST A DISTANCE OF 28.90 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID 20' WIDE EASEMENT SOUTH 78°16'44" WEST A DISTANCE OF 323.50 FEET TO POINT OF TERMINATION ON THE EAST LINE OF THE ABOVE DESCRIBED TRACT; WITH SIDE LINES BEING EXTENDED OR TRIMMED AS NECESSARY TO ENCLOSE SAID EASEMENT FULLY.

RECORD DESCRIPTION: SALINE COUNTY INSTRUMENT #2002-074847

ALL THAT PART OF THE N½ OF THE NW¼, SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID N½ OF NW¼ WHICH IS 1,207 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUN THENCE N00°00'E PARALLEL WITH THE WEST LINE OF SAID N½ OF NW¼ FOR 503.6 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE N00°00'E FOR 166.4 FEET; THENCE N88° 13'E FOR 1,120.5 FEET TO THE CENTERLINE OF COUNTY ROAD; THENCE S15°04'E ALONG CENTERLINE OF ROAD FOR 200.0 FEET; THENCE S73°05'W FOR 343 FEET; THENCE N83°44'W FOR 848.9 FEET TO THE POINT OF BEGINNING, CONTAINING 6.0 ACRES MORE OR LESS.

AND
BEGINNING AT A POINT OF THE SOUTH LINE OF SAID N½ NW¼ WHICH IS 1,207.5

TRACT 2 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664) MARKING THE POINT OF BEGINNING; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 321.73 FEET TO THE CENTERLINE OF MT. CARMEL ROAD; THENCE ALONG SAID CENTERLINE SOUTH 12°56'47" EAST A DISTANCE OF 20.00 FEET; THENCE CONTINUING SOUTH 12°56'47" EAST A DISTANCE OF 155.82 FEET; THENCE LEAVING SAID ROAD CENTERLINE NORTH 89°38'41" WEST A DISTANCE OF 362.33 FEET TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 06°18'07" WEST A DISTANCE OF 355.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.74 ACRES, OR 119366.3 SQUARE FEET; MORE OR LESS.

AND SUBJECT TO AND EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING A 20 FOOT WIDE STRIP OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE CONTINUING SOUTH 88°26'43" EAST A DISTANCE OF 321.73 FEET TO THE CENTERLINE OF MT. CARMEL ROAD; THENCE ALONG SAID CENTERLINE SOUTH 12°56'47" EAST A DISTANCE OF 28.90 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID 20' WIDE EASEMENT SOUTH 78°16'44" WEST A DISTANCE OF 323.50 FEET TO POINT OF TERMINATION ON THE EAST LINE OF THE ABOVE DESCRIBED TRACT; WITH SIDE LINES BEING EXTENDED OR TRIMMED AS NECESSARY TO ENCLOSE SAID EASEMENT FULLY.

FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUN THENCE N00°00'E PARALLEL WITH THE WEST LINE OF THE N½ NW¼ FOR 503.6 FEET; RUN THENCE S83°44'E FOR 281.7 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE S00°00'E FOR 158 FEET, MORE OR LESS TO A POINT THAT IS 309 FEET DUE NORTH OF THE SOUTH LINE OF SAID N½NW¼; RUN THENCE EAST, PARALLEL WITH THE SOUTH LINE THEREOF FOR 932 FEET TO THE CENTERLINE OF COUNTY ROAD; RUN THENCE N15°04'W ALONG CENTER OF ROAD FOR 156 FEET; THENCE S73°05'W FOR 343 FEET; THENCE N84°44'W FOR 567.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 2.32 ACRES, MORE OR LESS SUBJECT TO ALL RIGHTS OF WAY, RESTRICTIONS, AND EASEMENTS OF RECORD. THIS LEGAL DESCRIPTION WAS PROVIDED BY GRANTORS.

LEGEND

- - Found Aliquot Corner
- - Found monument
- ⊙ - Set ½" Rebar
- △ - Computed point
- (M) - Measured
- (P) - Plat/Deed
- - - - - Fence

GENERAL SURVEYOR'S NOTES:

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

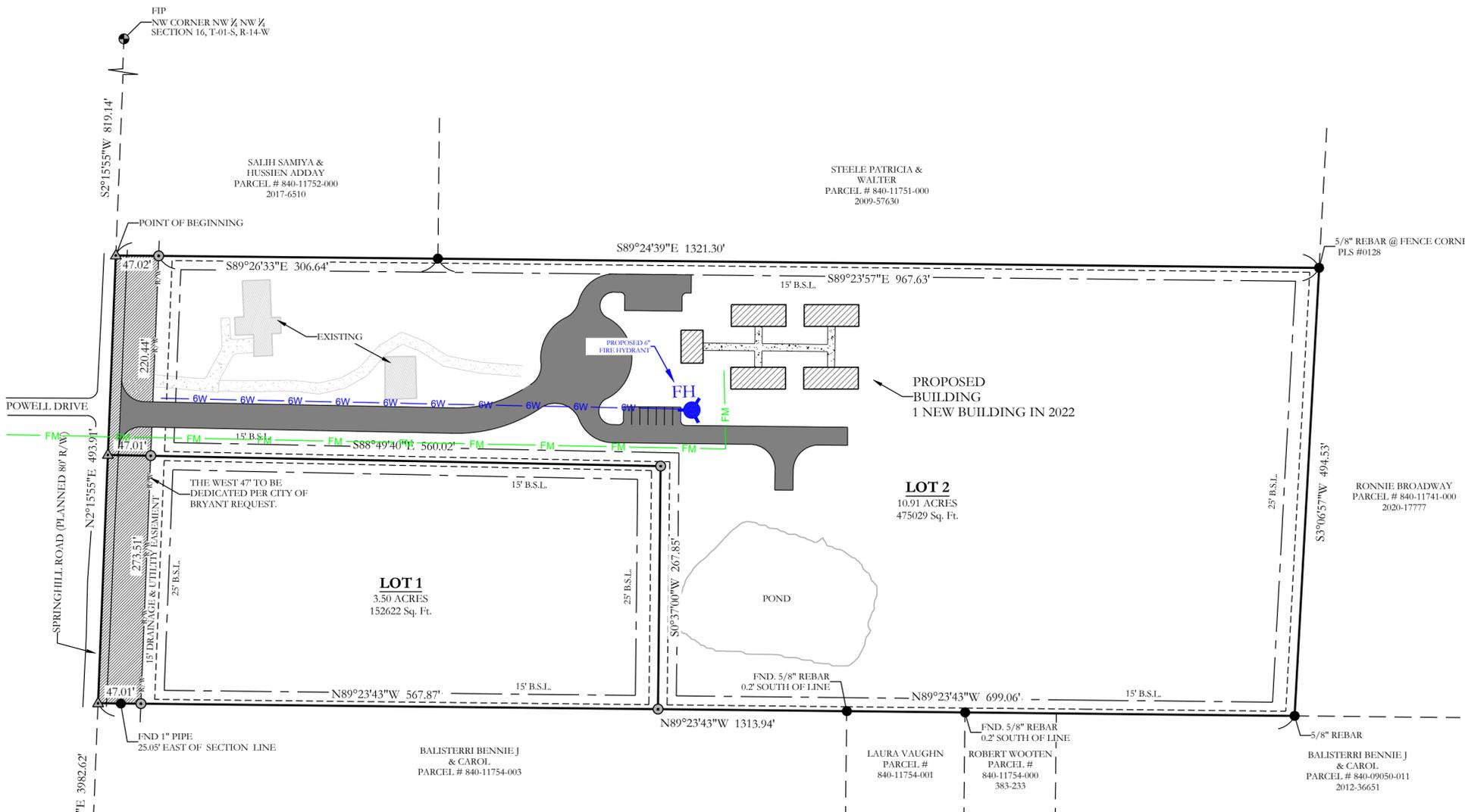
NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.



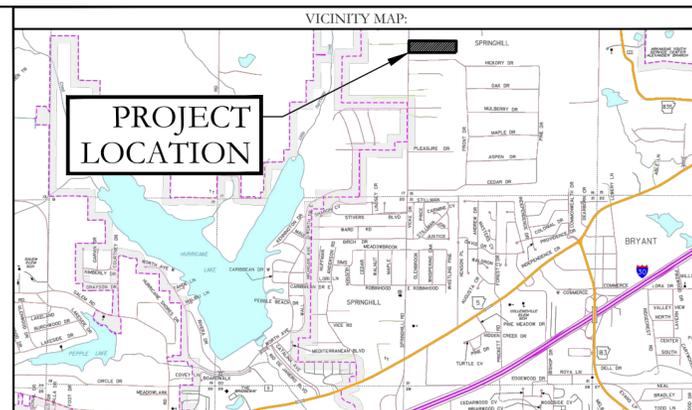
By affixing my seal and signature, I, Corbett Shoffner, Arkansas PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

FLOOD STATEMENT			
NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL # 050192-0005B, DATED: 12/15/1981.			
		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
		FOR USE AND BENEFIT OF: JOE FRANCIS BOUNDARY SURVEY AND SPLIT OF 3707 MT. CARMEL ROAD BRYANT, ARKANSAS 72022	
DATE: 4/8/22	C.A.D. BY: JPP	DRAWING NUMBER:	
REVISED: 4/13/2022	CHECKED BY: WCS	22-0399	
SHEET: 500	SCALE: 1" = 60'		
500	01S	14W	0 32 400 62 1664



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 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 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 #05125C0225F, DATED: 6/5/2020.



OWNER:
 NAME: STEPHEN L. & SHANNON L. NUCKOLS
 Address: 4910 SPRINGHILL ROAD
 BRYANT, ARKANSAS 72022

DEVELOPER:
 NAME: STEPHEN L. & SHANNON L. NUCKOLS
 Address: 4910 SPRINGHILL ROAD
 BRYANT, ARKANSAS 72022

CERTIFICATE OF OWNER:
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____
 Source of Title: Saline County Instrument #2019-013298.

CERTIFICATE OF FINAL SURVEYING ACCURACY:
 I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey completed 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 or length and direction of the property sides.

Date of Execution _____ Name: Jonathan L. Hope,
 Registered Professional
 Land Surveyor, No. 1762 Arkansas

CERTIFICATE OF FINAL APPROVAL:
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____ 20____. All documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

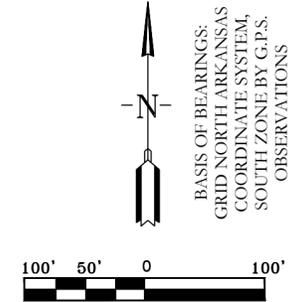
Date of Execution _____ Name
 Bryant Planning Commission

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



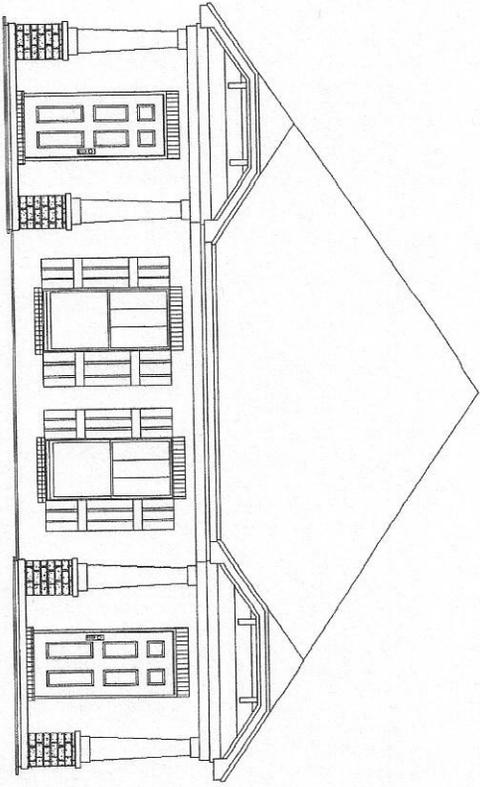
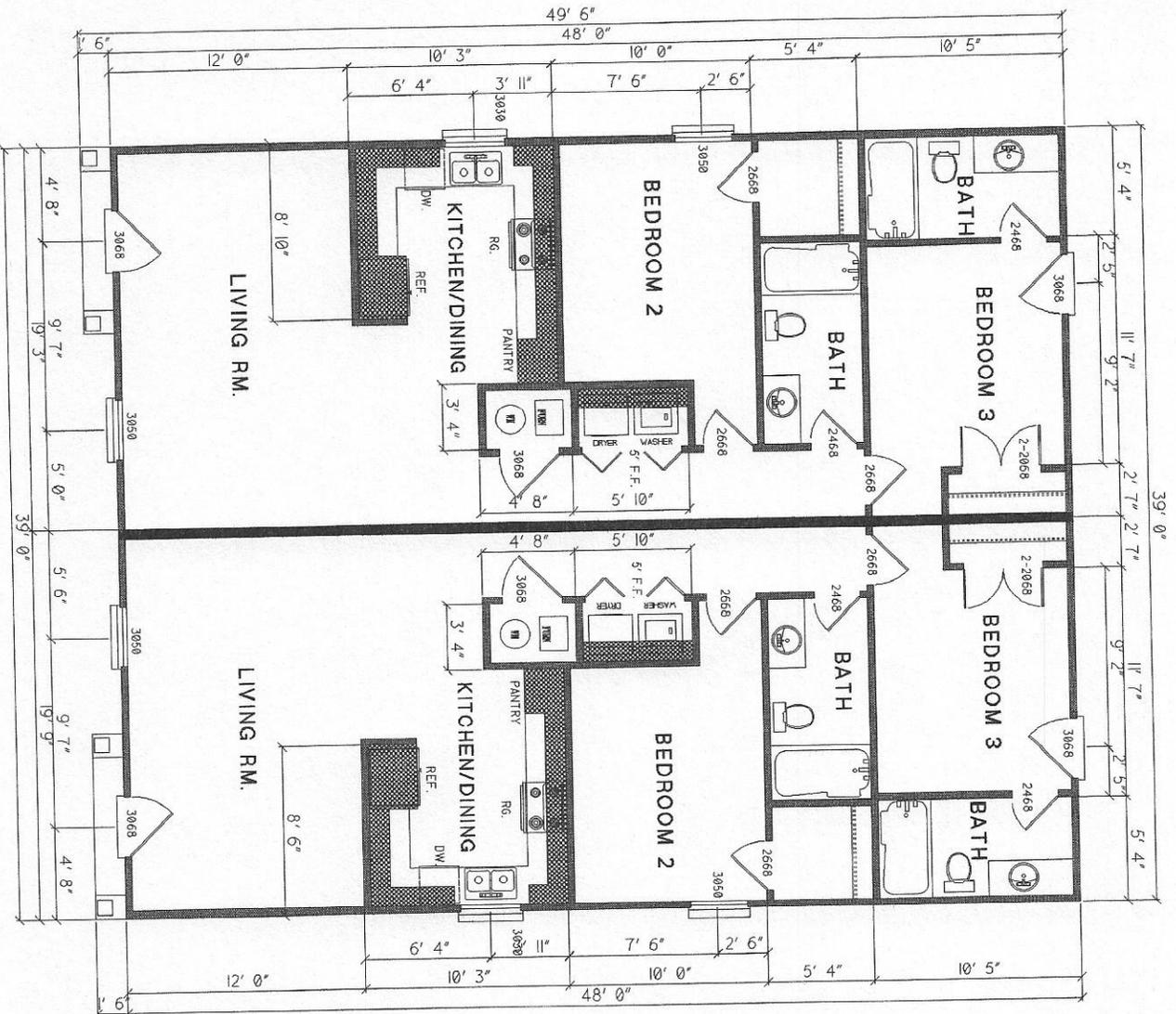
- LEGEND**
- - Found Aliquot Corner
 - - Found monument
 - ⊙ - Set 1/2" Rebar
 - △ - Computed point
 - (M) - Measured
 - (P) - Plat/Deed
 - - Fence



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

HOPE CONSULTING ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: SHANNON NUCKOLS			
SITE PLAN NUCKOLS ESTATES A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 08/25/2020	C.A.D. BY: BJOHNSON	DRAWING NUMBER:	
REVISED: 10/06/2020	CHECKED BY:	20-0673	
SHEET: 500	SCALE: 1" = 100'		
01S	14W	0 16	400 62 1762

K:\Land Projects\2019\Survey\2020\20-0673 M&S\Site - 4910 Springhill Road\20-0673-1P-100E-2019.dwg



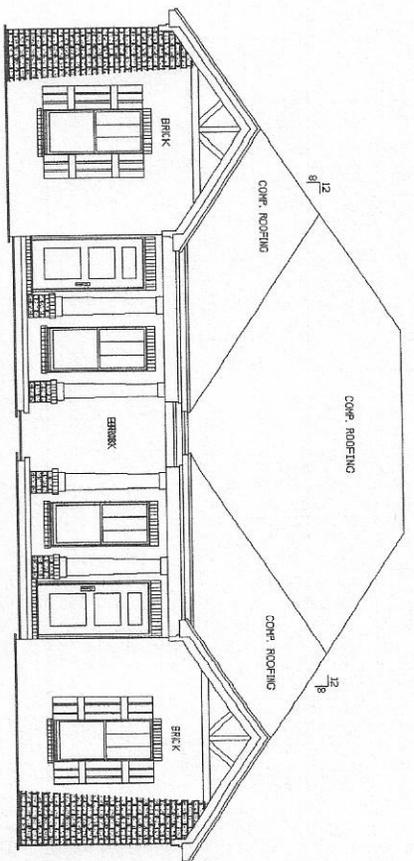
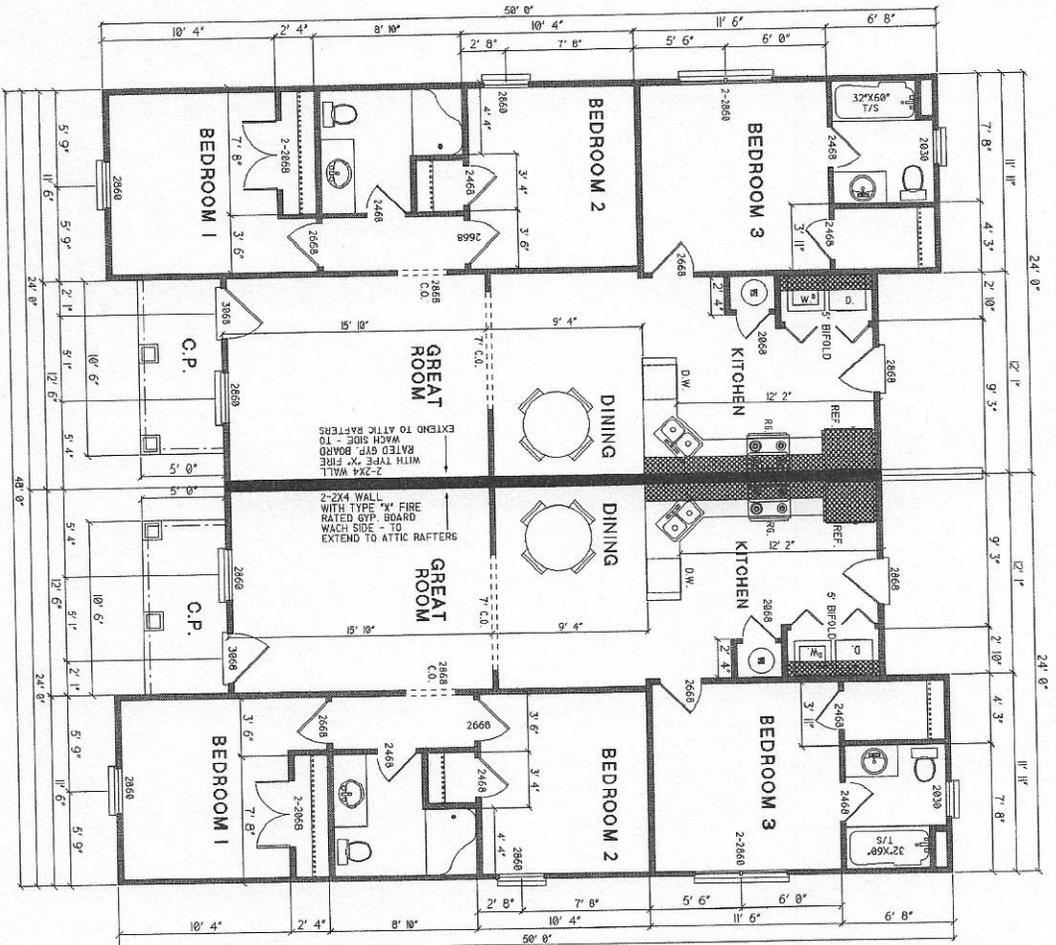
FRONT ELEVATION

LOTS 7,8,19,20
FLOOR PLAN SPECS.

HEAT/COOLED PER UNIT: 920 SQ. FT.
 PORCH PER UNIT: 21 SQ. FT.
 TOTAL PER UNIT: 941 SQ. FT.

NOTES:

1. ALL CEILINGS TO BE 9'



FRONT ELEVATION
OPTION 1

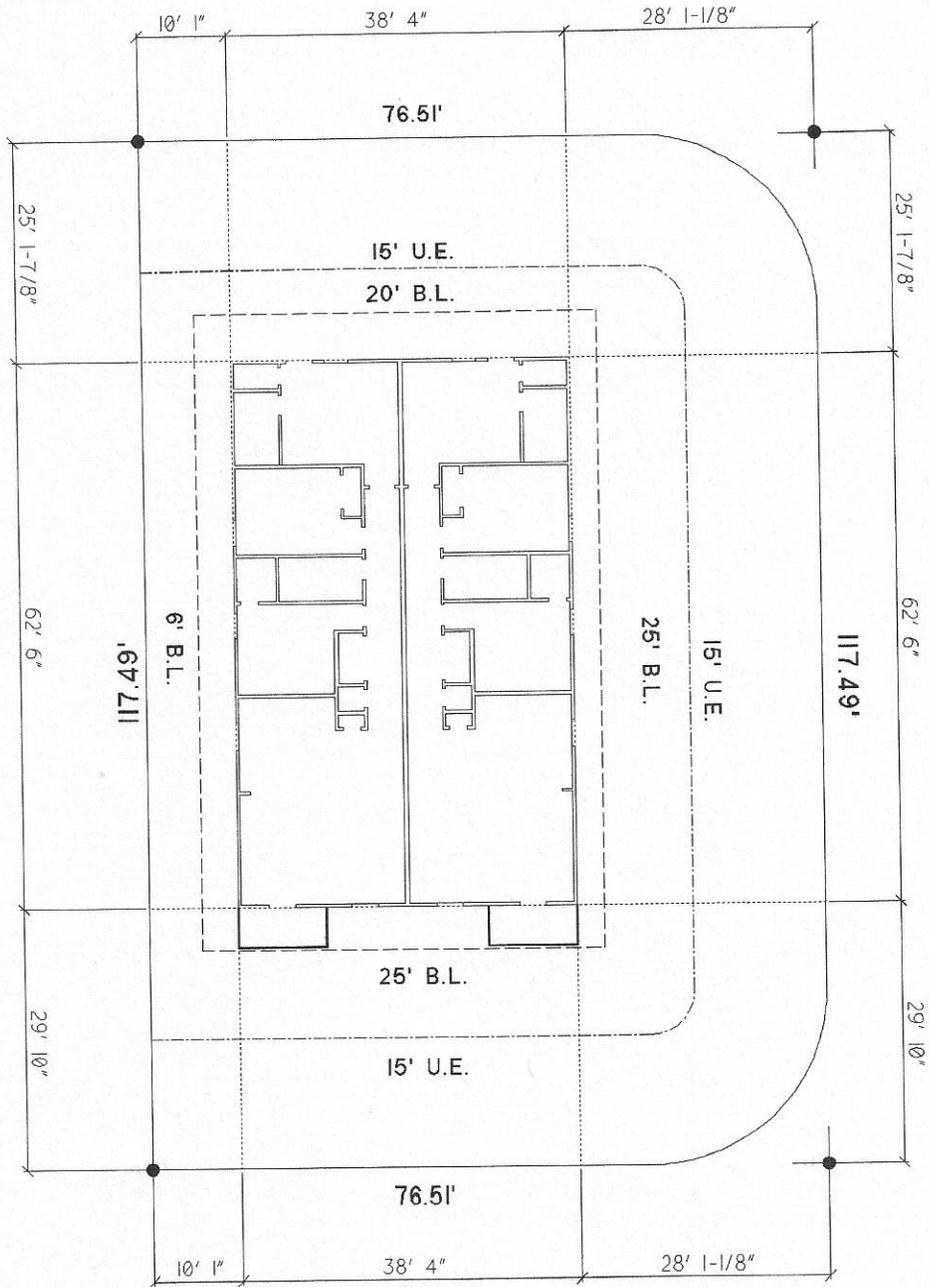


FRONT ELEVATION
OPTION 2

FLOOR PLAN SPECS.-UNIT 1

- HEAT/COOLED: 1066 SQ. FT.
 PORCH: 50 SQ. FT.
 TOTAL: 1116 SQ. FT.
 HEAT/COOLED/W/ BRICK: 1103 SQ. FT.
 1. ALL CEILINGS TO BE 9' UNLESS OTHERWISE NOTED
 2. HVAC TO BE IN ATTIC.

LOTS 2,5,9,10,11,12,13,14,15,16,17,18



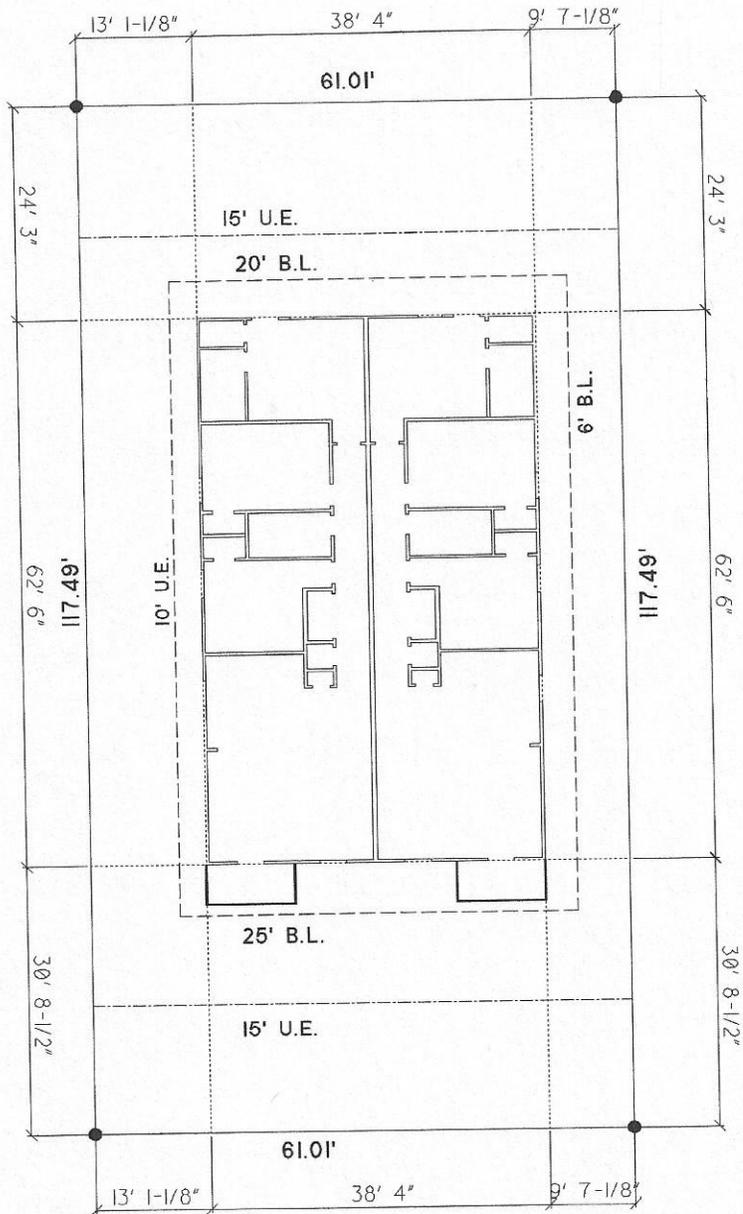
NOTE:

It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction. Quality designs is not responsible for any setbacks or private easements that are not shown on the survey plot.

#1435 MAXWELL JACOB DRIVE
 Lot 1 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By:
Quality Designs
 Conway Arkansas
 Scale: 1"=25'-0"



NOTE:

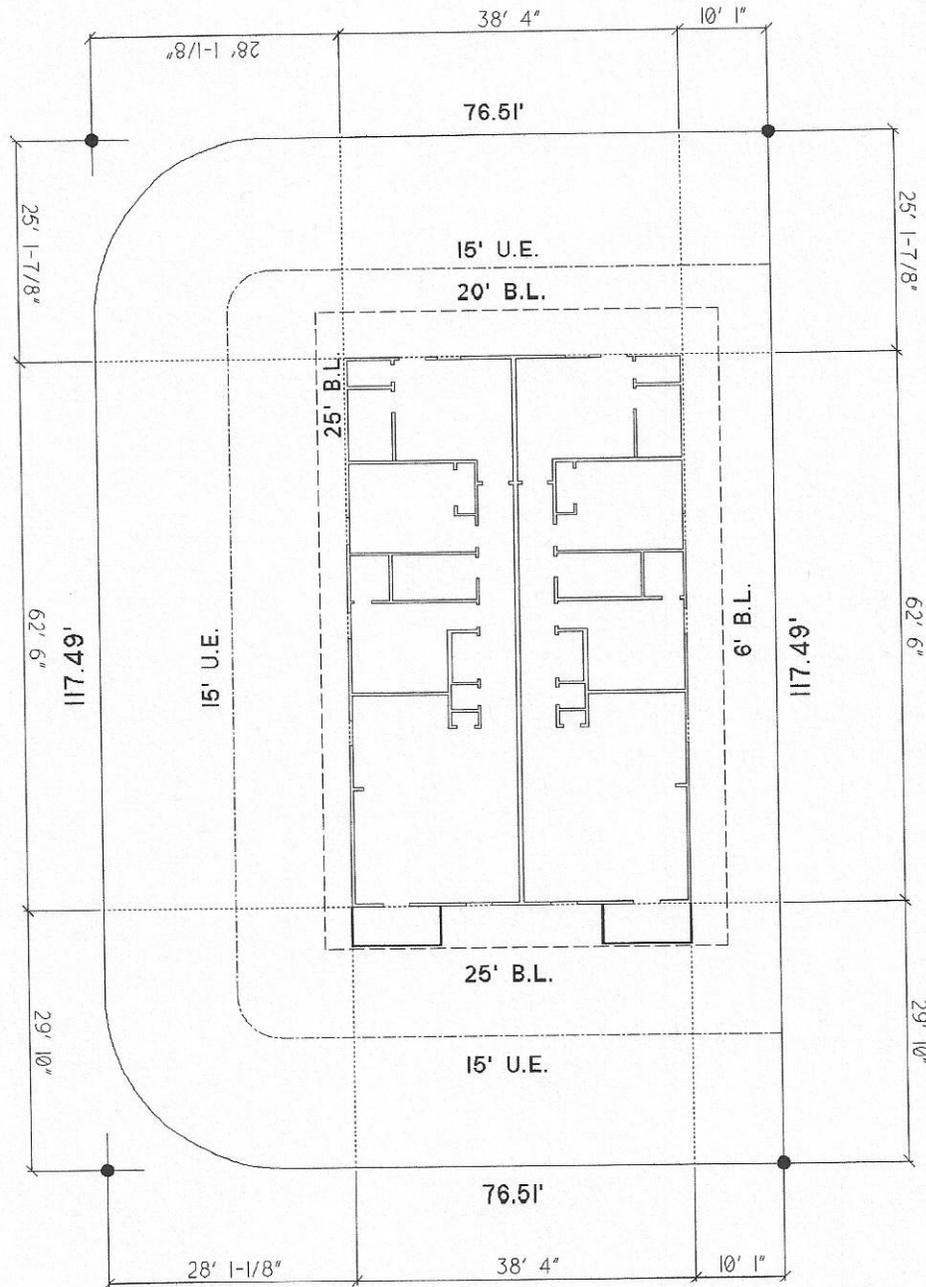
It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction quality designs is not responsible for any setbacks or private easements that are not shown on the survey plat.

#1455 MAXWELL JACOB
 Lot 3 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By
Quality Designs
 Conway Arkansas

Scale: 1"=25'-0"



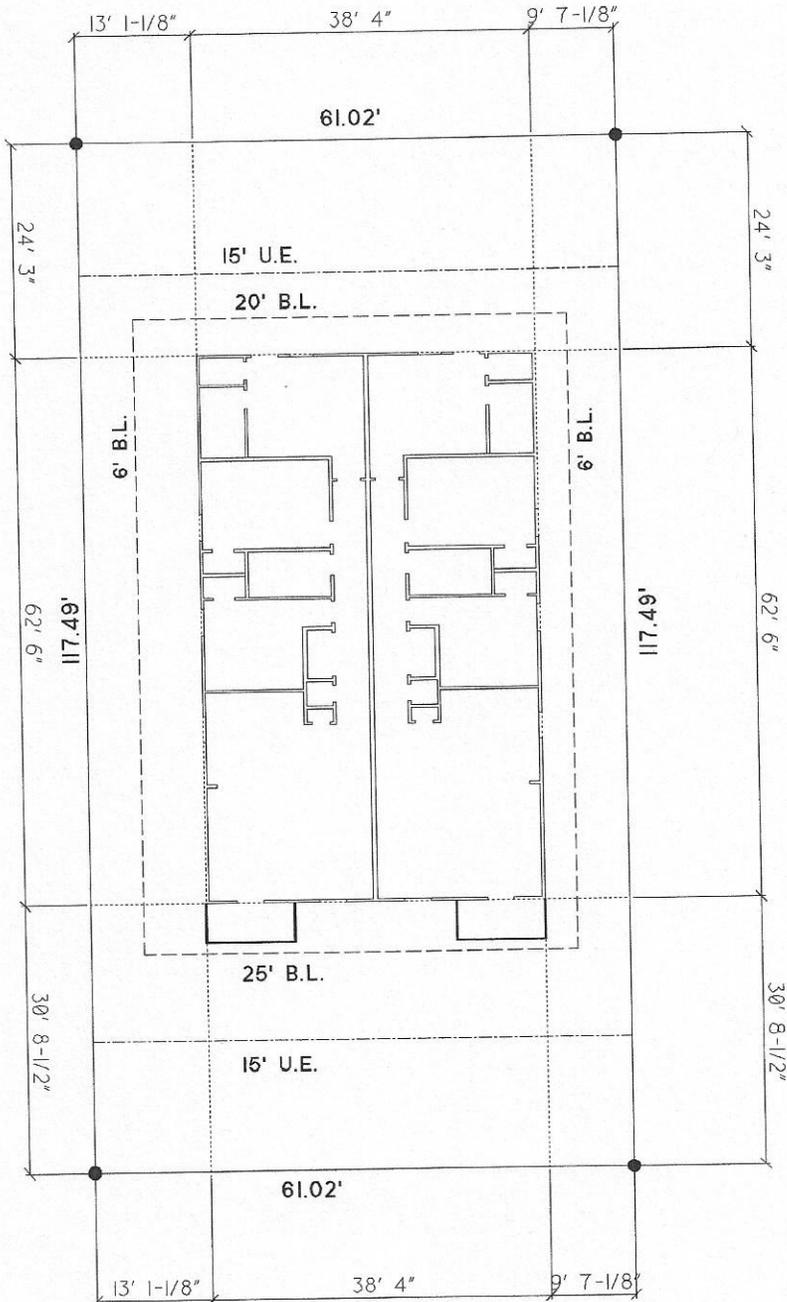
NOTE:

It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction. Quality designs is not responsible for any setbacks or private easements that are not shown on the survey plat.

#1525 MAXWELL JACOB DRIVE
 Lot 6 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By
Quality Designs
 Conway, Arkansas
 Scale: 1"=25'-0"



NOTE:

It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction. Quality designs is not responsible for any setbacks or private easements that are not shown on the survey plat.

#1505 MAXWELL JACOB
 Lot 4 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By
Quality Designs
 Conway Arkansas
 Scale: 1"=25'-0"

TRACT 1 - 2.32 ACRES

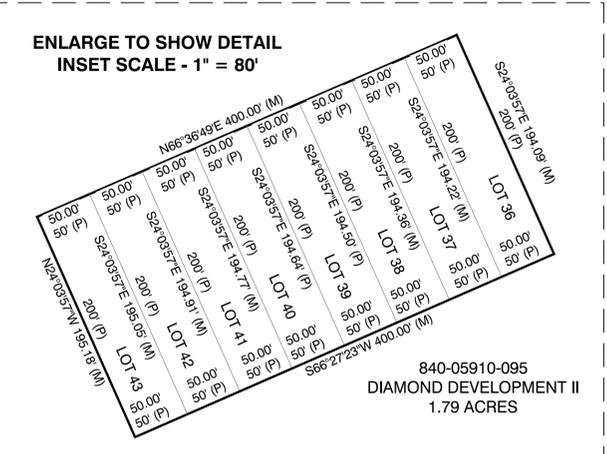
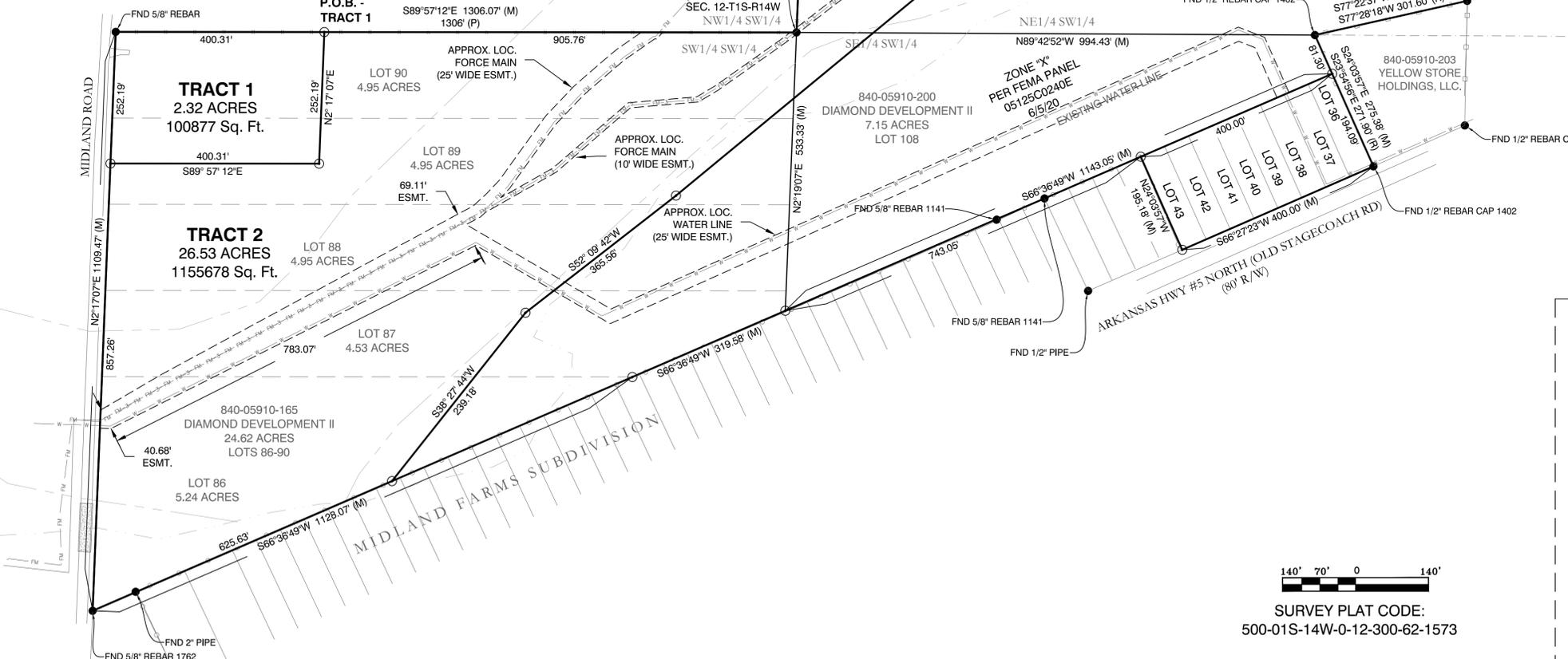
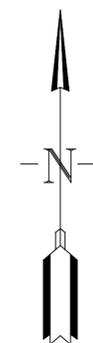
PART OF LOT 89 AND LOT 90, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N89°57'12"W - 905.76 FEET ALONG THE NORTH LINE THEREOF TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE S2°17'07"W - 252.19 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N89°57'12"W - 400.31 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 252.19 FEET, ALONG SAID RIGHT OF WAY, TO A FOUND 5/8" REBAR ON THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE S89°57'12"E - 400.31 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**, CONTAINING 2.32 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF MIDLAND ROAD.

TRACT 2 - 26.53 ACRES

PART OF LOTS 86-90 AND LOT 108, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N2°19'07"E - 650.17 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR WITH CAP #1573; THENCE LEAVING SAID WEST LINE N89°37'20"E - 970.47 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S53°59'32"W - 546.99 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S50°31'32"W - 1017.57 TO A SET 1/2" REBAR WITH CAP; THENCE S52°09'42"W - 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S38°27'44"W - 239.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S66°36'49"W - 625.63 FEET TO A FOUND 5/8" REBAR WITH CAP #1762 ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 857.26 FEET, ALONG SAID RIGHT OF WAY, TO A SET 1/2" REBAR WITH CAP #1573; THENCE S89°57'12"E - 400.31 FEET, LEAVING SAID RIGHT OF WAY, TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°17'07"E - 252.19 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE NORTH LINE OF THE SAID SW1/4 SW1/4; THENCE S89°57'12"E - 905.76 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**, CONTAINING 26.53 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF MIDLAND ROAD.

SURVEY LEGEND

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



SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573

DOCUMENTS USED:	CERTIFICATIONS:
<ul style="list-style-type: none"> • PLAT OF CREEKSIDE SUBDIVISION • PLAT OF MIDLAND FARMS SUBDIVISION • BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II 	<p>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 DEC. 23, 2021.</p> <p>THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.</p> <p>A PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. PART OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" AND THE FLOODWAY OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.</p>
BASIS OF BEARINGS:	
<p>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).</p>	



12-23-21

BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>P.O. Box 116 (72018) Ph (501) 408-4650</p> <p>2909 Military Road Fx (888) 900-3068</p> <p>Benton, AR 72015 gmatengineering@gmail.com</p>	
<p>FOR USE & BENEFIT OF:</p> <p>MIKE LAKE</p> <p>JIM HASTINGS</p>	
<p>CONTENTS:</p> <p>BOUNDARY SURVEY</p>	
PROJECT NO:	21206
DATE:	DEC. 23, 2021
SHEET NO:	1 OF 1