



125-840-14856-000
HAMILTON HOLDINGS LLC
2023/015874

125-840-01252-000
GASPER CIPRIANO AVILLA
2025/011527

LOT 2
0.43 AC
18868.4 SF

20' SEWER EASEMENT

20' B.S.L.

20' B.S.L.

8' B.S.L.

DECK

51.9'

PROPOSED
DUPLEX

25.9'

150.63'

13.3'

13.3'

20.0'

PRICKET ROAD
(60' R/W)

ETHEL LANE (50' R/W)

RECORD DESCRIPTION

LOT 2, BIG OAKS ADDITION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

ZONING DETAILS:

ZONING DISTRICT: R-M (RESIDENTIAL - MIXED USE)
MIN. LOT AREA: 6,000 SQ. FT.
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN
REAR - 20' OR AS SHOWN



30' 15' 0 30'

PLOT PLAN

A portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # _____, dated: _____.

For the Exclusive Use and Benefit of:

RJ HAWK

Address 302 ETHEL DRIVE AND 1805 MELBA CIRCLE
BRYANT, AR 72022

Date 09/09/2026

LEGEND

- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location
- Measured by Surveyor
- (R/D/P) Record/Deed/Plat Measurements
- B.S.L. Building Setback Line Restriction
- U.E./D.E. Utility/Drainage Easement
- Property Boundary Line
- Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

Drawn By BKJ

Checked By

