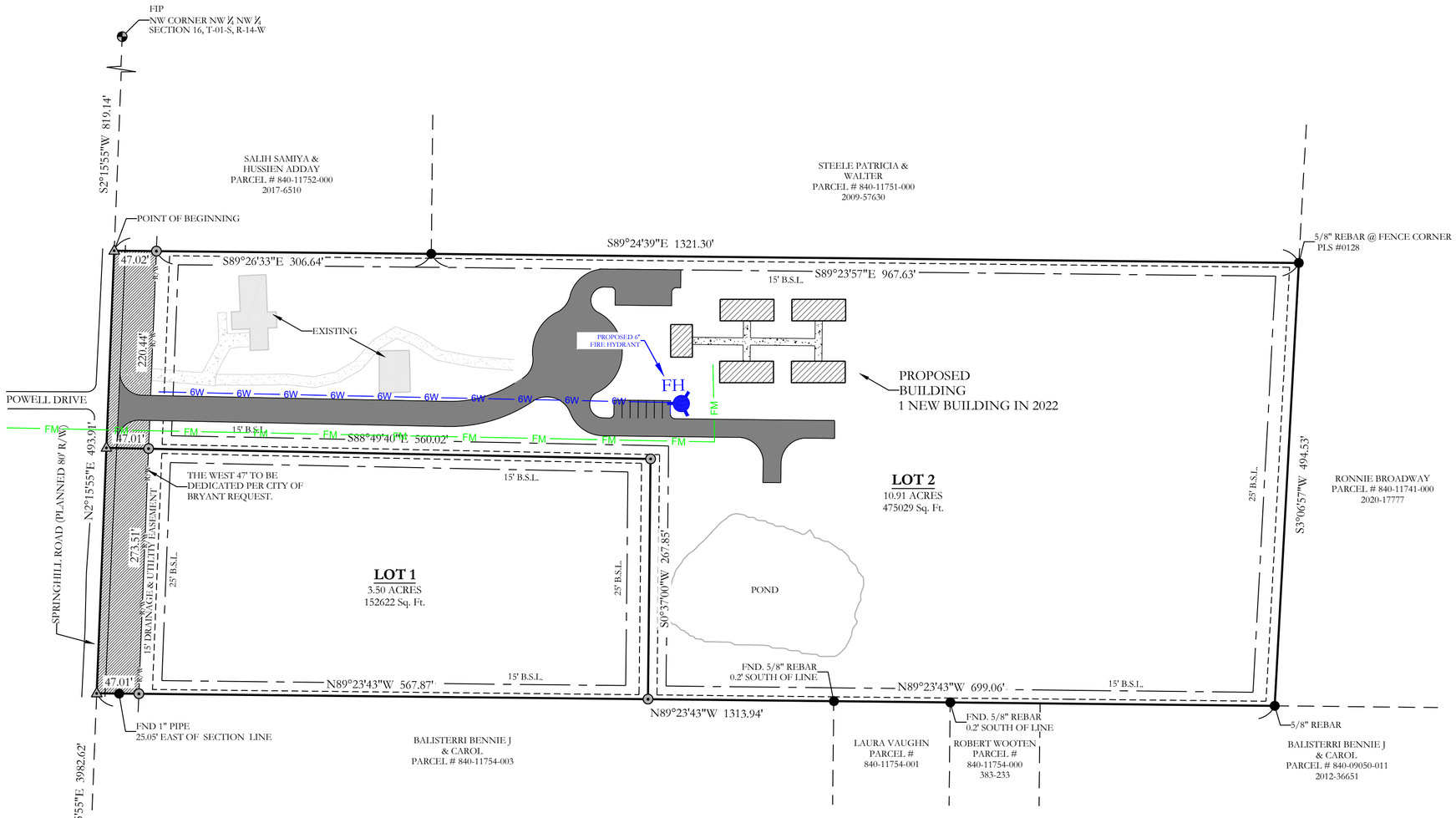
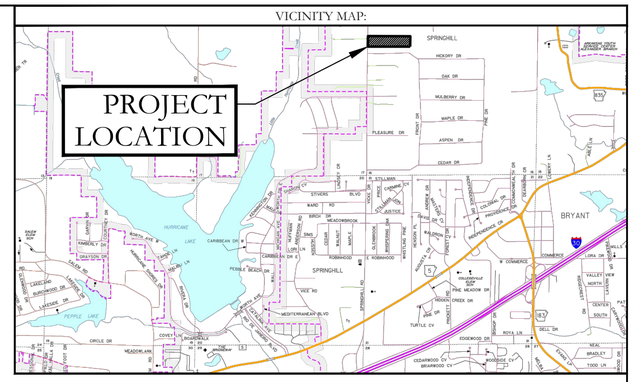


VICINITY MAP:



OWNER:
NAME: STEPHEN L. & SHANNON L. NUCKOLS

Address: 4910 SPRINGHILL ROAD
BRYANT, ARKANSAS 72022

DEVELOPER:
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

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 ⅝" 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 ½" 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 #05125C0225E, DATED: 6/5/2020 .

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

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

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

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: B.JOHNSON				DRAWING NUMBER:	
REVISED: 10/06/2020		CHECKED BY:				20-0673	
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects-2004 Surveys\2020\20-0673 M&B-Split, 4910 Springhill Road\20-0673-FP-11x15-2Ablog.dwg