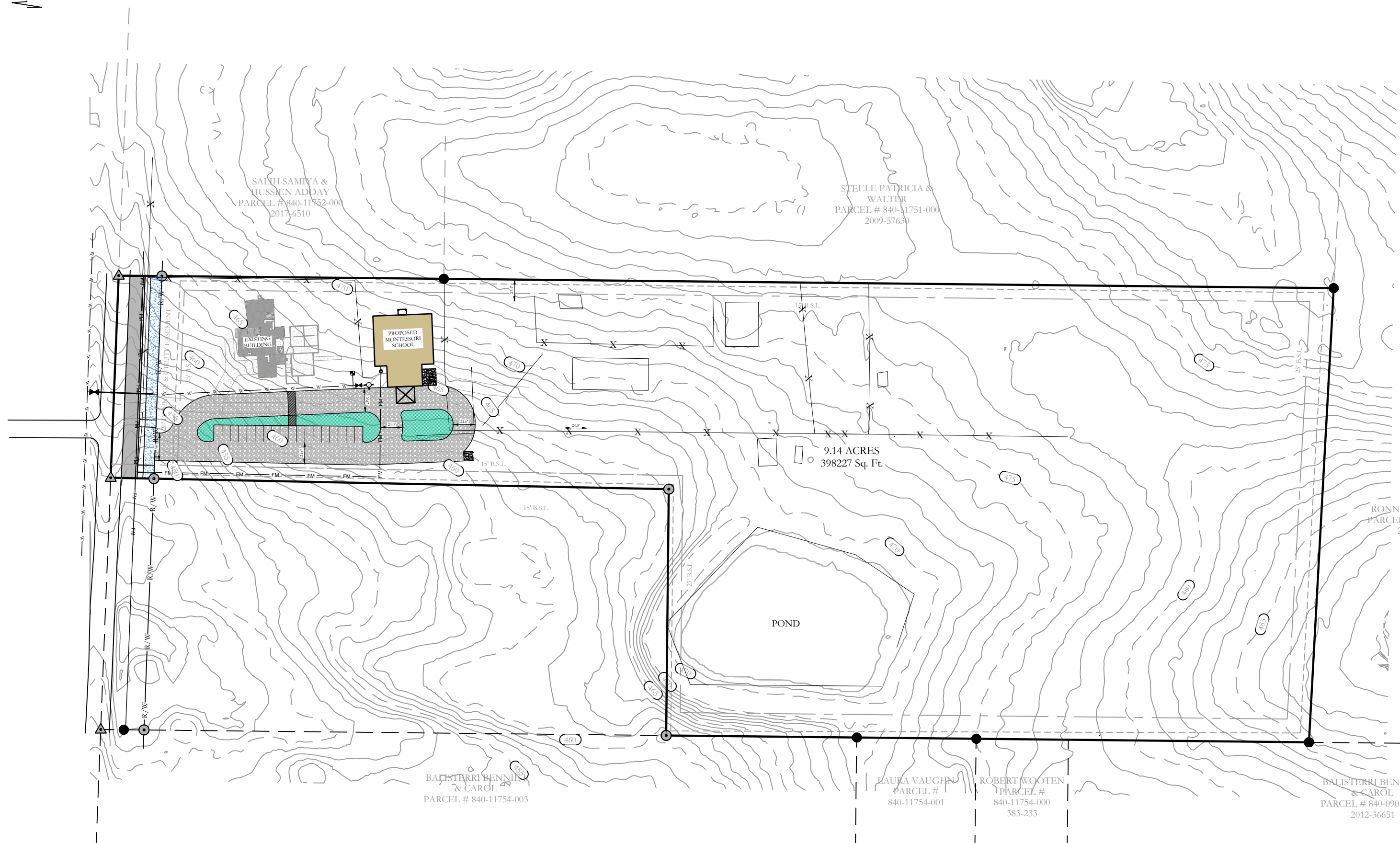
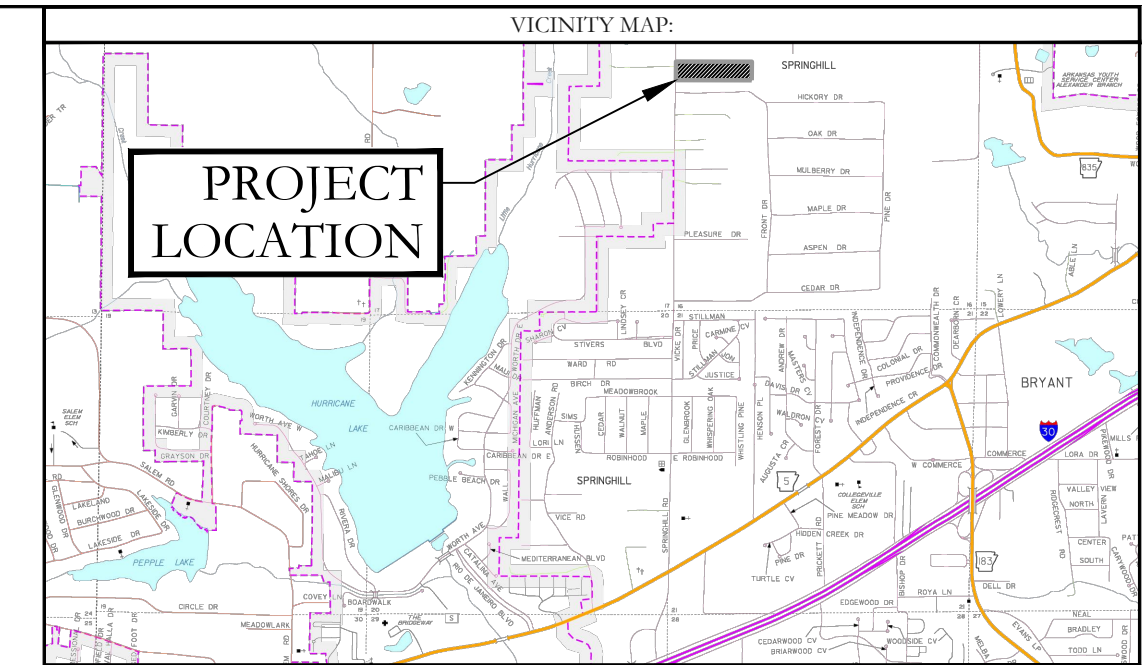


FIP  
NW CORNER NW 1/4 NW 1/4  
SECTION 16, T-01-S, R-14-W



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 3/4" 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 3/4" 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.

**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



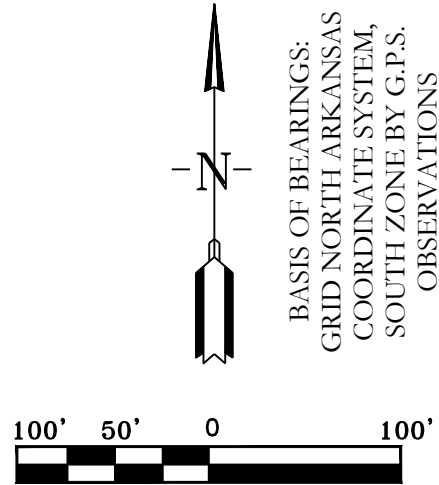
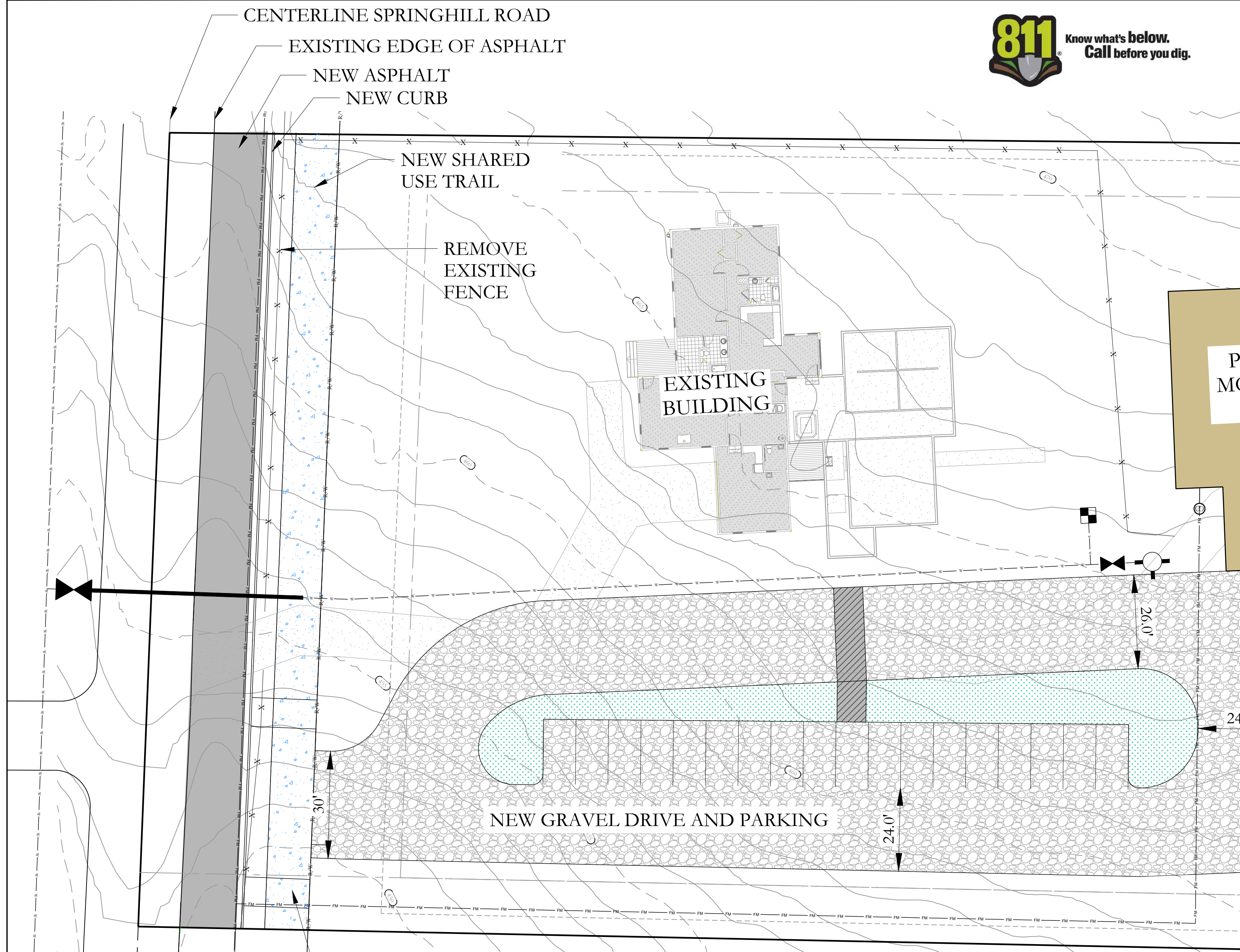
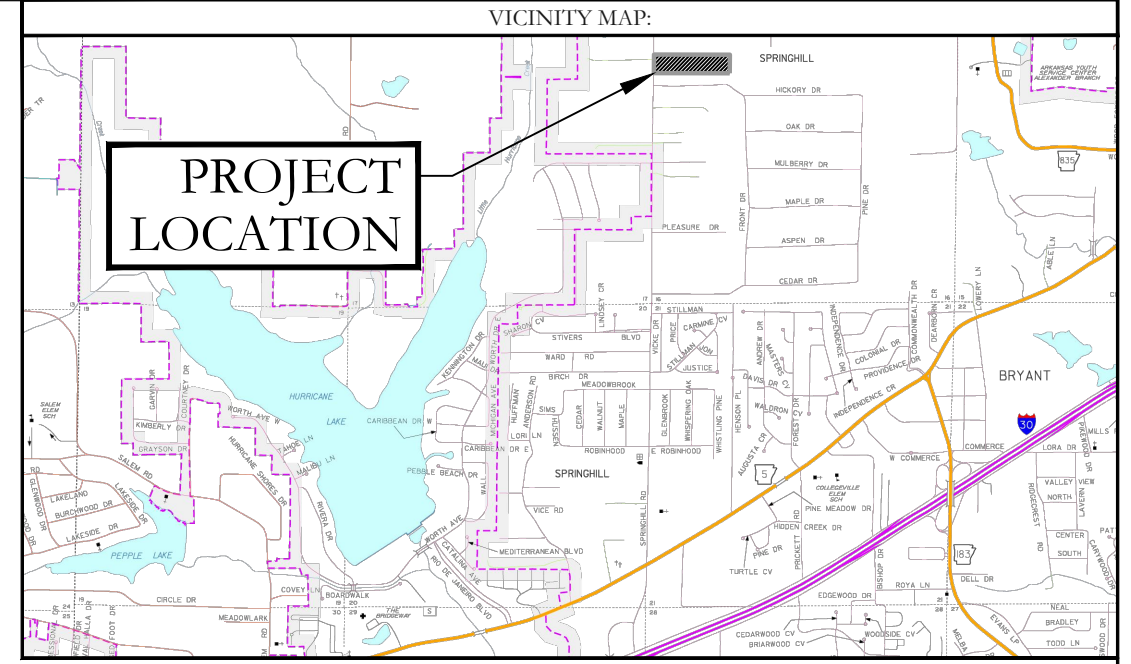
**SITE PLAN**  
**NUCKOLS ESTATES**  
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



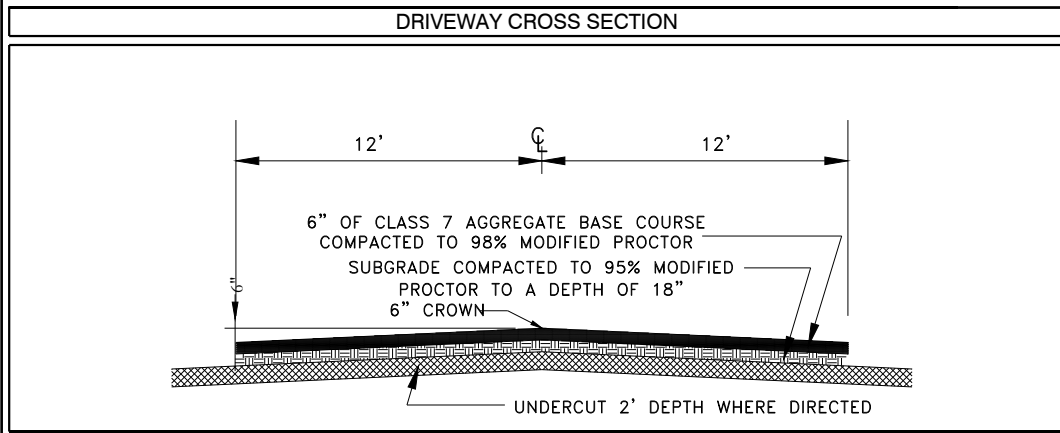
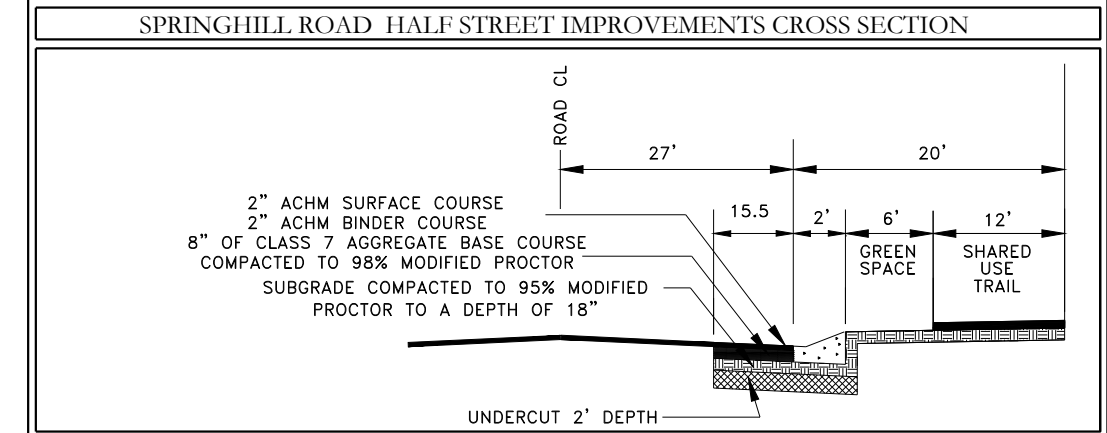
LEGEND	
	Found Aliquot Corner
	Found monument
	Set 1/2" Rebar
	Computed point
	Measured
	Plat/Deed
	Fence

<b>HOPE CONSULTING</b> 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: <b>SHANNON NUCKOLS</b>			
SITE PLAN <b>NUCKOLS ESTATES</b> 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'	1762	

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



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

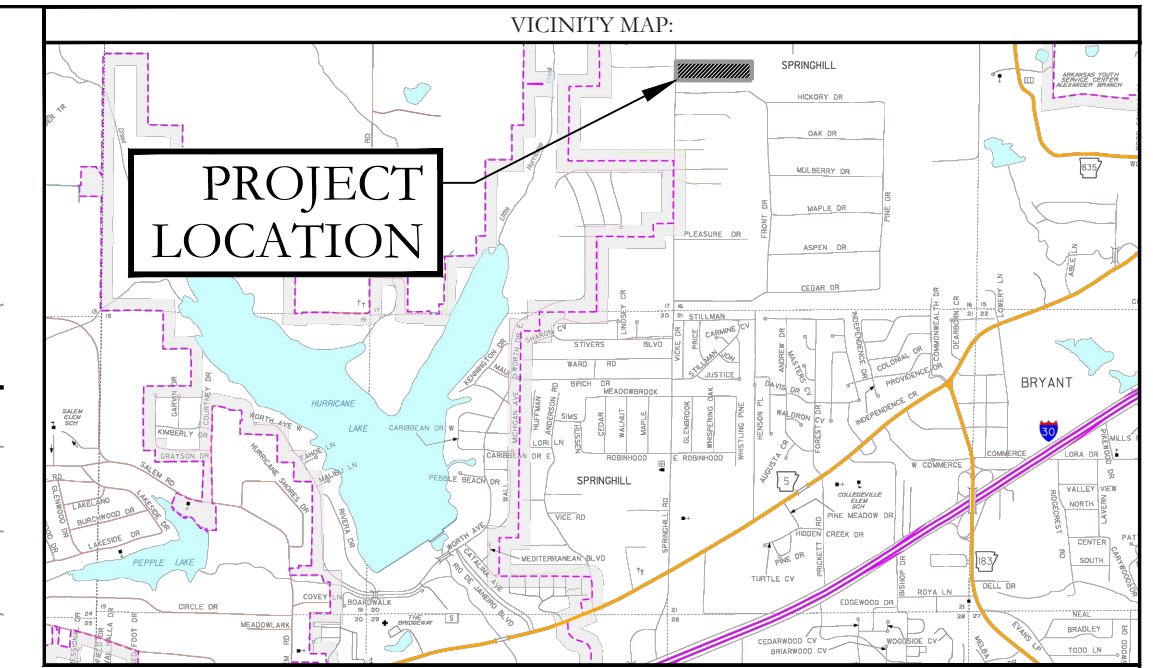
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

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

CONSTRUCTION PLAN  
NUCKOLS ESTATES  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08/10/2022	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:	08/24/2022	CHECKED BY:		20-0673	
SHEET:	500	SCALE:	1" = 100'		
	01S	14W	0 16	400	62 1762

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6X6 TAPPING SLEEVE  
AND 6" GATE VALVE

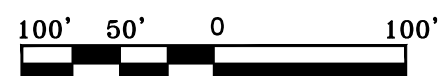
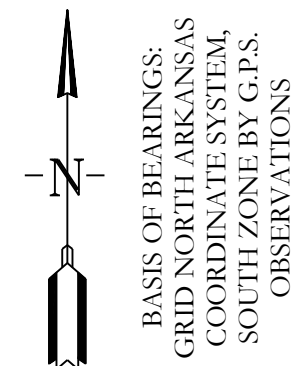
60 LF 12" STEEL  
ENCASEMENT

DUPLEX GRINDER  
PUMP STATION AND  
1-1/4" FORCE MAIN

PROPOSED  
MONTESSORI  
SCHOOL

NEW GRAVEL DRIVE AND PARKING

8X2 TAPPING SLEEVE  
AND 2" GATE VALVE  
AND 2X1-1/4 REDUCER



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

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FOR USE AND BENEFIT OF: <b>SHANNON NUCKOLS</b>			
UTILITY PLAN NUCKOLS ESTATES BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	08/10/2022	C.A.D. BY:	B. JOHNSON
REVISD:		CHECKED BY:	
SHEET:		SCALE:	1" = 100'
500	01S	14W	0 16 400 62 1762
DRAWING NUMBER:		20-0673	

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