

BASIS OF BEARINGS
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000202876883
CONVERGENCE ANGLE: -2° 31' 38.30170037"
VALUES TAKEN AT NE/C LOT 12

LEGAL DESCRIPTION

TRACT 1:
LOT 1, PARISH ADDITION TO THE CITY OF CABOT, AS RECORDED IN LONOKE COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, BOOK PC2 PAGE 1311, RECORD'S OF THE CIRCUIT CLERK'S OFFICE, LONOKE COUNTY, ARKANSAS.
AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 10 WEST, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 PARISH; THENCE N2°04'25"E A DISTANCE OF 167.47 FEET TO A FOUND REBAR; THENCE N84°40'35"W A DISTANCE OF 15.57 FEET TO A SET REBAR; THENCE N0°35'43"E A DISTANCE OF 49.55 FEET TO A FOUND REBAR; THENCE S84°40'35"E A DISTANCE OF 50.37 FEET TO A FOUND REBAR; THENCE N0°35'43"E A DISTANCE OF 23.77 FEET TO A FOUND REBAR; THENCE S84°43'36"E A DISTANCE OF 84.99 FEET TO A SET REBAR, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF NORTH 5TH STREET; THENCE ALONG SAID RIGHT OF WAY, S1°03'22"W A DISTANCE OF 240.91 FEET TO A SET REBAR; THENCE LEAVING SAID RIGHT OF WAY, N84°43'36"W A DISTANCE OF 122.17 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.66 ACRES MORE OR LESS.

TRACT 2:
PART OF LOT 8, AND ALL OF LOTS 9, 10, 11, AND 12, BLOCK 1 OF HOLMAN ADDITION TO THE CITY OF CABOT, AS RECORDED IN LONOKE COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORD'S OF THE CIRCUIT CLERK'S OFFICE, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 12; THENCE S2°05'15"W A DISTANCE OF 144.92 FEET TO A SET REBAR; THENCE N84°21'21"W A DISTANCE OF 144.99 FEET TO A SET MAGNETIC NAIL; THENCE N10°01'04"E A DISTANCE OF 144.26 FEET TO A FOUND REBAR; THENCE S84°43'36"E A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.45 ACRES MORE OR LESS.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF ARNETT REALTY INC. AND PROFESSIONAL LAND TITLE COMPANY OF ARKANSAS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 09/10/2024.

DATE OF PLAT OR MAP: 09/16/2024

NICHOLAS TUCKER, LS #1755



STATE PLAT CODE: 500-04N-10W-0-13-100-43-1755

DRAWING LEGEND

- PROPERTY LINE
- EXISTING LOTS
- BUILDING SETBACKS
- EXISTING BUILDING
- EXISTING EASEMENT
- EXISTING ASPHALT/CONCRETE/GRAVEL
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- SET 1/2" REBAR WITH CAP, LS #1755
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT

FLOOD ZONE NOTE

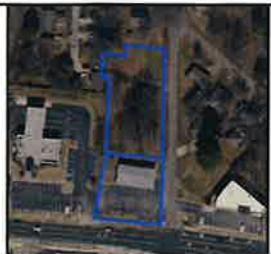
BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05085C0082E, DATED FEBRUARY 20, 2008, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

BOUNDARY SURVEY
LOT 1 PARISH ADDITION
AND PT OF LOT 8, ALL OF LOTS 9, 10, 11, 12, BLOCK 1, HOLMAN ADDITION
502 WEST MAIN STREET

PREPARED FOR:
ARNETT REALTY INC.

CABOT, LONOKE COUNTY

ARKANSAS



P.O. Box 1021
Cabot, Arkansas 72023
phone: 501.259.7138
www.tuckersurveying.com

© 2022	TUCKER LAND SURVEYING, INC.
PROJECT NO.	24-0541
ISSUE DATE	09/16/2024
DRAWN BY	JM
APPROVE BY	N. TUCKER
SHEET NO.	1 OF 1

MAIN: C. TUCKER, LACOMMUNITY/09/16/2024 - TUCKER LAND SURVEYING/TUCKER LAND SURVEYING/09/16/2024 - 09/16/2024 10:41:50 AM - 502 WEST MAIN STREET HOLMAN ADDITION/09/16/2024 - 502 WEST MAIN STREET
ANALYST: JACOB M. TUCKER, LACOMMUNITY/09/16/2024 - 09/16/2024 10:41:50 AM - 502 WEST MAIN STREET HOLMAN ADDITION/09/16/2024 - 502 WEST MAIN STREET