

LEGEND

POWER POLE	○
LIGHT POLE	+
SIGN	□
WATER VALVE	■
WATER METER	□
SANITARY SEWER MAN-HOLE	□
TELEPHONE PEDESTAL	□
FIRE HYDRANT	▲
GAS METER	□
DROP INLET GRATE	□
HANDICAP PARKING	□
COMPUTED POINTS	△
CONCRETE	CONC.
GUY WIRE ANCHOR	G.W.A.
POINT OF BEGINNING	P.O.B.
ELEVATION	ELEV.

P.O.C.
FOUND AXLE NV CORNER
SW1/4 NW1/4 SECTION 21
AS SHOWN ON SURVEY BY
ALLEN J. YOUNG
DATED 10-29-2002

PROPERTY DESCRIPTION FROM DEED - BOOK 683 PAGE 35:
PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ONE (1) NORTH, RANGE THIRTEEN (13) WEST, IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FIVE HUNDRED SEVENTY-SIX (576) FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) NORTHWEST QUARTER (NW1/4); THENCE SOUTH FORTY (40) DEGREES EAST ONE HUNDRED NINETY-FIVE (195) FEET FOR POINT OF BEGINNING; THENCE SOUTH FORTY (40) DEGREES EAST ONE HUNDRED SIXTY (160) FEET TO LAWSON ROAD; THENCE NORTH FORTY-FIVE (45) DEGREES EAST ONE HUNDRED NINETY (190) FEET UP LAWSON ROAD; THENCE NORTH FIFTY-SIX (56) DEGREES WEST ONE HUNDRED (100) FEET; THENCE SOUTH SIXTY-SIX (66) DEGREES WEST ONE HUNDRED SIXTY-TWO (162) FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION FROM SURVEY:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 01 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND AXLE FOR THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 37 MINUTES 11 SECONDS WEST 574.42 FEET TO A POINT; THENCE SOUTH 38 DEGREES 00 MINUTES 21 SECONDS EAST 189.82 FEET TO A SET ONE-HALF INCH REBAR WITH CAP (1467) FOR THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 13 MINUTES 46 SECONDS EAST 162.00 FEET TO A SET ONE-HALF INCH REBAR WITH CAP (1467); THENCE SOUTH 48 DEGREES 18 MINUTES 48 SECONDS EAST 100.00 FEET TO A SET ONE-HALF INCH REBAR WITH CAP (1467); THENCE NORTH 37 DEGREES 24 MINUTES 18 SECONDS WEST 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22,409 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE NORTH ZONE AS DETERMINED BY GPS. THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DETERMINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

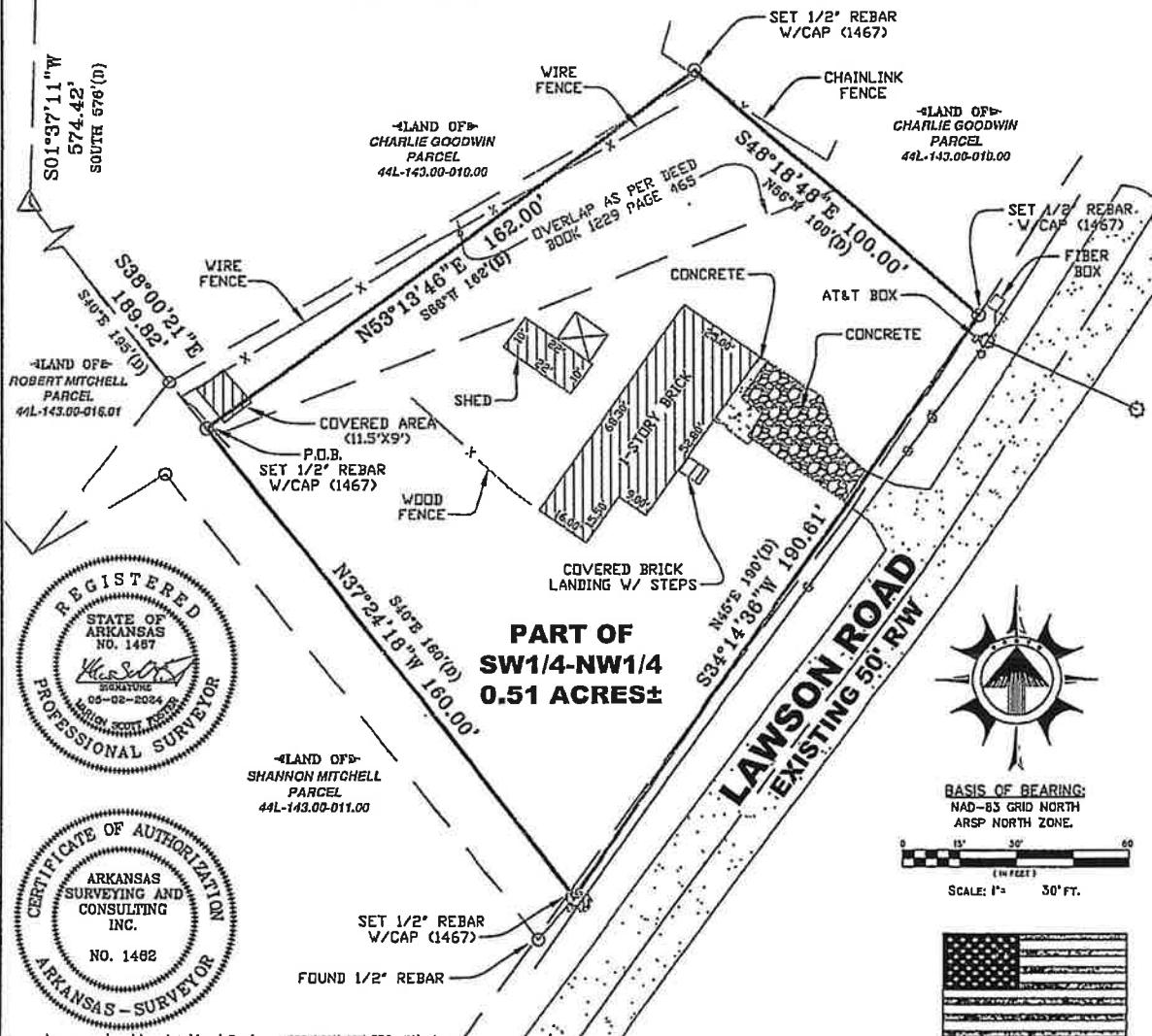
SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED, NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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AcuSurveyor Working Data\Land Projects\2004\01N_13W SEC. 21\deg

DATE: 05-02-2024

SCALE: 1" = 100'

DRAWN BY: MSF\SDR

CHECKED BY: MSF

FILE NAME: 12612 LAWSON RD



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PROPERTY SURVEY

500-01N-13W-0-21-430-60-1467