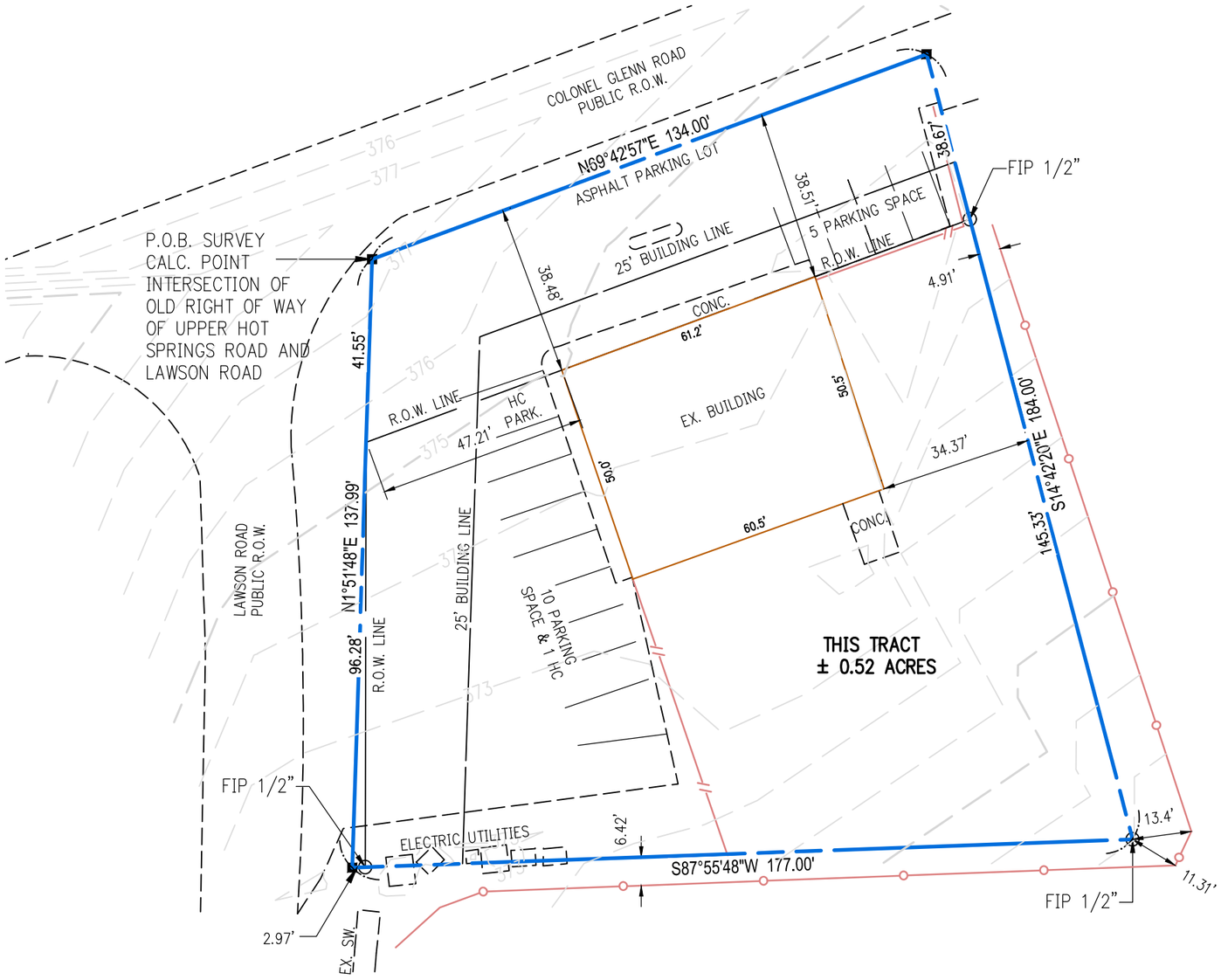

DRAWING LEGEND

- PROPERTY LINE
- EXISTING PIPE FENCE
- BUILDING SETBACKS
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING RIGHT-OF-WAY
- EXISTING 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 05119C0433G, DATED JULY 6, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

GRAPHIC SCALE IN FEET

30' 0 30'

LEGAL DESCRIPTION

PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN INTERSECTION OF THE SOUTH RIGHT OF WAY OF COLONEL GLENN ROAD AND THE EASTERLY RIGHT OF WAY OF LAWSON ROAD; THENCE ALONG THE RIGHT OF WAY COLONEL GLENN ROAD, N69°42'57"E A DISTANCE OF 134.00 FEET TO A CALCULATED POINT; THENCE LEAVING SAID RIGHT OF WAY, S14°42'20"E A DISTANCE OF 184.00 FEET TO A FOUND REBAR; THENCE S87°55'48"W A DISTANCE OF 177.00 FEET TO A CALCULATED POINT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF LAWSON ROAD; THENCE ALONG SAID RIGHT OF WAY, N1°51'48"E 137.99 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.52 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF LAWSON ROAD AND COLONEL GLENN ROAD.

BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000202872124
CONVERGENCE ANGLE: -2° 31' 38.24257229"
VALUES TAKEN AT SE/C

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF EILEEN LLC:

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 09/23/2025.

DATE OF PLAT OR MAP: 09/29/2025

NICHOLAS TUCKER, LS #1755

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1755
SIGNATURE
NICHOLAS B. TUCKER
01/16/2026

STATE PLAT CODE: 500-01N-13W-0-21-430-60-1755

BOUNDARY SURVEY
PART OF THE SW/4 OF THE NW/4
SECTION 21, TOWNSHIP 1, RANGE 13 WEST
12223 COLONEL GLENN ROAD

PREPARED FOR:
EILEEN LLC

LITTLE ROCK, PULASKI COUNTY ARKANSAS

TUCKER
LAND SURVEYING

P.O. Box 1021
Cabot, Arkansas 72023
phone: 501.269.7138
www.tuckersurveying.com

DELTA	DESCRIPTION	DATE

© 2022 TUCKER LAND SURVEYING, INC.

PROJECT NO:	25-0744
ISSUE DATE:	09/29/2025
DRAWN BY:	CA
APPROVE BY:	N.TUCKER
SHEET NO.:	1 OF 1

DRAWING: C:\USERS\NICKTUCKER\ONEDRIVE - TUCKER LAND SURVEYING\TUCKER LAND SURVEYING\2025 JOBS\25-0744 12223 COLONEL GLEN BOUNDARY SURVEY\DWG\CA 12223 COLONEL GLEN.DWG
LAYOUT: 1 TX17 LANDSCAPE - LAST SAVED: NICKTUCKER, 1/16/2026 11:03:54 AM
LAST PLOTTED BY: NICK TUCKER, 1/16/2026 11:04:47 AM [PLOTTED BY - VALID ON HARD COPY ONLY]