



Holloway Engineering,
Surveying & Civil Design
200 Cansy Drive
Maumelle, AR 72113
(501) 851-3466
www.holloway-entg.com

BOUNDARY SURVEY OF
PART OF LOT 3 & 4
MANUFACTURER'S ADDITION
TO THE CITY OF
LITTLE ROCK, PULASKI CO., AR.
FOR: JC GOLDMAN



JOB NO.: 2022-166
DATE: 9/13/24
DRAWN BY: MDR
SHEET NUMBER: 1 OF 1

LEGEND	
—	BOUNDARY LINE
—	ADJOINING BOUNDARY EASEMENT
—	FOUND MONUMENT (NOTED)
—	SET MONUMENT (NOTED)
—	CALCULATED POINT

ACREAGE PER 40
[NW 1/4, NW 1/4, SECTION 12] 51.647 ACRES

LEGAL DESCRIPTION:
PART OF LOT 3 & 4, MANUFACTURER'S ADDITION TO THE CITY OF LITTLE ROCK, RECORDED IN BOOK 2, PAGE 54 PULASKI COUNTY ARKANSAS DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

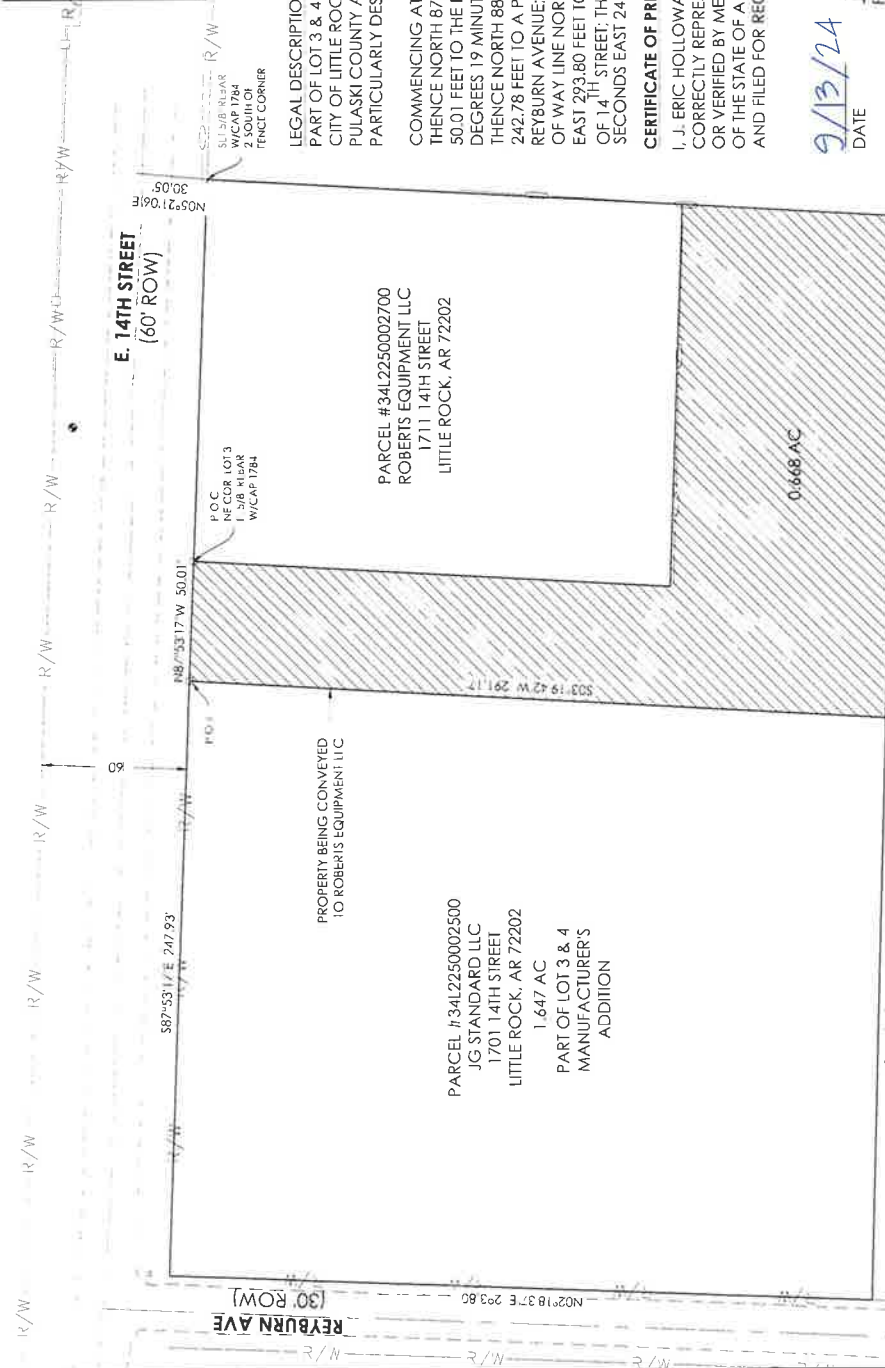
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3 THENCE NORTH 87 DEGREES 53 MINUTES 17 SECONDS WEST 50.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 19 MINUTES 42 SECONDS WEST 291.17 FEET; THENCE NORTH 88 DEGREES 31 MINUTES 20 SECONDS WEST 242.78 FEET TO A POINT ON THE EAST RIGHT OF WAY OF REYBURN AVENUE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 02 DEGREES 18 MINUTES 37 SECONDS EAST 293.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF 14TH STREET; THENCE SOUTH 87 DEGREES 53 MINUTES 17 SECONDS EAST 247.93 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

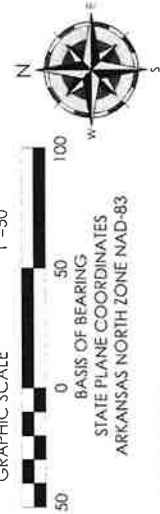
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

9/13/24
DATE

J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR



GENERAL NOTES:
1. THIS SURVEY WAS COMPLETED WITHOUT THE USE AND BENEFITS OF A COMPLETE AND ACCURATE TITLE SEARCH.
2. REFERENCES:
(A) QUITCLAIM DEED 2008017219
(B) WARRANTY DEED 2017024328
(C) LOT 1 GOLDEN EAGLE MAIN CAMPUS REPLAT BY WHITE-DATERS DATED 11-3-2020
(D) MANUFACTURER'S ADDITION TO THE CITY OF LITTLE ROCK BOOK 2, PAGE 54.
(E) JOSEPH GACHOT'S ACRES FEBRUARY 19, 1932



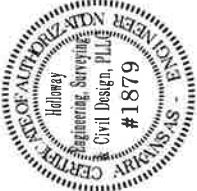
FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0457C, DATED JULY 6, 2015, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE 'X'.

STATE PLAT CODE: 500-01IN-12W-0-12-440-60-1784



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Maumelle, AR 72113
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BOUNDARY SURVEY FOR
PART OF LOT 3 & 4
MANUFACTURERS ADDITION
TO LITTLE ROCK, PULASKI COUNTY,
ARKANSAS
PREPARED FOR:
MANLY ROBERTS



JOB NO: 2022-166
DATE: 6/13/24
DRAWN BY: MDR
SHEET NUMBER: 1 OF 1

LEGEND	
	BOUNDARY LINE
	ADJOINING BOUNDARY
	EASEMENT
	FOUND MONUMENT (NOTED)
	SET MONUMENT (NOTED)
	CALCULATED POINT

ACREAGE PER 40
NW 1/4, NW 1/4, SECTION 12 ±0.668 ACRES



BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

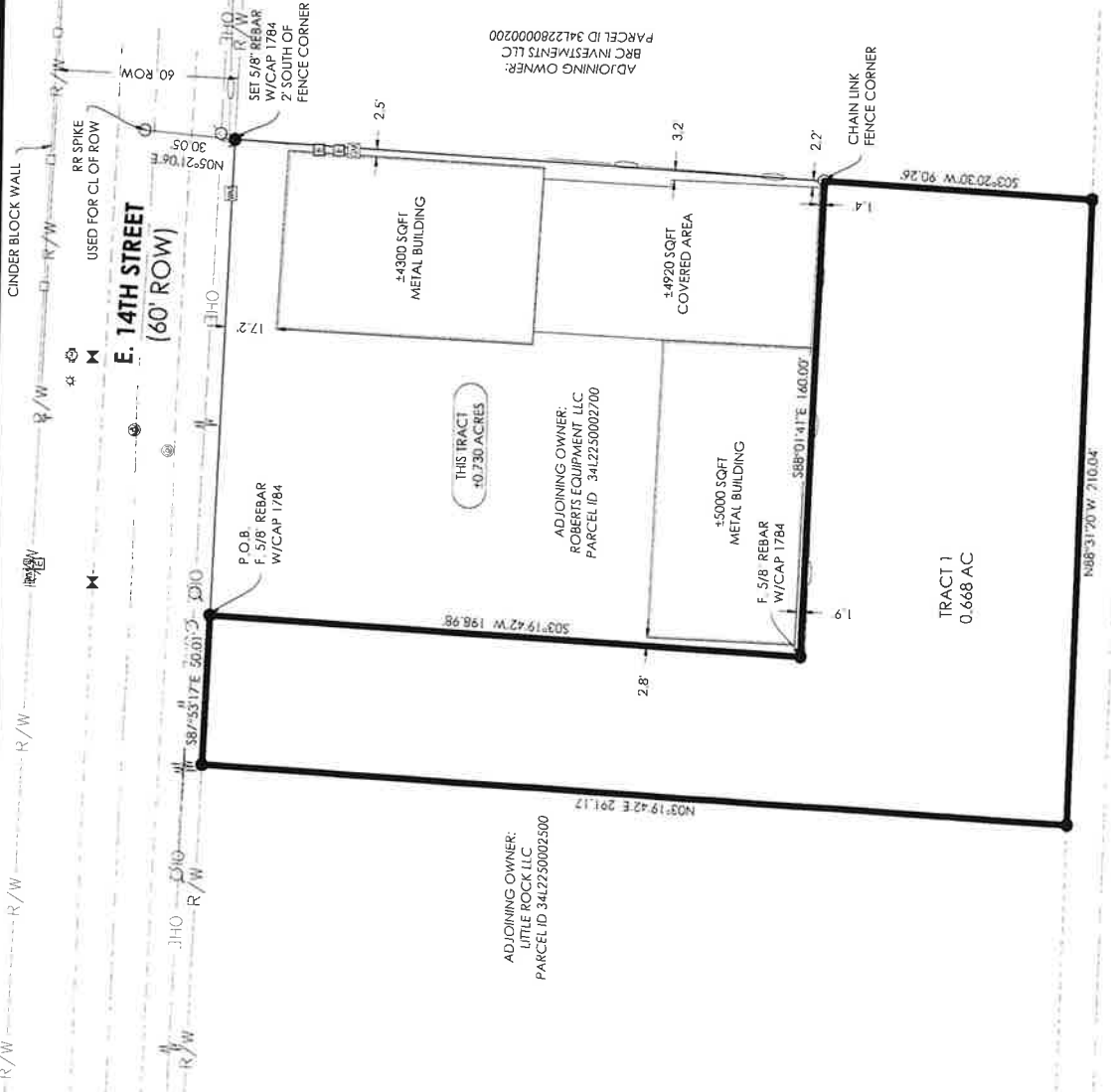
SURVEYED LEGAL DESCRIPTION:

PART OF LOT 3 & 4, MANUFACTURER'S ADDITION TO THE CITY OF LITTLE ROCK,
RECORDED IN BOOK 2, PAGE 54 PULASKI COUNTY ARKANSAS DEED RECORDS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 3, .XXXXXXXXXXXXXXXXXXXX

GENERAL NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE USE AND BENEFITS OF A COMPLETE AND ACCURATE TITLE SEARCH.
- REFERENCES:
(A) QUITCLAIM DEED 2008017219
(B) WARRANTY DEED 2017024328
(C) LOT 1 GOLDEN EAGLE MAIN CAMPUS REPLAT BY WHITE-DATERS DATED 11-3-2020
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FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0457G, DATED JULY 6, 2015, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE 'X'.