

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 4/24/23
SIGNED: *Clary Stearman*
NAME & ADDRESS: Heritage Heights EAT LLC
12382 W Hwy 102
Farmington, AR 72730
PRINTED NAME: Clary Stearman
SOURCE OF TITLE: WARRANTY DEED, DOCUMENT FILE NUMBER, L201860935

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF April, 2023
MY COMMISSION EXPIRES: 11-11-2032

Angela Kay Bradley
NOTARY PUBLIC

ANGELA KAY BRADLEY
Notary Public - Arkansas
Washington County
Commission # 12720974
My Commission Expires Nov 11, 2032

LOT SPLIT OF LOT 7 OF LIMESTONE RANCH SUBDIVISION CREATING LOTS 32, 33 AND 34

IN THE CITY OF BENTONVILLE, ARKANSAS

WORK ORDER # 22321

RECORDING INFORMATION

LEGAL DESCRIPTION PER W.D. L201860935:

LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993.

SURVEY DESCRIPTION PARENT LOT 7:

LOT 7, LIMESTONE RANCH SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOT 7, S88°00'00"E A DISTANCE OF 628.42 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S45°58'30"E A DISTANCE OF 48.08 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE EAST LINE OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 226.00 FEET, AN ARC LENGTH OF 164.43 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'47"W - 160.83 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°20'10"W A DISTANCE OF 760.31 FEET TO A FOUND IRON PIN WITH CAP "PLS 1304"; THENCE LEAVING SAID EAST LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 37.66 FEET AND A CHORD BEARING AND DISTANCE OF S47°17'22"W - 33.81 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87°45'43"W A DISTANCE OF 482.89 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET AND A CHORD BEARING AND DISTANCE OF N42°42'16"W - 35.39 FEET TO THE WEST LINE OF SAID LOT 7; THENCE ALONG SAID WEST LINE, N02°39'05"E A DISTANCE OF 340.71 FEET; THENCE N02°35'01"E A DISTANCE OF 423.35 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°41'46"E A DISTANCE OF 175.23 FEET TO THE POINT OF BEGINNING, CONTAINING 11.38 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 32:

PART OF LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOT 7, S88°00'00"E A DISTANCE OF 249.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE CONTINUING S88°00'00"E A DISTANCE OF 278.48 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S45°58'30"E A DISTANCE OF 48.08 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE EAST LINE OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 226.00 FEET, AN ARC LENGTH OF 164.43 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'47"W - 160.83 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°20'10"W A DISTANCE OF 760.31 FEET TO A FOUND IRON PIN WITH CAP "PLS 1304"; THENCE LEAVING SAID EAST LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 37.66 FEET AND A CHORD BEARING AND DISTANCE OF S47°17'22"W - 33.81 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87°45'43"W A DISTANCE OF 482.89 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, N02°39'05"E A DISTANCE OF 340.71 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°41'46"E A DISTANCE OF 175.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.73 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 33:

PART OF LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOT 7, S88°00'00"E A DISTANCE OF 249.94 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID NORTH LINE, S02°00'00"W A DISTANCE OF 517.10 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N88°00'00"W A DISTANCE OF 254.96 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°22'39"E A DISTANCE OF 164.32 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE WEST LINE OF SAID LOT 7; THENCE ALONG SAID WEST LINE, N02°35'01"E A DISTANCE OF 177.58 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°41'46"E A DISTANCE OF 175.23 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 34:

PART OF LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE WEST LINE OF SAID LOT 7, S02°41'46"W A DISTANCE OF 175.23 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°35'01"W A DISTANCE OF 177.58 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID WEST LINE, S02°22'39"W A DISTANCE OF 164.32 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S88°00'00"E A DISTANCE OF 254.96 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°00'00"W A DISTANCE OF 448.26 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87°45'43"W A DISTANCE OF 235.36 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 28.02 FEET AND A CHORD BEARING AND DISTANCE OF N55°39'01"W - 28.58 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°22'39"E A DISTANCE OF 433.07 FEET TO THE POINT OF BEGINNING, CONTAINING 2.63 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

NOTES:

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
OWNER/DEVELOPER SHALL COORDINATE WITH ALL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL SERVICE.
SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:

FEMA FLOOD PLAIN ZONE: THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0255K, PANEL 255 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF BENTONVILLE G.I.S. ONLY.
THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

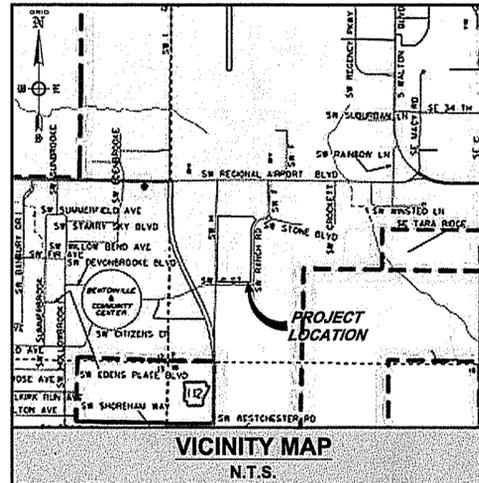
REFERENCES:

- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.
- ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.
- A. SPECIAL WARRANTY DEED: HERITAGE HEIGHTS EAT LLC, RECORDED NOVEMBER 21, 2018, INSTRUMENT NO. L201860935.
- B. FINAL PLAT OF LIMESTONE RANCH SUBDIVISION: BY CEI ENGINEERING ASSOCIATES, INC, MARK A. MEADOR, AR PLS NO. 1304, RECORDED AUGUST 21, 2008, BOOK 2008 PAGES 992 AND 993.
- C. LOT SPLIT: BY CEI ENGINEERING ASSOCIATES, INC, KEVIN MICHAEL HALL, AR PLS NO. 1789, RECORDED DECEMBER 15, 2016, BOOK 2016 PAGE 925.
- D. INCIDENTAL SUBDIVISION OF LOT 20 CREATING LOTS 23 & 24 OF LIMESTONE RANCH SUBDIVISION: BY CEI ENGINEERING ASSOCIATES, INC, DUSTIN RILEY, AR PLS NO. 1618, RECORDED APRIL 6, 2020, INSTRUMENT NO. L2021018598.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

Rodney Woods 4-19-2023
RODNEY WOODS, P.S. NO. 1559, AR. DATE





CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202320811**
05/01/2023 08:00:31 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder