#### PARENT TRACT DESCRIPTION WD BOOK 2008, PAGE 30523:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTEEN (13). TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT. THENCE S 02°29'53" W, 379.38 FEET; THENCE N 87°36'04" W, 893.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87°36'04" W, 420.28 FEET; THENCE N 02°29'48" E, 216.00 FEET; THENCE S 87°36'04" E, 419.91 FEET; THENCE S 02°23'56" W, 216.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES. MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

#### PARENT TRACT DESCRIPTION - WD INST. #L202255294:

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NE CORNER OF SAID 40 ACRE TRACT, RUN WEST 1313.65 FEET; THENCE SOUTH 660.00 FEET; THENCE EAST 656.82 FEET; THENCE NORTH 280.50 FEET; THENCE EAST 656.82 FEET; THENCE NORTH 379.50 FEET TO THE POINT OF BEGINNING, CONTAINING 15.67 ACRE, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY AS MUCH IS ON THE WEST SIDE.

LESS AND EXCEPT, A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 13; THENCE S00°37'14"E 379.51 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE LEAVING SAID LINE S89°29,04"W 657.55 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND 1/2 INCH REBAR AS SHOWN ON A SURVEY RECORDED IN PLAT RECORD "W" AT PAGE 279; THENCE S00°32'10"E 280.67 FEET (280.50 RECORDED), TO A FOUND 1/2 INCH REBAR AS SHOWN ON SAID SURVEY; THENCE S89°29'01"W 656.82 FEET; THENCE N00°32'10"W 280.67 FEET; THENCE N89°29'04"E 656.82 FEET TO THE POINT OF BEGINNING, CONTAINING 4.2320 ACRES, MORE OR LESS.

ALSO LESS AND EXCEPT, A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NE CORNER OF SAID 40 ACRE TRACT: THENCE S02°29'53"W 379.38 FEET: THENCE N87°36'04"W 893.36 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N87°36'04"W 420.28 FEET: THENCE N02°29'48"E 216.00 FEET; THENCE S87°36'04"E 419.91 FEET; THENCE S02°23'56"W 216.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

### TRACT "A" DESCRIPTION:

A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND AT THE NORTHEAST CORNER OF THE NE1/4 OF THE SE1/4: THENCE ALONG THE EAST LINE OF SAID NE1/4 OF THE SE1/4 S02°27'34"W, 379.23 FEET TO A EXISTING REBAR; THENCE N87°36'51"W, 489.78 FEET TO A SET 1/2" REBAR W/ PS 1374 CAP; THENCE NO2°21'16"E, 177.91 FEET TO A SET 1/2" REBAR W/ PS 1374 CAP; THENCE N87°38'44"W, 805.64 FEET TO SET NAIL W/ PS 1374 WASHER & EAST RIGHT-OF-WAY LINE OF NORTH OAK STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NO3°22'00"E, 202.25 FEET TO A EXISTING REBAR ON THE NORTH LINE OF SAID NE1/4 OF THE SE1/4; THENCE ALONG SAID NORTH LINE S87°35'36"E 1292.55 FEET TO THE POINT OF BEGINNING, CONTAINING 7.99 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD

### TRACT "B" DESCRIPTION:

A PART OF TRACT A, PLAT BOOK P4, PAGE 741, TO THE CITY OF SPRINGDALE, ALSO BEING A PART OF THE PARCEL DESCRIBED AT DEED BOOK 2008, PAGE 30523, ALSO BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST 1/4 (SE 1/4), SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, ALL IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR FOUND AT THE NORTHEAST CORNER OF SAID NE1/4 SE1/4; **THENCE** ALONG THE EAST LINE OF SAID NE1/4 SE1/4 S02°27'34"W, 379.23 FEET TO A EXISTING REBAR; **THENCE** LEAVING SAID EAST LINE N87°36'51"W, 489.78 FEET TO A SET 1/2" REBAR W/ PS 1374 CAP BEING THE POINT OF BEGINNING; THENCE NO2°21'16"E, 177.91 FEET TO A SET 1/2" REBAR W/ PS 1374 CAP; THENCE N87°38'44"W, 805.64 TO A TO SET NAIL W/ PS 1374 WASHER & EAST RIGHT-OF-WAY LINE OF NORTH OAK STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY S03°22'24"W, 177.53 FEET TO AN EXISTING REBAR; THENCE S87°37'08"E, 405.23 FEET TO THE POINT OF BEGINNING, CONTAINING 2.29 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0455J Effective Date: September 28, 2007



## **CERTIFICATE OF SURVEYING ACCURACY:**

I, James S. Aunspaugh, hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers shown hereon actually exist and their location, type and material are correctly shown to the best of my knowledge and belief.



James S. Aunspaugh, Arkansas PS #1374

#### **CERTIFICATE OF OWNERSHIP:**

As Owners, we hereby certify that we have caused the land described to be surveyed, divided, platted, dedicated, and/or

access rights reserved, as represented on this Plat.	
OWNER 1	
Signature:	Date:
Printed Name:	Title:
State of	
Sworn And Subscribed Before Me ThisDay Of	2023
Notary Public:	
My Commission Expires:	
OWNER 2	

Signature:	Date:
Printed Name:	Title:

State of	) ) SOS	
County of	)	
Sworn And Subscribed Before Me This	Day Of	_ 2023
Natara Bulder		

My Commission Expires:

# **CERTIFICATE OF ACCEPTANCE:**

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and Regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications		City Clerk
		Mayor
City of Springdale Approval for Recording		Director, Planning and Community Development Division
Commission		Secretary, Planning Commission
		Chairman, Planning Commission
Water and Sewer		Engineer, Springdale Water Utilities
Streets and Drainage		Director of Engineering & Public Works

Arkansas Plat Code: 500-18N-30W-0-13-210-04-1374

Filing Block

#### OWNER / DEVELOPER

Saturday Special, LLC 1251 Bootleg Rd. Bentonville, AR 72719

Pierce Partners, LLC 5225 N. Oak St. Springdale, AR 72764

#### **ENGINEER**

Halff Associates, Inc. 2407 SE Cottonwood St. Bentonville, AR 72712 Contact: Patrick Foy Telephone: (479) 273-2209

### SURVEYOR

Halff Associates, Inc. 2407 SE Cottonwood St. Bentonville, AR 72712 Contact: James S. Aunspaugh Telephone: (479) 273-2209



2407 SE COTTONWOOD ST. STE 1 BENTONVILLE, AR 72712 479.273.2209 - HALFF.COM

# SATURDAY SPECIAL, LLC

City of Springdale, **Benton County, Arkansas** 

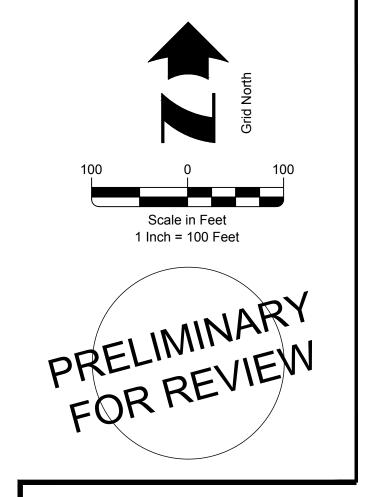
**Prepared For: Saturday Special LLC** 

# **Property Line Adjustment**

Re	visions			
1	10.04.23-COMBINE TRACTS A & C			
Dra	awn By:	JDS	Vert. Scale:	N/A
Ар	proved By:	JSA	Horiz. Scale:	N/A
Dat	te:	06.19.2023	Plot Scale:	1

**52387.001** DWG Name: **LOT SPLIT** 







# SATURDAY SPECIAL, LLC

City of Springdale, Benton County, Arkansas

Prepared For: Saturday Special LLC

# **OVERVIEW SHEET**

1	L 10.04.23-COMBINE TRACTS A & C			
Dra	awn By:	JDS	Vert. Scale:	N/A
	awn By: proved By:		Vert. Scale:	•
	proved By:		Horiz. Scale:	•

e: 06.19.2023 Plot Scale: 1
DWG Name: LOT S

В QUAIL MEADOWS SUBDIVISION — ш エエ  $\frac{S}{S}$ Parcel #: 21-00115-101 SE1/4, NE1/4 S13-18N-30W ∢ Ш SHILOH PROPERTY LLC & SE1/4 , NE1/4 ΣШ LOT 17 Parcel #: 21-034265-000 ROUSE FAMILY TRUST, MICHAEL F. & LINDA L Zoning: SF-1 SHILOH PROPERTY TIC LLC Parcel #: 21-00115-101 SHILOH PROPERTY LLC & (5325 N. Oak St.) S13-18N-30W S Zoning: MF-24 SHILOH PROPERTY TIC LLC (\$87°34'37"E\_1292.92') \$87°35'36"E 1292.55' (5325 N. Oak St.) Zoning: MF-24 Ex. 20' Easement Book 2003, Page 12205 Ex. 20' Easement

Book 2007, Page 27756 TRACT A Ex. 35' Easement POC, Tracts B *±7.99 Acres* Book 696, Page 595 POB, Tract A PARENT TRACT ±348,178 Sq. Ft. PART OF TRACT A NE Corner PLAT BK. P4, PG. 741 Ex. Rebar -NE1/4 SE1/4 TRACT A Section 13, T18N, R30W PARCEL #: 21-00115-109 Lot Line Removed SATURDAY SPECIAL, LLC Per This Plat *±7.99 Acres* Ex. Rebar Ex. Easement Book 2002, Page 102476 INSTR. #L202255294 ZONING: C-2 NW1/4, SW1/4 S18-18N-29W ±348,178 Sq. Ft. 805.38' \_N87°38'44"W 805.64' PARENT TRACT 30' Access Easement PARCEL #: 21-00115-108 per this Document SATURDAY SPECIAL LLC INSTR. #L202255294 ZONING: C-2 Per This Plat PARENT TRACT \_ Lot Line Added 75/75 60 Parcel #: 21-00005-020 60 Parcel #: 21-00005-020 61 Parcel #: 21-00005-020 PART OF TRACT A Per This Plat PLAT BK. P4, PG. 741 NE1/4, SE1/4 S13-18N-30W Lot Line Added PARCEL #: 21-00115-111
PIERCE PARTNERS LLC TRACT B Zoning: A-1 Per This Plat ±2.29 Acres BOOK 2008, PAGE 30523 ±143,448 Sq. Ft. ZONING: I-1 2.00 AC. OR 87,198 SQ. FT. ± - Lot Line Removed Per This Plat Ex. 1/2" Rebar -**└** Ex. Rebar S87°37'08"E 405.23' 403.57 POB, Tract B -[N87°36'04"W 420.28'] 489.78' N87°36'51"W 893.35' (N87°34'12"W 893.36') Ex. Rebar -Parcel #: 21-00115-110 FLYING COLORS GROUP LP Parcel #: 21-00115-130 CL GEORGE & SONS PTRSP (5191 N. Oak St.) Zoning: I-2 (850 Hatcher Rd.) Zoning: A-1

		LEGE	ND
	Ex. Section Line	0	Set 1/2" Rebar w/ PS# 1374 Cap
	Boundary Line	•	Ex. Rebar
	Ex. Adjacent Boundary Line	•	Ex. Nail
	Ex. Road Centerline		Ex. Water Meter
	Ex. Easement Line		Ex. Fire Hydrant
w	Ex. Water Line	X	Ex. Water Valve
8"SS>	Ex. Sanitary Sewer Line	$\odot$	Ex. Sewer Manhole
G	Ex. Gas Line		Ex. Telephone Pedestal
1111	Ex. Overhead Electric Line	E	Ex. Electric Pedestal
	Ex. Storm Drain Pipe	Ø	Ex. Power Pole
x	Ex. Fence Line	0,	Ex. Power Pole w/ Guy Wire
(Bearing & Distance)	Warranty Deed Inst. #L202255294		Ex. Electric Transformer
[Bearing & Distance]	Warranty Deed Bk. 2008, Pg. 30523	-0-	Ex. Sign

