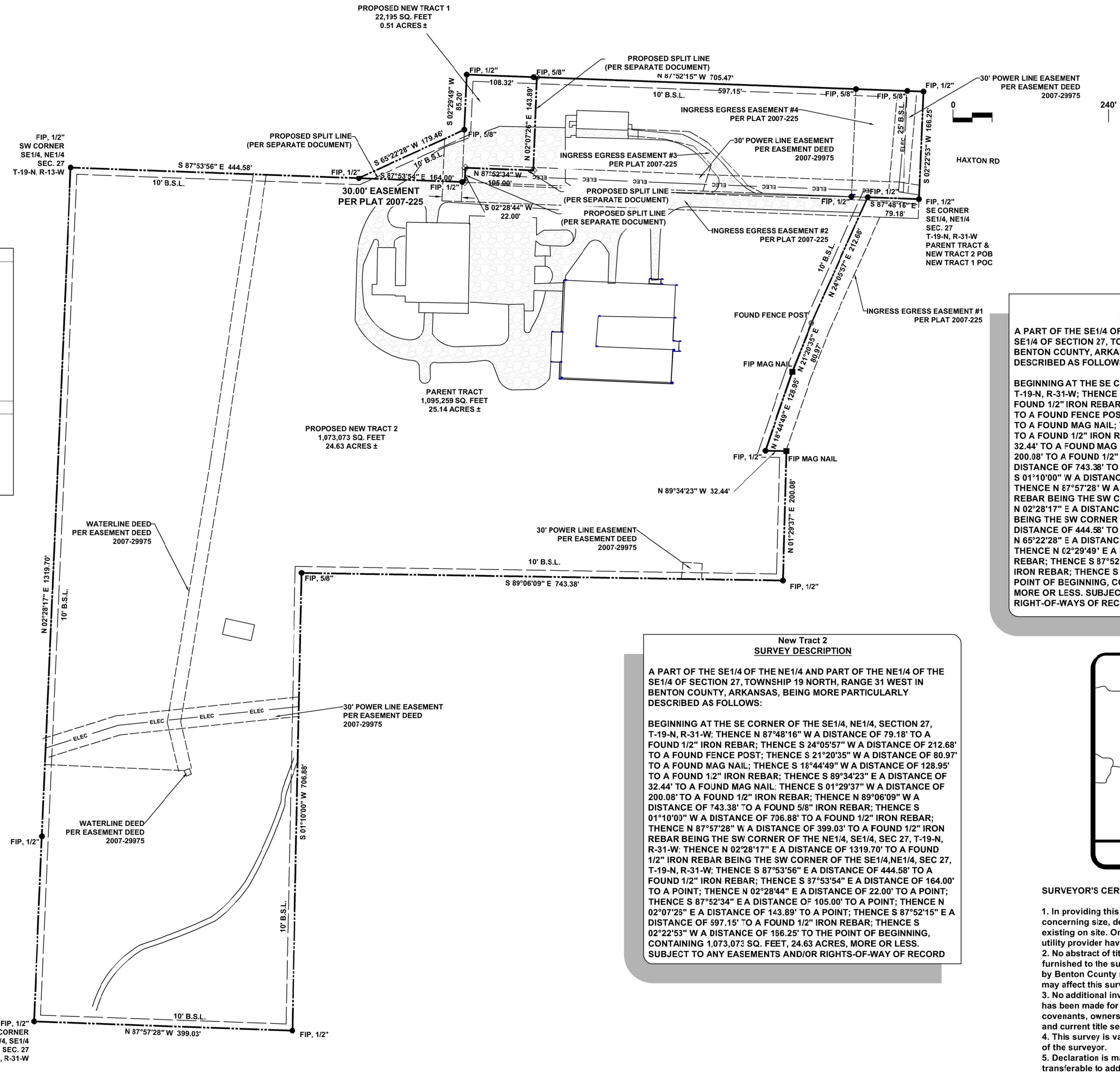
GRAPHIC SCALE

120'

1 inch = 120 feet



Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

SURVEYING SYMBOLS

- SET/FOUND REBAR
- SET/FOUND MAG NAIL
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND PK NAIL
- FOUND STONE
- STATE MONUMENT
- FOUND PIPE
- COMPUTED POINT
- RAILROAD SPIKE
- TEMP BENCH MARK (ELEV.)
- STAKE ON LINE
- TREE
- AIR CONDITIONER
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FENCE CORNER POST
- FIBER OPTIC VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GAS RISER
- GUY ANCHOR
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SANITARY SEWER
- SIGN
- SEPTIC LID
- STORM WATER
- TELEPHONE PEDESTAL
- TRANSFORMER
- WATER METER
- WATER VALVE

FEATURE LINES

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT
- BUILDING SET BACK
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE
- FENCE
- TREE LINE

Parent Tract
SURVEY DESCRIPTION

A PART OF THE SE1/4 OF THE NE1/4 AND PART OF THE NE1/4 OF THE SE1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE1/4, NE1/4, SECTION 27, T-19-N, R-31-W; THENCE N 87°48'16" W A DISTANCE OF 79.18' TO A FOUND 1/2" IRON REBAR; THENCE S 24°05'57" W A DISTANCE OF 212.68' TO A FOUND FENCE POST; THENCE S 21°20'35" W A DISTANCE OF 80.97' TO A FOUND MAG NAIL; THENCE S 18°44'49" W A DISTANCE OF 128.95' TO A FOUND 1/2" IRON REBAR; THENCE S 89°34'23" E A DISTANCE OF 32.44' TO A FOUND MAG NAIL; THENCE S 01°29'37" W A DISTANCE OF 200.08' TO A FOUND 1/2" IRON REBAR; THENCE N 89°06'09" W A DISTANCE OF 743.38' TO A FOUND 5/8" IRON REBAR; THENCE S 01°10'00" W A DISTANCE OF 706.88' TO A FOUND 1/2" IRON REBAR; THENCE N 87°57'28" W A DISTANCE OF 399.03' TO A FOUND 1/2" IRON REBAR BEING THE SW CORNER OF THE NE1/4, SE1/4; THENCE N 02°28'17" E A DISTANCE OF 1319.70' TO A FOUND 1/2" IRON REBAR BEING THE SW CORNER OF THE SE1/4, NE1/4; THENCE S 87°53'56" E A DISTANCE OF 444.58' TO A FOUND 1/2" IRON REBAR; THENCE N 65°22'28" E A DISTANCE OF 179.46' TO A FOUND 5/8" IRON REBAR; THENCE N 02°29'49" E A DISTANCE OF 85.20' TO A FOUND 1/2" IRON REBAR; THENCE S 87°52'15" E A DISTANCE OF 705.47' TO A FOUND 1/2" IRON REBAR; THENCE S 02°22'53" W A DISTANCE OF 166.25' TO THE POINT OF BEGINNING, CONTAINING 1,095,259 SQ. FEET, 25.14 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 1
SURVEY DESCRIPTION

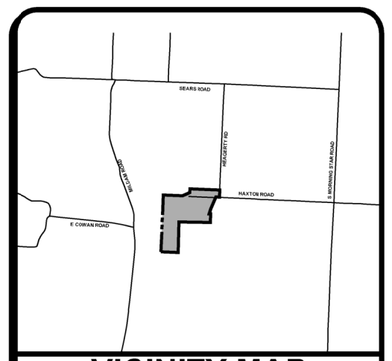
A PART OF THE SE1/4 OF THE NE1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SE CORNER OF THE SE1/4, NE1/4, SECTION 27, T-19-N, R-31-W; THENCE N 02°22'53" E A DISTANCE OF 166.25' TO A FOUND 5/8" IRON REBAR; THENCE N 87°52'15" W A DISTANCE OF 597.15' TO A POINT; THENCE S 02°07'26" W A DISTANCE OF 143.89' TO A POINT; THENCE N 87°52'34" W A DISTANCE OF 105.00' TO A POINT; THENCE S 02°28'44" W A DISTANCE OF 22.00' TO A POINT; THENCE N 87°53'54" W A DISTANCE OF 164.00' TO A FOUND 1/2" IRON REBAR; THENCE N 65°22'28" E A DISTANCE OF 179.46' TO A FOUND 5/8" IRON REBAR; THENCE N 02°29'49" E A DISTANCE OF 85.20' TO A FOUND 1/2" IRON REBAR; THENCE S 87°52'15" E A DISTANCE OF 108.32' TO THE POINT OF BEGINNING, CONTAINING 22,195 SQ. FEET, 0.51 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 2
SURVEY DESCRIPTION

A PART OF THE SE1/4 OF THE NE1/4 AND PART OF THE NE1/4 OF THE SE1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE1/4, NE1/4, SECTION 27, T-19-N, R-31-W; THENCE N 87°48'16" W A DISTANCE OF 79.18' TO A FOUND 1/2" IRON REBAR; THENCE S 24°05'57" W A DISTANCE OF 212.68' TO A FOUND FENCE POST; THENCE S 21°20'35" W A DISTANCE OF 80.97' TO A FOUND MAG NAIL; THENCE S 18°44'49" W A DISTANCE OF 128.95' TO A FOUND 1/2" IRON REBAR; THENCE S 89°34'23" E A DISTANCE OF 32.44' TO A FOUND MAG NAIL; THENCE S 01°29'37" W A DISTANCE OF 200.08' TO A FOUND 1/2" IRON REBAR; THENCE N 89°06'09" W A DISTANCE OF 743.38' TO A FOUND 5/8" IRON REBAR; THENCE S 01°10'00" W A DISTANCE OF 706.88' TO A FOUND 1/2" IRON REBAR; THENCE N 87°57'28" W A DISTANCE OF 399.03' TO A FOUND 1/2" IRON REBAR BEING THE SW CORNER OF THE NE1/4, SE1/4, SEC 27, T-19-N, R-31-W; THENCE N 02°28'17" E A DISTANCE OF 1319.70' TO A FOUND 1/2" IRON REBAR BEING THE SW CORNER OF THE SE1/4,NE1/4, SEC 27, T-19-N, R-31-W; THENCE S 87°53'56" E A DISTANCE OF 444.58' TO A FOUND 1/2" IRON REBAR; THENCE S 87°53'54" E A DISTANCE OF 164.00' TO A POINT; THENCE N 02°28'44" E A DISTANCE OF 22.00' TO A POINT; THENCE S 87°52'34" E A DISTANCE OF 105.00' TO A POINT; THENCE N 02°07'26" E A DISTANCE OF 143.89' TO A POINT; THENCE S 87°52'15" E A DISTANCE OF 597.15' TO A FOUND 1/2" IRON REBAR; THENCE S 02°22'53" W A DISTANCE OF 166.25' TO THE POINT OF BEGINNING, CONTAINING 1,073,073 SQ. FEET, 24.63 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION

1. In providing this survey, no attempt has been made to show data concerning size, depth, condition, or capacity of underground utilities existing on site. Only visible utilities and lines marked by the appropriate utility provider have been located on this survey.
2. No abstract of title nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by Benton County records. There may exist other documents of record that may affect this surveyed parcel.
3. No additional investigation or independent search by Swope Engineering has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C37943, effective June 5, 2012.

Benton County Building Setbacks	
Front/Exterior Side	25'
Side	10'
Rear	10'

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

SURVEY
FOR

PLATINA LLC
10397 HAXTON RD
BENTONVILLE, AR 72713

PARCEL #18-09210-002

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 06/06/2024

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1889
SIGNATURE
Phillip R. Swope
06/06/2024

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

DRAWN BY:	JOB NUMBER:
K.W.R.	24-142
SUBMITTAL DATE: 06/05/2024	City Number:
DRAWING NAME: 24-142su.dwg	
SHEET NUMBER: 1 OF 1	

r:\~survey\24-142 heagerty\external references\24-142su.dwg - Plotted on 6/6/2024 10:58:37 AM @ a scale of 1:1 to bluebeam pdf by John Hale