



# Bates & Associates, Inc.

**Civil Engineering - Land Surveying - Landscape Architecture**

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

[www.nwabatesinc.com](http://www.nwabatesinc.com)

MARCH 28, 2016

TO THE CITY OF CAVE SPRINGS PLANNING STAFF:

Our client, Penn Wilder, is proposing a tract split within the City of Cave Springs Planning Area. He would like to split parcel #18-09172-002, located on Roberts Road, into 2 tracts, one to contain 18.02 acres and the other to contain 4.87 acres.

If you have any questions please contact us.

Sincerely,

Justin Reid  
Project Manager  
Bates and Associates



Cave Springs City Hall  
134 N Main St. \* Cave Springs AR, 72718 \* (479)248-1040

## Cave Springs Lot Split Application

**Date:** 3/23/16

**Lot Split No:** \_\_\_\_\_

**Name:** JAMES (PENN) WILDER - PROPERTY OWNER, BATES & ASSOCIATES SURVEYING AND ENGINEERING - REPRESENTATIVE

**Address:** JAMES WILDER - 10264 ROBERTS RD. BENTONVILLE, AR 72712

**Telephone #:** JAMES WILDER - 479-366-2355 BATES & ASSOCIATES - 479-442-9350

**Legal Description and instruments of transfer of each proposed tract** SURVEY AND CURRENT DEED ATTACHED

**Use of Property: Present:** RESIDENTIAL

**Proposed:** RESIDENTIAL

**Present Zoning of Property:** CAVE SPRINGS PLANNING AREA

**Access to Property:** ROBERTS ROAD

**Instruments of transfer of Right-of-way required (attach copy)**

**Instruments of transfer of Easement grants if required (attach copy)**

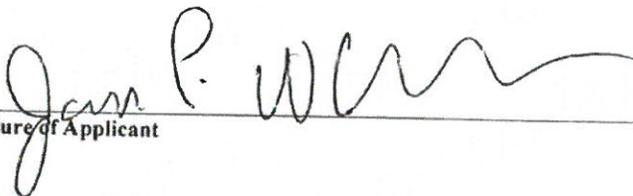
**Incorporate Subdivision Requirements (Section 2-6/2-7)**

**Provide proposed certified surveyor for lot split**

**Cash, Bond or Certificated of Deposit for required improvements.**

**Payment of \$150.00 payable to the City of Cave Springs**

**All Fees are Non-Refundable**

  
\_\_\_\_\_  
Signature of Applicant

**Note: The Instrument of transfer will need to be stamped as approved by the Planning Commission and signed and dated by the commission authority**

21

**WARRANTY DEED**  
**(Married Persons and Trustees)**

KNOW ALL MEN BY THESE PRESENTS:

That we, **Thomas E. Pace and Genevieve L. Pace**, , individually and as the duly appointed, qualified and acting **Trustees of the Pace Family Trust dated January 23, 2014**, pursuant to the power and authority granted therein as evidenced by the Certification of Trust filed February 6, 2014 at File 2014-5973 in the office of the Circuit Clerk & Ex-Officio Recorder of Benton County, hereinafter collectively called "Grantor", for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by **James P. Wilder and Saskia G. Wilder**, husband and wife, hereinafter called "Grantees", do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs and assigns, the following described land situate in Benton County, State of Arkansas, to-wit:

**See attached Exhibit "A" legal description**

**Subject to recorded instruments, covenants, rights of way, and easements.**  
**Subject to all prior mineral reservations and oil and gas leases, if any.**

TO HAVE AND TO HOLD the same unto the said Grantees, and unto Grantees' heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND Grantor hereby covenant with said Grantees, and Grantees' heirs and assigns, that Grantors are lawfully seized of said lands, that Grantors have the right to sell and convey the same, that said lands are unencumbered, and that Grantors will forever warrant and defend the title to said lands against all lawful claims and demands whatsoever.

And we, **Thomas E. Pace and Genevieve L. Pace**, Grantors, do hereby release and relinquish unto the said Grantee and Grantee's heirs and assigns all of my dower/curtesy and homestead in and to said lands and quitclaim unto said Grantee any interest, right and title I may have therein.

RTC-14-27647T



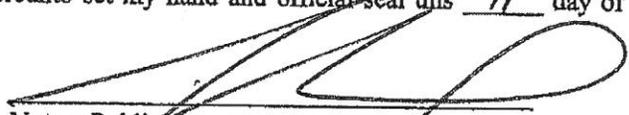
ACKNOWLEDGEMENT

STATE OF ARKANSAS )  
 )  
COUNTY OF Benton )ss.  
 )

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Thomas E. Pace and Genevieve L. Pace**, to me personally known or satisfactorily proven, who stated that they were the Trustees of the Pace Family Trust dated **January 23, 2014**, a trust, and was duly authorized in their capacity to execute the foregoing Deed for and in the name and behalf of said Trust, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 11 day of June, 2014.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

**A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 19 North, Range 31 West, Benton County, Arkansas, being more particularly described as follows, to-wit: Beginning at an existing nail marking the Northwest corner of said forty acre tract and running thence along the North line thereof South 89°55'12" East 913.98 feet, thence leaving said North line South 00°31'32" East 1080.85 feet, thence South 89°55'04" West 929.23 feet to the West line of said Forty acre tract, thence along said West line North 00°16'56" East 1083.43 feet to the point of beginning, containing 22.89 acres, more or less. Subject to that portion in Roberts Road right-of-way on the West side of herein described tract and subject to all other easements and rights-of-way of record.**



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp  
Proof of Tax Paid



File Number: 14-27647T

Grantee:  
Mailing Address: JAMES P WILDER AND SASKIA G WILDER  
7102 HILLCREST COURT  
ROGERS AR 727580000

Grantor:  
Mailing Address: THOMAS E PACE AND GENEVIEVE L PACE, TRUSTEES OF THE PACE  
FAMILY TRUST DATED JANUARY 23 2014  
464 PACE LANE  
BENTONVILLE AR 727120000

Property Purchase Price: \$114,450.00  
Tax Amount: \$379.50

County: BENTON  
Date Issued: 06/12/2014  
Stamp ID: 689184768

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): EMILY JAWORSKI

Grantee or Agent Name (signature): *Emily Jaworski* Date: 6/12/14

Address: Realty Title & Closing Services, LLC  
3866 W. Sunset Avenue • Springdale, AR 72762

City/State/Zip: 479 582 9383

Tran: 290167  
Total Fees: \$35.00

Benton County, AR  
I certify that this instrument was Electronically filed  
on 06/12/2014 1:55:59PM  
in DEED Book 2014 Pages 31375 - 31380  
Brenda DeShields-Circuit Clerk





18-09200-000

18-09203-000

18-09202-000

18-09318-000

18-09206-000

18-09206-001 18-09207-000

18-09209-000

18-09205-000 18-09204-000

18-09319-000

18-09320-001 18-09324-000

18-09321-000

18-09322-000

18-09320-000

ROBERTS RD

18-09171-000

18-09172-002

18-09172-000

18-09172-001

18-09364-000

18-99999-999

18-09362-000 18-09361-000

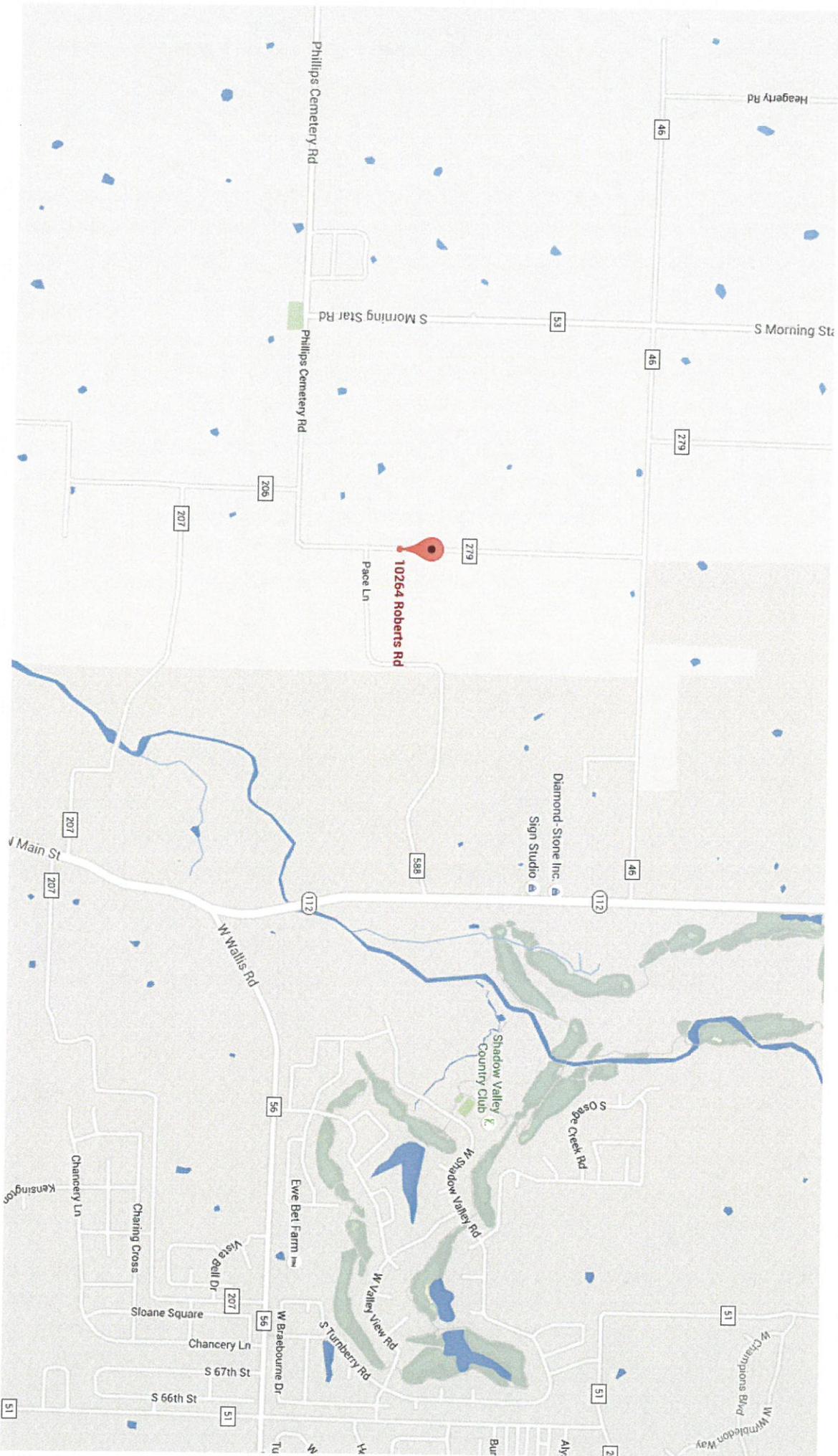
18-09369-000

18-09367-000

18-09368-000

18-09363-000





10264 Roberts Rd

Pace Ln

Phillips Cemetery Rd

S Morning Star Rd

Phillips Cemetery Rd

Heagerty Rd

S Morning Star

Diamond-Stone Inc.  
Sign Studio

Shadow Valley  
Country Club

W Wallis Rd

Main St

W Shadow Valley Rd

W Valley View Rd

S Turnberry Rd

Ewe Bet Farm

W Braabourne Dr

Sloane Square

Charing Cross

Chancery Ln

S 67th St

S 66th St

W Wendleton Way  
W Champlona Blvd