7 LAKES RANCH ESTATES - PHASE 1

THIS SITE
268.59± ACRES

VICINITY MAP
NOT TO SCALE

0' 300' 600' 900'

BEARINGS BASED ON ARKANSAS GRID NORTH NAD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

GRAND TRUNK RD

GRAND TRUNK ROAD 50' R/W

50' ROAD EASEMENT

NW CORNER NW1/4 NE1/4 SECT. 12, T-4-N, R-13-W FOUND 3/4" BAR

S 85°01'16" E 1089.34'

NE CORNER NW1/4 NE1/4 SECT. 12, T-4-N, R-13-W FOUND 3/4" BAR

S 85°01'16" E 1578.50'

NE CORNER NE1/4 NE1/4 SECT. 12, T-4-N, R-13-W FOUND STONE

NW CORNER LOT-2 SALTILLO HEIGHTS PH 1 (BK.E PG.34)

NE CORNER LOT-3 SALTILLO HEIGHTS PH 1 (BK.E PG.34)

NW CORNER NW1/4 NW1/4 SECT. 7, T-4-N, R-12-W FOUND 5/8" REBAR

P.O.C. NW CORNER SW1/4 NW1/4 SECTION 12, T-4-N, R-13-W FAULKNER COUNTY, ARKANSAS FOUND 5/8" REBAR

P.O.B.

S 84°51'35" E 734.49'

S 84°51'35" E 597.48'

NE CORNER SW1/4 NW1/4 SECT. 12, T-4-N, R-13-W 5/8" REBAR (APLS #1755)

NE CORNER SE1/4 NW1/4 SECT. 12, T-4-N, R-13-W FOUND 1/2" REBAR

S 84°23'11" E 1321.72'

S 88°51'08" E 1885.27'

SW CORNER SW1/4 NW1/4 SECTION 12, T-4-N, R-13-W FOUND 5/8" REBAR

SW CORNER NW1/4 SW1/4 SECT. 12, T-4-N, R-13-W FOUND 3/4" BAR

SW CORNER SW1/4 SW1/4 SECT. 12, T-4-N, R-13-W FD. ALUM. MON. (APLS 1111)

SW CORNER NW1/4 NW1/4 SECT. 13, T-4-N, R-13-W FOUND 3/4" BAR

P.O.T.

P.O.B.

P.O.C.

SHAAN DUNN

GLENDON DEATON

SHORTY WILLIS

BRYANT ANDERSON

RICKY L. HARDESTER

KARLEY PROCTOR

DALE ALLAN DUTCHER

AUSTIN KEITH

CHAD HOLLENBAUGH

7 LAKES RANCH ESTATES LLC

GAME & FISH COMMISSION

CHEROKEE COVE 50' R/W (PRIVATE ROAD)

7 LAKES RANCH BLVD. (PRIVATE ROAD) 50' R/W

SIERRA SUNSET COVE (PRIVATE ROAD) 50' R/W

7 LAKES RANCH BLVD. R/W VARIES (PRIVATE ROAD)

7 LAKES RANCH BLVD. 50' R/W (PRIVATE ROAD)

SADDLEHORN DRIVE 50' R/W (PRIVATE RD.)

CORRAL TRAIL 50' R/W (PRIVATE RD)

18' EQUESTRIAN/ PEDESTRIAN TRAIL EASEMENT

18' UTILITY EASEMENT & EQUESTRIAN/PEDESTRIAN TRAIL EASEMENT ADJACENT TO BOTH SIDES OF R/W

18' UTILITY EASEMENT AND EQUESTRIAN/PEDESTRIAN TRAIL EASEMENT

86' ROAD & UTILITY EASEMENT
50' ROAD R/W & 18' UTILITY EASEMENT & EQUESTRIAN/PEDESTRIAN TRAIL EASEMENT ADJACENT TO BOTH SIDES OF R/W (7 LAKES RANCH BLVD. 50' R/W) (PRIVATE ROAD)

CLINTON-LITTLE ROCK ROAD 60' R/W

ROAD TO BARN AREA/PARKING

HORSE TRACK 120' x 179'

LAKE WATER ELEV. 510'

LAKE WATER ELEV. 530

LAKE WATER ELEV. 550

LAKE WATER ELEV. 525'

LAKE WATER ELEV. 505'

LEGEND	
●	FOUND IRON PIN
○	SET 1/2" REBAR & CAP
△	CALCULATED POINT
■	FOUND STONE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°10'14" E	138.58'
L2	N 67°55'46" E	293.46'
L3	N 84°59'46" E	139.36'
L4	N 65°26'16" E	65.00'
L5	N 11°26'21" W	180.33'
L6	N 36°18'46" W	126.71'
L7	N 45°54'05" W	150.54'
L8	S 46°46'19" W	218.30'
L9	S 34°46'27" E	79.32'
L10	S 19°13'50" W	43.46'
L11	S 34°43'06" W	82.26'
L12	S 41°09'42" W	140.33'
L13	S 35°52'43" W	68.75'
L14	S 42°17'05" W	120.82'
L15	S 63°45'00" W	16.84'
L16	S 63°45'00" W	252.32'
L17	S 54°27'56" W	239.99'
L18	S 52°49'41" W	151.15'
L19	S 70°36'23" W	264.08'
L20	S 70°36'23" W	49.57'
L21	S 79°00'22" W	122.85'
L22	S 68°13'15" W	48.12'
L23	S 68°13'15" W	101.48'
L24	S 82°30'53" W	100.54'
L25	S 82°30'53" W	73.48'
L26	S 59°50'37" W	83.43'
L27	S 59°50'37" W	142.40'
L28	S 35°14'18" W	51.39'
L29	N 59°51'31" W	57.21'
L30	S 86°31'25" W	36.40'
L31	S 86°31'25" W	41.10'
L32	N 34°38'18" W	50.89'
L33	S 70°36'23" W	123.44'
L34	S 70°36'23" W	190.22'
L35	S 79°00'22" W	69.37'
L36	S 79°00'22" W	53.49'
L37	S 68°13'15" W	149.60'
L38	S 82°30'53" W	174.02'
L39	S 59°50'37" W	146.99'
L40	S 59°50'37" W	78.84'
L41	S 35°14'18" W	225.75'
L42	S 43°23'39" W	276.36'
L43	N 35°14'18" E	174.36'
L44	S 46°05'11" W	203.86'
L45	S 49°26'57" W	87.29'
L46	S 35°54'12" W	113.56'
L47	S 42°10'45" W	97.64'
L48	S 64°36'44" W	115.15'
L49	S 52°18'50" W	128.01'
L50	S 40°16'58" W	104.80'
L51	S 19°30'00" W	35.06'
L52	S 19°30'00" W	296.82'
L53	S 19°30'00" W	261.76'
L54	N 52°32'52" W	273.84'
L55	N 70°09'33" W	35.21'
L56	S 81°28'35" W	124.68'

LINE TABLE		
L57	N 44°41'44" W	140.84'
L58	N 44°41'44" W	89.77'
L59	N 72°31'35" W	60.07'
L60	S 87°16'58" W	149.86'
L61	S 78°42'43" W	98.08'
L62	S 78°42'43" W	147.46'
L63	N 83°51'38" W	73.16'
L64	N 80°01'47" W	203.55'
L65	N 62°23'15" W	9.45'
L66	N 62°23'15" W	112.95'
L67	S 89°24'18" W	35.58'
L68	S 73°03'40" W	81.24'
L69	N 88°35'31" W	127.63'
L70	S 61°12'17" W	115.48'
L71	S 65°07'51" W	108.79'
L72	S 50°47'58" W	167.95'
L73	S 50°27'04" W	67.98'
L74	S 72°08'30" W	114.26'
L75	S 79°39'20" W	163.94'
L76	S 59°39'48" W	33.74'
L77	S 29°21'51" W	53.29'
L78	S 03°58'10" W	88.35'
L79	S 11°13'05" E	256.06'
L80	S 07°28'53" W	45.45'
L81	S 07°28'53" W	61.61'
L82	S 15°44'57" W	240.69'
L83	N 15°44'57" E	101.64'
L84	N 15°44'57" E	139.04'
L85	N 11°13'05" W	174.11'
L86	N 11°13'05" W	81.95'
L87	N 78°42'43" E	245.54'
L88	S 52°32'52" E	296.69'
L89	S 52°32'52" E	22.84'
L90	S 67°25'11" E	212.60'
L91	N 88°05'59" E	124.30'
L92	N 44°09'45" E	183.65'
L93	S 55°35'50" E	214.58'
L94	S 20°07'20" W	160.50'
L95	S 30°11'11" W	69.63'
L96	S 47°49'53" W	69.04'
L97	S 59°45'54" W	127.88'
L98	S 51°29'21" W	83.46'
L99	S 41°48'34" W	200.43'
L100	S 39°56'13" W	200.11'
L101	S 30°13'44" W	48.65'
L102	S 23°22'32" W	156.94'
L103	S 23°22'32" W	152.98'
L104	S 32°19'23" W	52.29'
L105	S 32°19'23" W	47.21'
L106	S 46°46'19" W	154.81'
L107	S 46°46'19" W	202.33'
L108	N 42°40'53" E	67.76'
L109	N 01°30'39" E	41.84'
L110	S 62°23'15" E	122.41'
L111	S 37°41'45" W	75.05'
L112	N 39°56'13" E	183.50'
L113	N 39°56'13" E	16.61'

LINE TABLE		
L114	N 11°26'21" W	158.14'
L115	N 36°18'46" W	119.10'
L116	N 45°54'05" W	110.11'
L117	S 46°44'52" W	189.06'
L118	S 37°53'31" W	54.07'
L119	S 18°40'32" W	154.71'
L120	S 29°30'58" W	79.54'
L121	S 38°35'23" W	418.55'
L122	S 56°04'31" W	191.95'
L123	S 44°37'48" W	34.93'
L124	S 15°36'15" W	95.45'
L125	S 02°54'34" W	103.89'
L126	S 13°34'39" E	372.43'
L127	S 00°18'10" E	46.36'
L128	S 12°15'34" W	61.05'
L129	S 38°56'33" W	163.84'
L130	S 62°00'19" W	382.32'
L131	S 22°06'48" W	51.97'
L132	S 15°13'39" E	137.79'
L133	S 03°10'05" E	46.16'
L134	S 15°59'58" W	36.61'
L135	S 30°44'29" W	143.18'
L136	S 09°39'30" W	69.03'
L137	S 04°15'55" W	306.37'
L138	S 12°47'19" W	118.97'
L139	S 20°25'20" W	84.82'
L140	S 33°43'46" W	89.37'
L141	S 46°51'12" W	123.32'
L142	S 38°40'20" W	284.31'
L143	S 35°33'42" W	209.65'
L144	S 27°52'04" W	123.89'
L145	S 53°00'58" W	134.49'

CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	275.00'	259.20'	249.71'	S 07°46'18" E
C2	270.00'	158.42'	156.16'	S 76°40'03" E
C3	125.00'	128.36'	122.80'	N 64°03'26" W
C4	100.00'	93.95'	90.53'	S 71°36'34" E
C5	125.00'	111.57'	107.90'	N 87°00'39" E
C6	150.00'	69.79'	69.16'	N 74°46'14" E
C7	100.00'	76.69'	74.82'	N 66°07'52" E
C8	129.60'	181.50'	167.03'	N 84°16'57" E

* Certificate of Recording:

COUNTY RECORDING STAMP

OLM STAMP

Signed _____
Circuit Clerk, Nancy Eastham

Certificate of Owners

We the undersigned, owners 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 the (streets, alleys, drives, easements, etc.) as shown on said plat.

Date of Execution: _____

Owner/Developer: _____
Todd Holsted Ashley Sr.
7 Lakes Ranch Estates LLC
13776 P.O. Box Maumelle, AR 72113-0776

Owner/Developer: _____
T.J. Ashley
7 Lakes Ranch Estates LLC
13776 P.O. Box Maumelle, AR 72113-0776

Source of Title: 2022-18779

Certificate of Surveying Accuracy

I, Tim P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me 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: _____

_____
Tim P. Tyler, Registered Land Surveyor No. 1243 State of Arkansas

Notes:
- This property is not zoned.
- Iron pins are set at all lot corners.
- 18' Utility easement & Equestrian/Pedestrian Trail Easement adjacent to both sides of all

7 LAKES RANCH ESTATES PHASE 1
LOT PRICING & INFORMATION SHEET

1. LOT #1 – 3.15 ACRES - $142,500.00
2. LOT #2 – 3.48 ACRES - $157,500.00
3. LOT #3 – 3.46 ACRES -$157,500.00
4. LOT #4 – 3.32 ACRES -$142,500.00
5. LOT #5 – 4.01 ACRES - $157,500.00
6. LOT #6 – 4.34 ACRES - $157,500.00
7. LOT #7 – 4.64 ACRES - $157,500.00
8. LOT #8 – 3.80 ACRES - $157,500.00
9. LOT #9 – 4.00 ACRES - $157,500.00
10. LOT #10 – 3.63 ACRES - $165,000.00
11. LOT #11 – 3.33 ACRES - $165,000.00
12. LOT #12 – 3.74 ACRES - $165,000.00
13. LOT #13 – 3.85 ACRES - $165,000.00
14. LOT #14 – 3.11 ACRES - $165,000.00
15. LOT #15 – 5.27 ACRES - $157,500.00
16. LOT #16 – COMMUNITY BARN AREA
17. ~~LOT #17 – 4.01 ACRES - $SOLD~~
18. LOT #18 – 3.32 ACRES - $SOLD
19. LOT #19 – 4.12 ACRES - $157,500.00
20. ~~LOT #20 – 4.18 ACRES - $SOLD~~
21. ~~LOT #21 – 4.24 ACRES - $SOLD~~
22. LOT #22 – 4.03 ACRES - $165,000.00
23. LOT #23 – 3.41 ACRES - $165,000.00
24. LOT #24 – 3.08 ACRES - $165,000.00
25. LOT #25 – 3.03 ACRES - $165,000.00
26. ~~LOT #26 – 3.11 ACRES - $SOLD~~
27. ~~LOT #27 – 3.76 ACRES - $SOLD~~
28. LOT #28 – 3.29 ACRES - $157,500.00
29. LOT #29 – 3.63 ACRES - $157,500.00
30. LOT #30 – 3.91 ACRES - $157,500.00
31. LOT #31 – 4.32 ACRES - $157,500.00
32. LOT #32 – 3.39 ACRES - $157,500.00
33. LOT #33 – 3.14 ACRES - $SOLD
34. LOT #34 – 4.15 ACRES - $157,500.00
35. LOT #35 – 3.48 ACRES - $157,500.00
36. LOT #36 – 3.17 ACRES - $157,500.00
37. LOT #37 – 3.54 ACRES -$142,500.00
38. LOT #38 – 3.40 ACRES -$142,500.00
39. LOT #39 – 3.05 ACRES - $157,500.00
40. LOT #40 – 2.83 ACRES - $157,500.00
41. LOT #41 – 3.32 ACRES -$142,500.00
42. LOT #42 – 3.29 ACRES -$142,500.00
43. LOT #43 – 3.29 ACRES -$142,500.00
44. LOT #44 – 3.02 ACRES -$142,500.00
45. LOT #45 – 3.09 ACRES -$142,500.00
46. ~~LOT #46 – 3.09 ACRES - $SOLD~~
47. ~~LOT #47 – 3.06 ACRES - $SOLD~~
48. LOT #48 – 3.07 ACRES - $157,500.00
49. LOT #49 – 3.38 ACRES - $157,500.00
50. LOT #50 – 3.52 ACRES - $157,500.00
51. LOT #51 – 4.25 ACRES - $165,000.00
52. LOT #52 – 3.56 ACRES - $165,000.00
53. LOT #53 – 3.31 ACRES - $165,000.00
54. LOT #54 – 3.09 ACRES - $157,500.00
55. LOT #55 – 3.05 ACRES - $157,500.00
56. LOT #56 – 3.67 ACRES - $157,500.00
57. LOT #57 – 4.06 ACRES - $157,500.00
58. LOT #58 – 3.00 ACRES - $157,500.00
59. LOT #59 – 3.51 ACRES - $SOLD
60. LOT #60 – 3.14 ACRES - $SOLD
61. LOT #61 – 3.30 ACRES - $157,500.00
62. LOT #62 – 3.11 ACRES - $157,500.00
63. LOT #63 – 3.01 ACRES - $157,500.00
64. LOT #64 – 3.02 ACRES - $157,500.00
65. LOT #65 – 3.15 ACRES - $157,500.00
66. LOT #66 – 3.24 ACRES - $142,500.00

7 LOTS ALREADY SOLD AS OF 3/27/26 – PRICES ARE SUBJECT TO INCREASE.

BLUE = 2000 SF MINIMUM– YELLOW = 2400 SF MINIMUM – PINK = 3000 SF MINIMUM

S38°35'23"W 418.55 feet; thence S56°04'31"W 191.95 feet; thence S44°37'48"W 34.93 feet; thence S15°36'15"W 95.45 feet; thence S02°54'34"W 103.89 feet; thence S13°34'39"E 372.43 feet; thence S00°18'10"E 46.36 feet; thence S12°15'34"W 61.05 feet; thence S38°56'33"W 163.84 feet; thence S62°00'19"W 382.32 feet; thence S22°06'48"W 51.97 feet; thence S15°13'39"E 137.79 feet; thence S03°10'05"E 46.16 feet; thence S15°59'58"W 36.61 feet; thence S30°44'29"W 143.18 feet; thence S09°39'30"W 69.03 feet; thence S04°15'55"W 306.37 feet; thence S12°47'19"W 118.97 feet; thence S20°25'20"W 84.82 feet; thence S33°43'46"W 89.37 feet; thence S46°51'12"W 123.32 feet; thence S38°40'20"W 284.31 feet; thence S35°33'42"W 209.65 feet; thence S27°52'04"W 123.89 feet; thence S53°00'58"W 134.49 feet to the point of termination, said point being on the North right of way of Clinton-Little Rock Road, which has a 60 foot right of way and is county maintained.

PROJECT TITLE:
7 LAKES RANCH ESTATES PHASE 1

INT.	DATE	DESCRIPTION OF REVISION MADE

DATE:	7-22-2025
SCALE:	1 INCH EQUALS 300 FEET
PROJECT JOB NO:	1220762
DRAWN BY:	GEW
REVIEWED BY:	TT/RPG
STATE CODE:	500-04N-12W-0-07-440-23-1243 500-04N-12W-0-06-330-23-1243 500-04N-13W-0-12-000-23-1243

Tyler Group
surveying.mapping.engineering
240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
PH: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

S:\2022 JOBS\122-0762 (T Ashley, Stake Rd, Ph 1, Grand Trunk & Clinton, Conway)\DWG\1220762 - PHASE 1