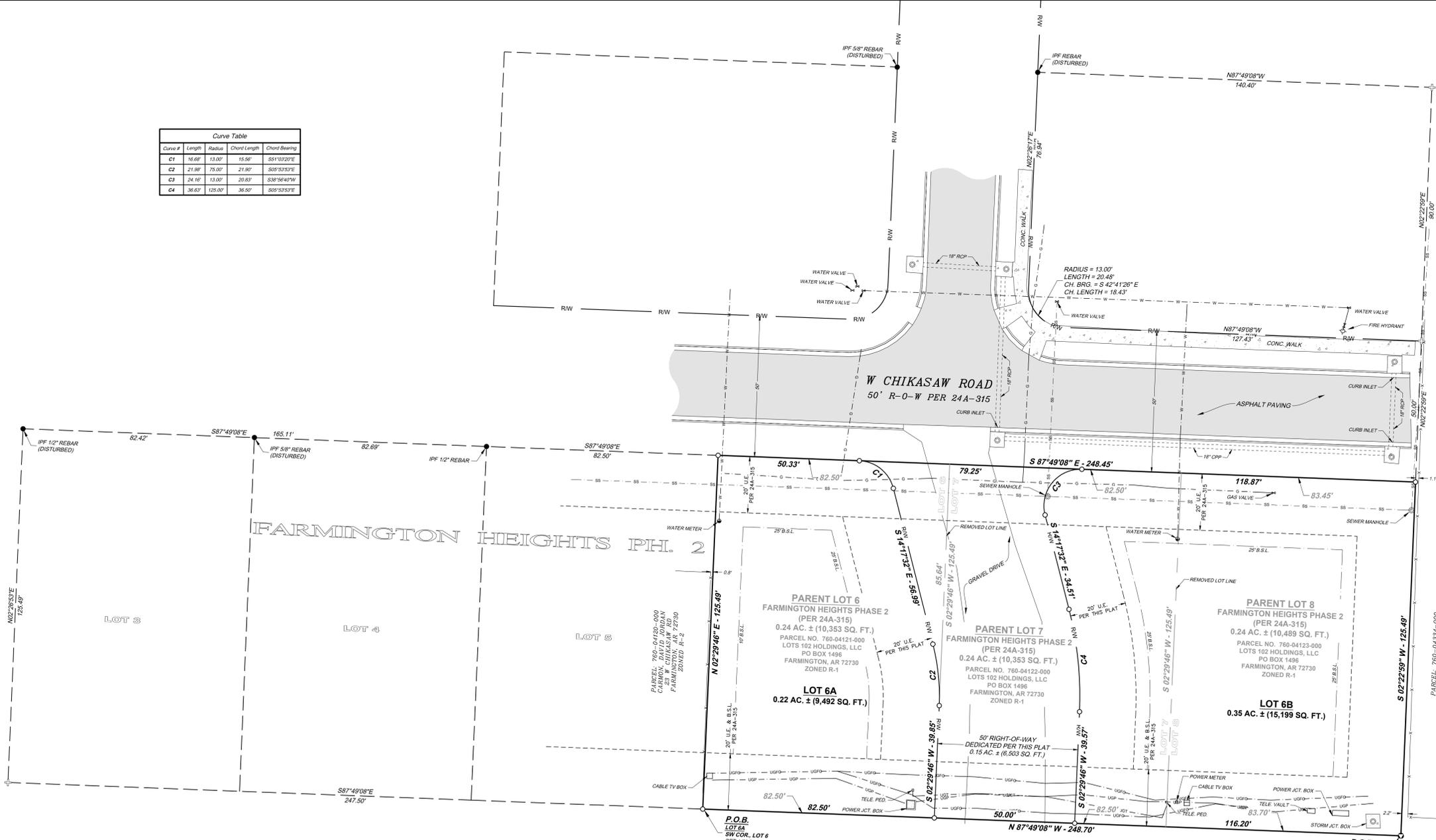
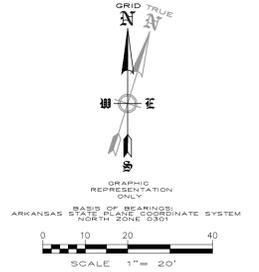
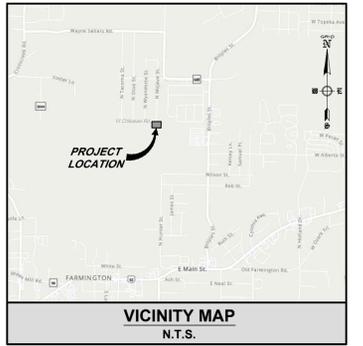


Curve #	Length	Radius	Chord Length	Chord Bearing
C1	16.69'	13.00'	15.56'	S81°02'20"E
C2	21.88'	75.00'	21.90'	S05°52'53"E
C3	24.16'	13.00'	20.83'	S38°56'40"W
C4	36.63'	125.00'	36.60'	S05°52'53"E



SURVEY DESCRIPTION - LOT 6A:
 PART OF LOT 6 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE WEST LINE OF SAID LOT 6, N02°29'46"E A DISTANCE OF 125.49 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 6, S87°49'08"E A DISTANCE OF 63.33 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID NORTH LINE AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 16.68 FEET AND A CHORD BEARING AND DISTANCE OF S81°02'20"E - 15.56 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S14°17'32"E A DISTANCE OF 36.88 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 21.88 FEET AND A CHORD BEARING AND DISTANCE OF S05°52'53"E - 21.89 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG SAID EAST LINE, S02°29'46"W A DISTANCE OF 39.85 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; AT THE SOUTHEAST CORNER OF SAID LOT 6, THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 6, N87°49'08"W A DISTANCE OF 82.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES (9,492 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION - LOT 6B:
 PART OF LOTS 7 AND 8 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8, SAID POINT BEING A FOUND 2 INCH ALUMINUM MONUMENT, THENCE ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8, N87°49'08"W A DISTANCE OF 116.20 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, N02°29'46"E A DISTANCE OF 39.57 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 36.63 FEET AND A CHORD BEARING AND DISTANCE OF N05°52'53"W - 36.50 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N14°17'32"E A DISTANCE OF 34.51 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 16.68 FEET AND A CHORD BEARING AND DISTANCE OF S81°02'20"E - 15.56 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOTS 7 AND 8, S87°49'08"E A DISTANCE OF 118.87 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE ALONG THE EAST LINE OF SAID LOT 8, S02°29'46"W A DISTANCE OF 125.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES (15,199 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS
 THE UTILITY EASEMENTS ARE SATISFACTORY FOR PROVIDING PROPER SERVICE.

ELECTRICITY	20
WATER	20
TELEPHONE	20
GAS	20
SEWER	20

CERTIFICATE OF APPROVAL FOR RECORDING:
 THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD _____, 20____.
 DATE _____ CHAIRMAN _____

CERTIFICATE OF APPROVAL:
 THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF FARMINGTON AS EACH PERTAINS TO THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW.

DATE	SIGNATURE
_____	_____
_____	_____
_____	_____
_____	_____

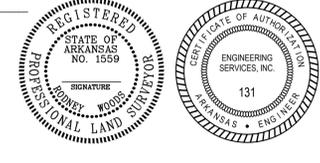
BUILDING SETBACK DIMENSIONS:
 PUBLIC PROTECTION PROVISIONS:
 PUBLIC INFRASTRUCTURE:

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:
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN:
 LOT 6: 415,980,000 FEET
 LOT 7: 415,980,000 FEET
 LOT 8: 396,712 FEET
FEMA FLOOD PLAIN ZONE:
 THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 051430215.F, PANEL 215 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED, MAY 16, 2008.
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 FAYETTEVILLE 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 WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.
A. WARRANTY DEED: LOTS 102 HOLDINGS, LLC, RECORDED MAY 17, 2019, FILE NO. 2019-14071.
B. FINAL PLAT OF FARMINGTON HEIGHTS PHASE 2: BY PAYA INC., LAZARO G. PAYA, AR PLS NO. 1380, RECORDED FEBRUARY 3, 2021, FILE NO. 24A-315.

LEGAL DESCRIPTION - PARENT LOT 6 (PARCEL NO. 760-04121-000):
 LOT 6 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS.
LEGAL DESCRIPTION - PARENT LOT 7 (PARCEL NO. 760-04122-000):
 LOT 7 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS.
LEGAL DESCRIPTION - PARENT LOT 8 (PARCEL NO. 760-04123-000):
 LOT 8 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS.

CERTIFICATE OF OWNERSHIP & DEDICATION:
 WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FARMINGTON AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FARMINGTON) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

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, P.S. NO. 1559, AR _____ DATE _____



LEGEND

—	PROPERTY LINE	P.O.B.	POINT OF BEGINNING
- - -	REMOVED LOT LINE	●	IRON PIN FOUND (AS NOTED)
—	ADJACENT OWNER	○	IRON PIN SET w/ CAP "PS 1559"
- - -	EASEMENT (AS NOTED)	⊕	COMPUTED POINT
- - -	RIGHT-OF-WAY	⊕	MANHOLE (TYPE AS NOTED)
- - -	BUILDING SETBACK LINE (B.S.L.)	⊕	WATER METER
- - -	WIRE FENCE LINE	⊕	FIRE HYDRANT
- - -	UNDERGROUND POWER LINE	⊕	VALVE (TYPE AS NOTED)
- - -	UNDERGROUND TELEPHONE LINE		
- - -	UNDERGROUND FIBER OPTIC LINE		
- - -	SANITARY SEWER LINE		
- - -	WATER LINE		
- - -	UNDERGROUND GAS LINE		
- - -	STORM PIPE (TYPE AS NOTED)		

REVISION _____ DATE _____ DESCRIPTION _____

REPLAT OF LOTS 6, 7 & 8 OF FARMINGTON HEIGHTS PHASE 2 CREATING LOTS 6A & 6B

SCALE: 1"=20' DATE: August 9, 2023 DRAWN BY: KND/RER

ENGINEERING SERVICES, INCORPORATED
 SPRINGDALE, ARKANSAS

RECORDING INFORMATION
ESI
 W.O.# 23923 SHEET 1/1