

LEGEND			
	PROPERTY LINE	P.O.B.	POINT OF BEGINNING
l — — — —	- REMOVED LOT LINE	•	IPF - IRON PIN FOUND (AS NOTED)
	- ADJACENT OWNER	0	IRON PIN SET w/ CAP "PLS 1156"
	- EASEMENT (AS NOTED)	4	COMPUTED POINT
R/W	RIGHT-OF-WAY		MANHOLE (TYPE AS NOTED)
	- BUILDING SETBACK LINE (B.S.L.)	•	WATER METER
xx	WIRE FENCE LINE	-∳⋈	FIRE HYDRANT
	— UNDERGROUND POWER LINE	M	VALVE (TYPE AS NOTED)
UGT UGT	— UNDERGROUND TELEPHONE LINE		
· UGF9— · · UGF9— ·	— UNDERGROUND FIBER OPTIC LINE		
ss · ss ·	- SANITARY SEWER LINE		
	— WATER LINE		
G G G	— UNDERGROUND GAS LINE		

### 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.

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

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: MRS ENTERPRISES LLC, RECORDED SEPTEMBER 10, 2024, FILE NO. 2024-23477. B. FINAL PLAT OF FARMINGTON HEIGHTS PHASE 2: BY PAYA INC., LAZARO G. PAYA, AR PLS NO. 1380, RECORDED

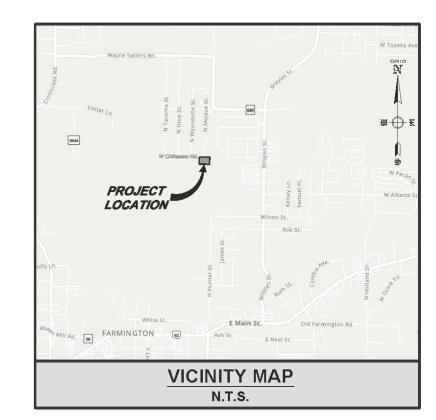
FEBRUARY 3, 2021, FILE NO. 24A-315.

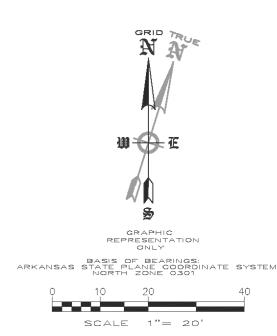
# STATE OF **ARKANSAS** NO. 1156 SIGNATURE

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

S. CRAIG DAVIS, P.L.S. NO 1156, AR

MRS ENTERPRISES LLC (OWNER)





## SURVEY DESCRIPTION - LOT 6A:

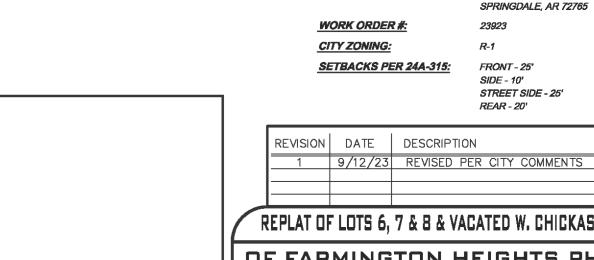
PART OF LOT 6 OF FARMINGTON HEIGHTS PHASE 2. CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALONG THE WEST LINE OF SAID LOT 6, NO2"29'46"E A DISTANCE OF 125.49 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156" AT THE NORTHWEST CORNER OF SAID LOT 6: THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 6. \$87°49'08"E A DISTANCE OF 50.32 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156": THENCE LEAVING SAID NORTH LINE AND LENGTH OF 16.68 FEET AND A CHORD BEARING AND DISTANCE OF S51°03'20"E - 15.56 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156": THENCE S14°17'32"E A DISTANCE OF 56 99 FEET TO A SET 1/2 INCH RERAR WITH CAP "PLS 1156": THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 21.98 FEET AND A CHORD BEARING AND DISTANCE OF EAST LINE, \$02°29'46"W A DISTANCE OF 39.85 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156" 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.

A PART OF LOT 8, A PART OF LOT 7, LYING EAST OF OF N. MOJAVE STREET AND SOUTH OF LOT 9 OF FARMINGTON HEIGHTS PHASE 2. CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILE NO. 24A-315 OF THE WASHINGTON COUNTY

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 "PLS 1156"; THENCE LEAVING SAID SOUTH LINE, NO2"29'46"E A DISTANCE OF 39.57 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; 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°53'53"W - 36.50 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE S87°49'08"E A DISTANCE OF 101.39 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE N02°23'28"E A DISTANCE OF 39.72 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE S87°49'22"E A DISTANCE OF 19.98 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE S02°22'59"W A DISTANCE OF 115.43 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES (9,648 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

A PART OF LOT 8, A PART OF LOT 7, AND THAT VACATED PORTION OF W. CHIKASAW ROAD , LYING EAST OF OF N. MOJAVE STREET AND SOUTH OF LOT 9 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8, SAID POINT BEING A FOUND 2 INCH ALUMINUM MONUMENT; THENCE NO2°22'59"E A DISTANCE OF 115.43 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE N87°49'22"W A DISTANCE OF 19.98 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE S02°23'28"W A DISTANCE OF 39.72 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE N87°49'08"W A DISTANCE OF 101.39 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE N14"17"32"W A DISTANCE OF 34.51 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE N13°52'01"W A DISTANCE OF 8.33 TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 21.46 FEET AND A CHORD BEARING AND DISTANCE OF NO7°43'07"W - 21.42 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE NO1"34'13"W A DISTANCE OF 44.90 FEET TO A SET 1/2 REBAR WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 34.91 FEET, AN ARC LENGTH OF 3.27 FEET AND A CHORD BEARING AND DISTANCE OF NO1°01'05"E - 3.27' FEET TO SET IRON PIN WITH CAP "PLS 1156"; THENCE N03°50'44"E A DISTANCE OF 2.56 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE LEFT, ON THE SOUTH LINE OF SAID LOT 9, ALSO BEING THE NORTH LINE OF W. CHIKASAW ROAD (VACATED) HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 20.48 FEET AND A CHORD BEARING AND DISTANCE OF S42°41'26"E - 18.42 FEET TO A SET 1/2 INCH REBAR WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID SOUTH LINE \$87"49'08"E A DISTANCE OF 127.43 FEET TO A SET 1/2 REBAR WITH CAP "PLS 1156"; THENCE LEAVING SAID SOUTH LINE, S02°22'59"W A DISTANCE OF 60.06 TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES (12,561 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.





REPLAT OF LOTS 6, 7 & 8 & VACATED W. CHICKASAW ROAD

OF FARMINGTON HEIGHTS PHASE 2

MRS ENTERPRISES LLC

FARMINGTON, AR 72730

ENGINEERING SERVICES, INC.

1207 S. OLD MISSOURI ROAD

PO BOX 1496

P.O. BOX 282

CREATING LOTS 6A & 6B & 6C SCALE: 1"=20' DATE: September 13, 2024 DRAWN BY: JDP ENGINEERING SERVICES, INCORPORATED

W.O.# 23923 SHEET **1/1** 

SPRINGDALE, ARKANSAS