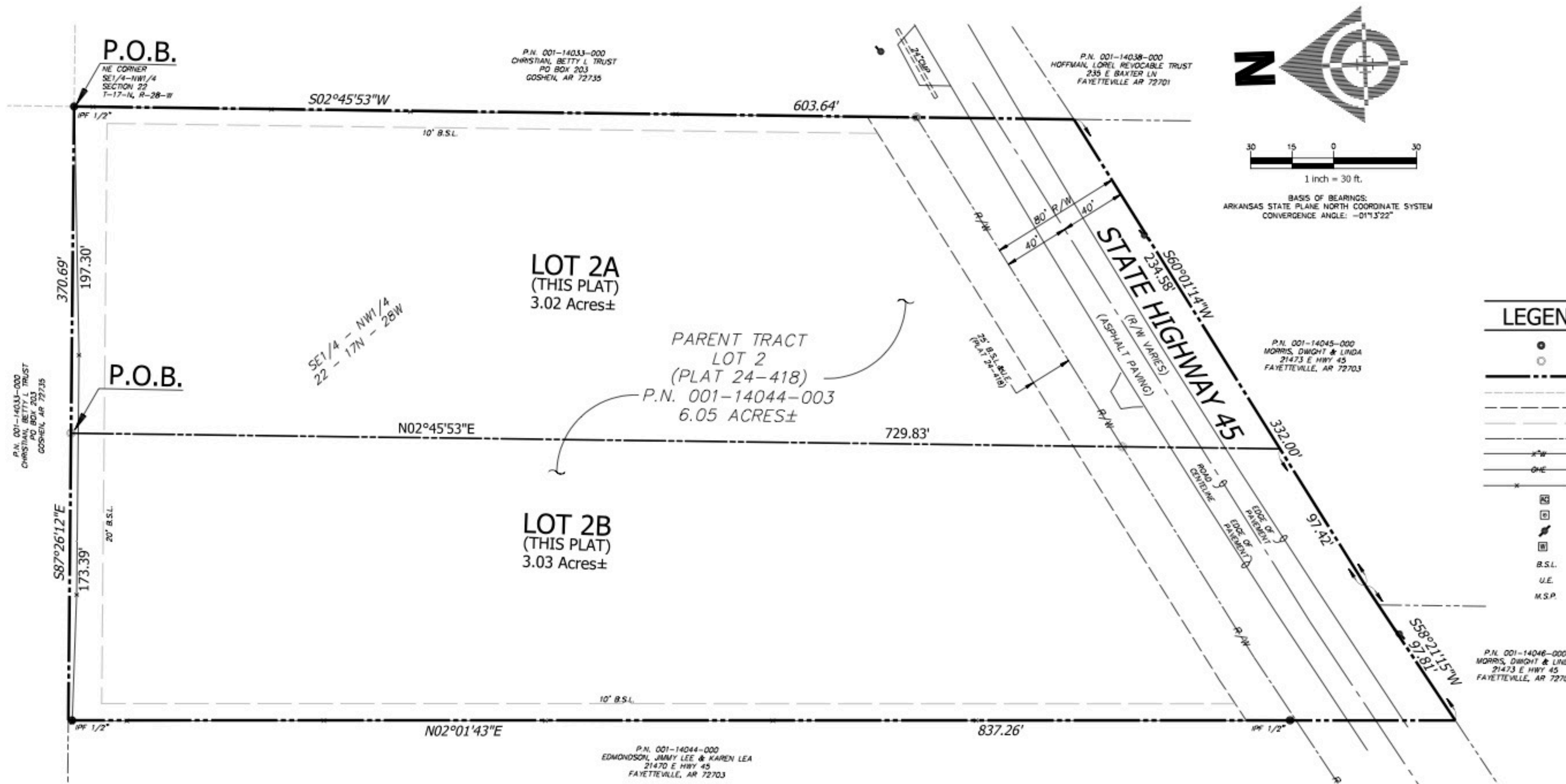




PARENT TRACT DESCRIPTION  
PARCEL NUMBER 001-14044-003  
AS DESCRIBED IN DEED RECORDED IN BOOK 2022 AT PAGE 21359.

A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 28 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A1/2" REBAR AT THE NE CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE S 02° 45' 36" W, 603.64 FEET ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 TO THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 45; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY S 60° 00' 57" W, 332.00 FEET AND S 58° 20' 58" W, 97.81 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N 02° 01' 26" E, 837.26 FEET TO A1/2" REBAR ON THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4; THENCE S 87° 26' 29" E, 370.69 FEET TO THE POINT OF BEGINNING, CONTAINING 6.05 ACRES, MORE OR LESS, SUBJECT TO THE STATE HIGHWAY NO. 45 RIGHT-OF-WAY AND ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD. ALSO KNOWN AS LOT 2, ON PLAT RECORD 24 AT PAGE 418.

#### CERTIFICATE OF APPROVAL.

ALL REQUIREMENTS OF THE GOSHEN SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A SURVEY FOR MINOR SUBDIVISION HAVING BEEN FULFILLED, APPROVAL OF THIS SURVEY IS HEREBY GRANTED.

DATE OF EXECUTION GOSHEN PLANNING COMMISSION CHAIRMAN

#### CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND WE DO HEREBY DEDICATE ALL STREET, ACCESS, UTILITY AND DRAINAGE EASEMENTS FOR PRIVATE USE AS INDICATED.

ALONDRA SOTO  
DATE  
JAIME CEBALLOS JR.  
DATE

| BUILDING SETBACKS TABLE |         |
|-------------------------|---------|
| FRONT:                  | 25 FEET |
| SIDE:                   | 10 FEET |
| REAR:                   | 20 FEET |

PROPOSED USE FOR NEW TRACTS:  
RESIDENTIAL SINGLE FAMILY USE.

| AREA INDEX         |            |
|--------------------|------------|
| PARENT TRACT       | 6.05 Acres |
| LOT 2A (THIS PLAT) | 3.02 Acres |
| LOT 2B (THIS PLAT) | 3.03 Acres |

OWNERS:  
ALONDRA SOTO & JAIME CEBALLOS JR.  
1960 GREEN MEADOWS AVE.  
SPRINGDALE, AR 72764

#### FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0125F  
REVISED DATE: MAY 16, 2008

#### GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

#### SURVEY DESCRIPTION LOT 2A (THIS PLAT):

### PROGRESS DRAWING

#### SURVEY DESCRIPTION LOT 2B (THIS PLAT):

### PROGRESS DRAWING

WA. CO. ORD. 99-32 SEC. 11-61 (C)(A) THERE SHALL BE A DEED RESTRICTION WITH EACH LAND CONVEYANCE THAT NO NEW IMPROVEMENTS WILL BE CONSTRUCTED WITHIN A SUFFICIENT DISTANCE FROM THE CENTERLINE OF ANY EXISTING PUBLIC ROAD TO ACCOMMODATE FUTURE ROAD IMPROVEMENTS



I, LAZARD G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR SURVEYS HAVE BEEN MET.

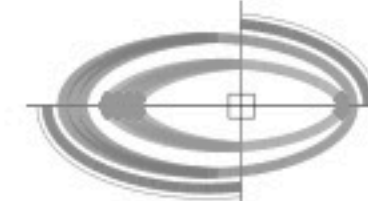
### PROGRESS DRAWING

DATE OF EXECUTION: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
LICENSED PROFESSIONAL SURVEYOR NO. 1380  
STATE OF ARKANSAS



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|----------|------|-------------|

STATE PLAT CODE: 500-17N-28W-0-22-420-72-1380



**PAYA INC.**

www.paya-inc.com

(479) 696-9138

mail@paya-inc.com

P.O. BOX 13 - CAVE SPRINGS, AR - 72718

### MINOR SUBDIVISION

LOT 2 OF A MINOR SUBDIVISION RECORDED  
IN PLAT BOOK 24 AT PAGE 418  
WASHINGTON COUNTY, ARKANSAS

|               |                                   |
|---------------|-----------------------------------|
| PREPARED FOR: | ALONDRA SOTO & JAIME CEBALLOS JR. |
| DRAWN BY:     | LP                                |
| SCALE:        | 1" = 50'                          |
| DATE:         | October 31, 2023                  |
| REVISED:      | LP                                |
| DWG:          | 23080_SPLIT                       |
| SHEET:        | 1 OF: 1                           |