

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

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

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; 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.

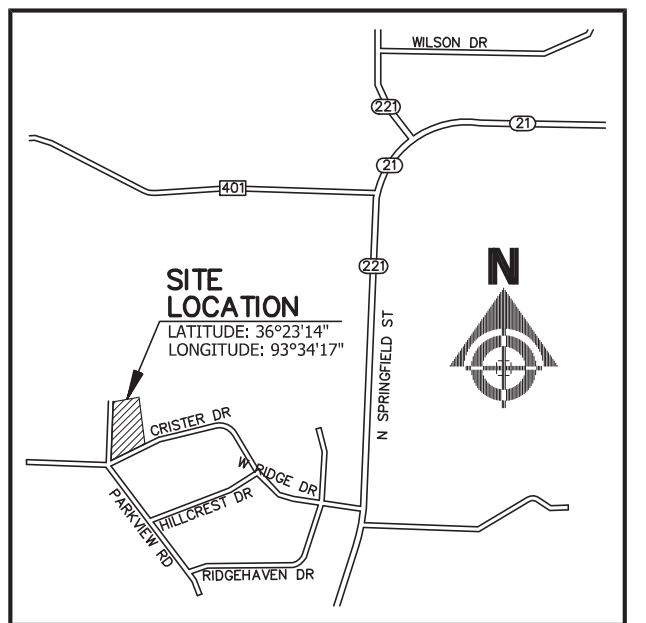
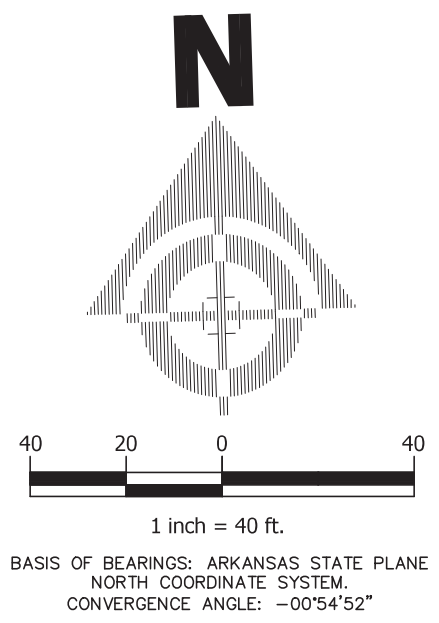
PARENT TRACTS
 PARCELS 815-02015-000 & 815-02016-000
 SURVEY DESCRIPTION:

LOTS 15 & 16 OF THE WEST RIDGE ESTATES SUBDIVISION - PHASE I, A SUBDIVISION IN THE CITY OF BERRYVILLE, CARROLL COUNTY, ARKANSAS AS RECORDED IN PLAT CABINET "D" AT PAGE 151B AND A PORTION OF PARKVIEW ROAD (50'R/W) AS RECORDED IN SAID PLAT CABINET "D" AT PAGE 151B.

SURVEY DESCRIPTION LOT 15A (THIS PLAT):

ALL OF LOTS 15 & 16 OF THE WEST RIDGE ESTATES SUBDIVISION - PHASE I, A SUBDIVISION IN THE CITY OF BERRYVILLE, CARROLL COUNTY, ARKANSAS AS RECORDED IN PLAT CABINET "D" AT PAGE 151B AND A PORTION OF PARKVIEW ROAD (50'R/W) AS RECORDED IN SAID PLAT CABINET "D" AT PAGE 151B. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SE CORNER OF SAID LOT 16 BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST RIDGE DRIVE (50'R/W); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S64°26'24"W PASSING AT A DISTANCE OF 159.64 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 219.98 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 26°35'37", A RADIUS OF 165.30 FEET, A LONG CHORD THAT BEARS S77°44'12"W, 76.04 FEET, AN ARC DISTANCE OF 76.72 FEET TO AN IRON PIN FOUND; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A DELTA OF 89°57'39", A RADIUS OF 20.00 FEET, A LONG CHORD THAT BEARS N46°03'57"E, 28.27 FEET, AN ARC DISTANCE OF 31.40 FEET; THENCE N01°04'22"E 340.53 FEET; THENCE S88°55'38"E 50.00 FEET; THENCE N78°48'09"E 159.01 FEET; THENCE S08°10'00"E 281.83 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.



VICINITY MAP
 NOT TO SCALE

LEGEND:

- IRON PIN FOUND
- 1/2" IRON PIN SET PLS 1380
- BOUNDARY LINE
- - - EASEMENT LINE
- X — WIRE METAL FENCE
- ⊕ FIRE HYDRANT
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- ⊕ ELECTRIC TRANSFORMER
- U.E. UTILITY EASEMENT

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	26°35'37"	165.30'	76.72'	S77°44'12"W, 76.04'
C2	89°57'39"	20.00'	31.40'	N46°03'57"E, 28.27'

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 CARROLL COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05015C0100B
 REVISED DATE: MARCH 17, 2011

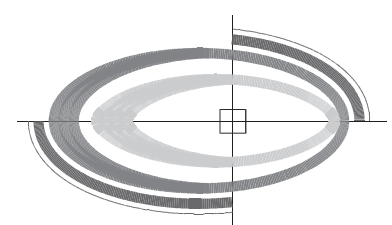
OWNER:
 WEST RIDGE ESTATES/
 WEST FAMILY LLC
 PO BOX 1023
 BERRYVILLE AR 72616



I, LAZARO 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 LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
 LICENSED PROFESSIONAL SURVEYOR NO. 1380
 STATE OF ARKANSAS



PAYA INC.
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 mail@paya-inc.com
 259 BRIGHT ROAD - CAVE SPRINGS, AR - 72718

LOT COMBINATION
 LOT 15 AND LOT 16
 WEST RIDGE ESTATES SUBDIVISION - PHASE I
 BERRYVILLE, CARROLL COUNTY, ARKANSAS

PREPARED FOR: WEST RIDGE ESTATES/WEST FAMILY LLC
 DRAWN BY: LP SCALE: 1" = 40' DATE: September 24, 2017
 REVISED: LP DWG: 17045_LLA SHEET: 1 OF: 1