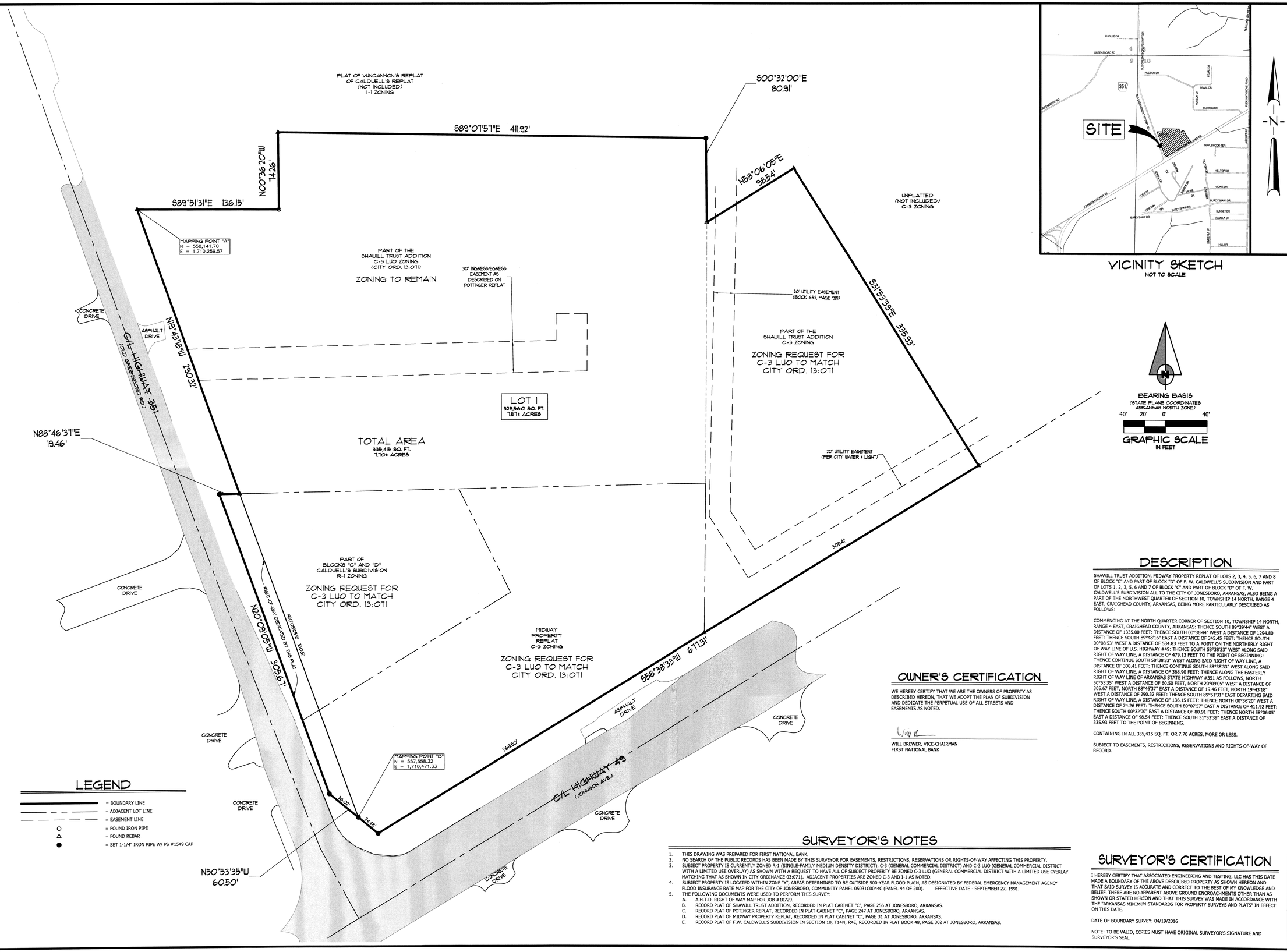

VICINITY SKETCH
NOT TO SCALE

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR
- = SET 1-1/4" IRON PIPE W/ PS #1549 CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

WILL BREWER, VICE-CHAIRMAN
FIRST NATIONAL BANK

DESCRIPTION

SHAWILL TRUST ADDITION, MIDWAY PROPERTY REPLAT OF LOTS 2, 3, 4, 5, 6, 7 AND 9 OF BLOCK "C" AND PART OF BLOCK "D" OF F. W. CALDWELL'S SUBDIVISION AND PART OF LOTS 1, 2, 3, 5, 6 AND 7 OF BLOCK "C" AND PART OF BLOCK "D" OF F. W. CALDWELL'S SUBDIVISION ALL TO THE CITY OF JONESBORO, ARKANSAS, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°39'44" WEST A DISTANCE OF 1335.00 FEET: THENCE SOUTH 00°36'44" WEST A DISTANCE OF 1294.80 FEET: THENCE SOUTH 89°48'16" EAST A DISTANCE OF 345.45 FEET: THENCE SOUTH 00°08'53" WEST A DISTANCE OF 534.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #49: THENCE SOUTH 58°38'33" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 479.13 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 58°38'33" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 308.41 FEET: THENCE CONTINUE SOUTH 58°38'33" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 368.90 FEET: THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #351 AS FOLLOWS, NORTH 50°53'35" WEST A DISTANCE OF 60.50 FEET, NORTH 20°09'05" WEST A DISTANCE OF 305.67 FEET, NORTH 88°46'37" EAST A DISTANCE OF 19.46 FEET, NORTH 19°43'18" WEST A DISTANCE OF 290.32 FEET: THENCE SOUTH 89°51'31" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 136.15 FEET: THENCE NORTH 00°36'20" WEST A DISTANCE OF 74.26 FEET: THENCE SOUTH 89°01'57" EAST A DISTANCE OF 411.92 FEET: THENCE SOUTH 00°32'00" EAST A DISTANCE OF 80.91 FEET: THENCE NORTH 58°06'05" EAST A DISTANCE OF 98.54 FEET: THENCE SOUTH 31°53'39" EAST A DISTANCE OF 335.93 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 335,415 SQ. FT. OR 7.70 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR FIRST NATIONAL BANK.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-1 (SINGLE-FAMILY MEDIUM DENSITY DISTRICT), C-3 (GENERAL COMMERCIAL DISTRICT) AND C-3 LUO (GENERAL COMMERCIAL DISTRICT WITH A LIMITED USE OVERLAY) AS SHOWN WITH A REQUEST TO HAVE ALL OF SUBJECT PROPERTY BE ZONED C-3 LUO (GENERAL COMMERCIAL DISTRICT WITH A LIMITED USE OVERLAY MATCHING THAT AS SHOWN IN CITY ORDINANCE 03:071). ADJACENT PROPERTIES ARE ZONED C-3 AND I-1 AS NOTED.
4. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 05031C0044C (PANEL 44 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.
5. THE FOLLOWING DOCUMENTS WERE USED TO PERFORM THIS SURVEY:
   A. A.H.T.D. RIGHT OF WAY MAP FOR JOB #10729.
   B. RECORD PLAT OF SHAWILL TRUST ADDITION, RECORDED IN PLAT CABINET "C", PAGE 256 AT JONESBORO, ARKANSAS.
   C. RECORD PLAT OF POTINGER REPLAT, RECORDED IN PLAT CABINET "C", PAGE 247 AT JONESBORO, ARKANSAS.
   D. RECORD PLAT OF MIDWAY PROPERTY REPLAT, RECORDED IN PLAT CABINET "C", PAGE 31 AT JONESBORO, ARKANSAS.
   E. RECORD PLAT OF F.W. CALDWELL'S SUBDIVISION IN SECTION 10, T14N, R4E, RECORDED IN PLAT BOOK 48, PAGE 302 AT JONESBORO, ARKANSAS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 04/19/2016

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

FIRST NATIONAL BANK HILLTOP REPLAT

3500 EAST JOHNSON AVENUE
HWY. 49 & HWY. 351
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1549
SCOTT H. CARNAHAN
PROFESSIONAL LAND SURVEYOR

NO.	DESCRIPTION	DATE

REPLAT & REZONING REQUEST

DATE:	10/03/16	DRAWN:	CCH
CADD FILE:	15165-002	CHECKED:	PWL
DWG#	0414104.XXXX	SHEET	
SCALE:	1" = 40'		1 OF 1