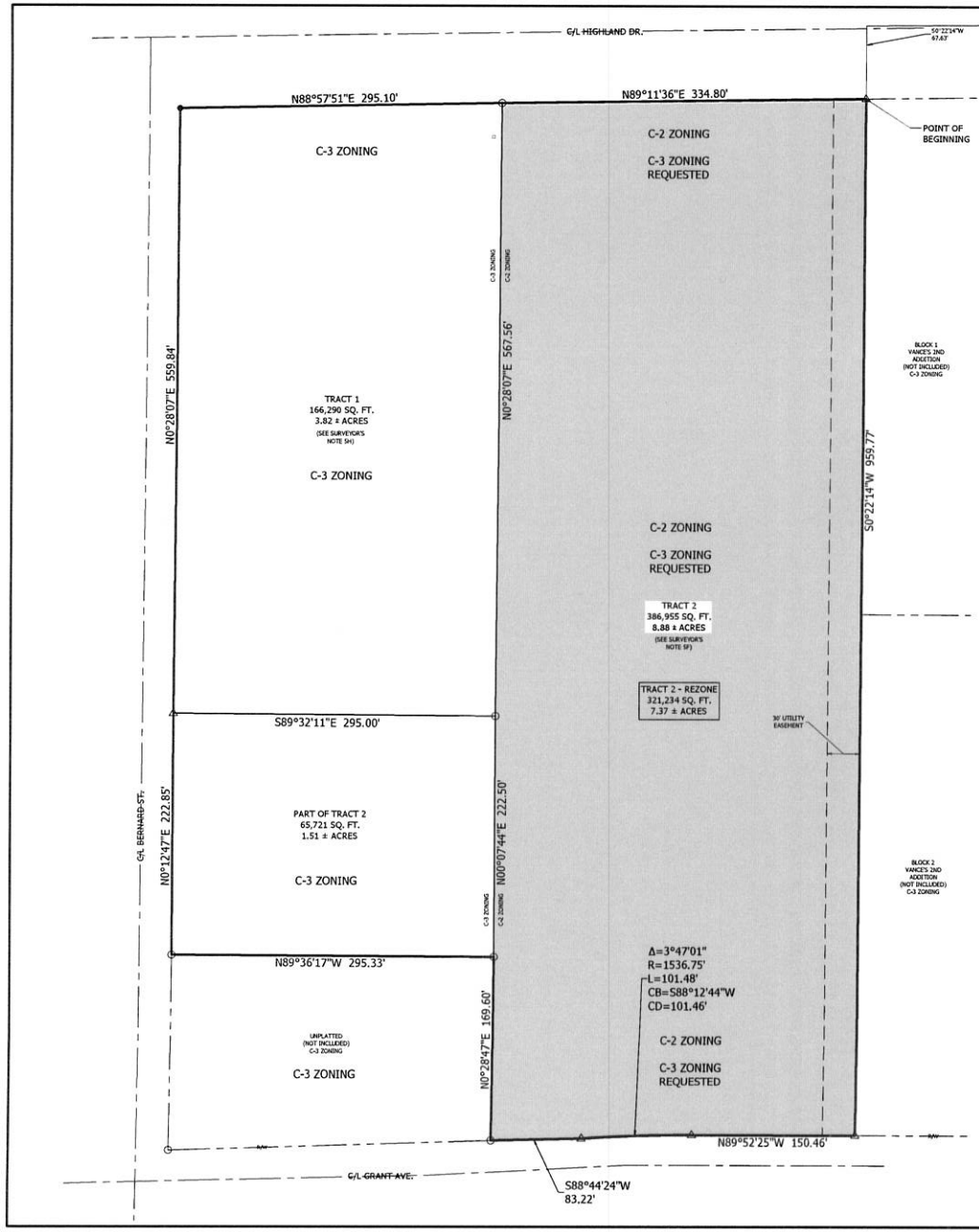

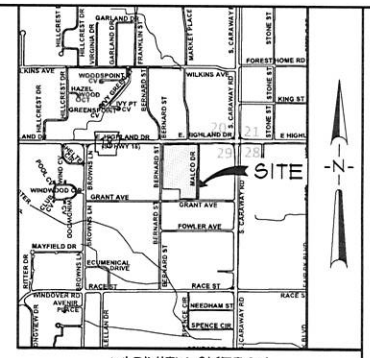

VICINITY SKETCH
NOT TO SCALE

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

50' 25' 0' 50'
GRAPHIC SCALE
IN FEET

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR / NAIL
- = SET 5/8" REBAR W/ PS #1334 CAP

DESCRIPTION - REZONE

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, THENCE SOUTH 89° 35'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 660.35 FEET TO A POINT; THENCE SOUTH 00°22'14" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00°22'14" WEST, A DISTANCE OF 959.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GRANT AVENUE; THENCE NORTH 89°52'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 150.46 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 03°47'01", A RADIUS OF 1,536.75 FEET, A CHORD BEARING OF SOUTH 88°12'44" WEST AND A CHORD DISTANCE OF 101.46 FEET. THENCE ALONG SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 101.48 FEET TO A POINT; THENCE SOUTH 88°44'24 WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 83.22 FEET TO A POINT; THENCE NORTH 00°28'47" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 169.60 FEET TO A POINT; THENCE NORTH 00°07'44" EAST, A DISTANCE OF 222.50 FEET TO A POINT; THENCE NORTH 00°28'07" EAST, A DISTANCE OF 567.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE (ARKANSAS HIGHWAY 18); THENCE NORTH 89°11'36" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 334.80 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 321,234 SQ. FT. OR 7.37 ACRES, MORE OR LESS.

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

DESCRIPTION - OVERALL

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, THENCE SOUTH 89° 35'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 660.35 FEET TO A POINT; THENCE SOUTH 00°22'14" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00°22'14" WEST, A DISTANCE OF 959.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GRANT AVENUE; THENCE NORTH 89°52'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 150.46 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 03°47'01", A RADIUS OF 1,536.75 FEET, A CHORD BEARING OF SOUTH 88°12'44" WEST AND A CHORD DISTANCE OF 101.46 FEET. THENCE ALONG SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 101.48 FEET TO A POINT; THENCE SOUTH 88°44'24 WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 83.22 FEET TO A POINT; THENCE NORTH 00°28'47" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 169.60 FEET TO A POINT; THENCE NORTH 89°36'17" WEST, A DISTANCE OF 295.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF BERNARD STREET; THENCE NORTH 00°12'47" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 222.85 FEET TO A POINT; THENCE NORTH 00°28'07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 559.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE (ARKANSAS HIGHWAY 18); THENCE NORTH 88°57'51" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY AND DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 295.10 FEET TO A POINT; THENCE NORTH 89°11'36" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 334.80 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 553,245 SQ. FT. OR 12.70 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR EAST ARKANSAS AREA AGENCY ON AGING, INC., AND IS NOT ASSIGNABLE.
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 ZONED C-3, GENERAL COMMERCIAL DISTRICT AND C-2, DOWNTOWN FRINGE COMMERCIAL DISTRICT, AS SHOWN. ADJACENT PROPERTIES ARE ZONED C-3 AS SHOWN. STANDARD BUILDING SETBACKS FOR BOTH C-3 AND C-2 ZONINGS ARE AS FOLLOWS: STREET=25' SIDE=10' REAR=20'. MAXIMUM LOT COVERAGE FOR C-2 ZONING IS FIFTY PERCENT (50%) AND FOR C-3 ZONING IS SIXTY PERCENT (60%). MAXIMUM HEIGHT LIMITATION IS LIMITED TO FIRE CODES.
4. SUBJECT PROPERTY IS LOCATED WITHIN "X", AREAS OF MINIMAL FLOOD HAZARD, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05031C025BD (PANEL 250 OF 525). EFFECTIVE DATE - SEPTEMBER 28, 2024.
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS DRAWING:
   - A. ALTA/NSPS SURVEY BY MICHAEL P. MCNEESE FOR EAST ARKANSAS AREA ON AGING, INC., RECORDED AS DOCUMENT 2025020135601 AT THE ARKANSAS STATE LAND SURVEYOR'S OFFICE.
   - B. UNRECORDED PLAT OF FOUNTAIN SQUARE COMMERCIAL OFFICE PARK MINOR PLAT BY TROY L. SHEETS, DATED JANUARY 27, 1993.
   - C. PLAT OF SURVEY BY HARVEY S. JOHNSON FOR MALCO THEATRES INC., DATED SEPTEMBER 10, 1985.
   - D. PLAT OF SURVEY BY HARVEY S. JOHNSON FOR MALCO THEATRES INC., RECORDED IN PLAT BOOK "E", PAGE 98 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   - E. WARRANTY DEED TO EAST ARKANSAS AREA AGENCY ON AGING, INC., RECORDED AS DOCUMENT 2020108-008983 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   - F. WARRANTY DEED TO EAST ARKANSAS AREA AGENCY ON AGING, RECORDED IN DEED BOOK 443, PAGE 344 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   - G. DEDICATION OF RIGHT-OF-WAY FOR STREETS AND EASEMENT FOR DRAINAGE TO THE CITY OF JONESBORO, RECORDED IN DEED BOOK 253, PAGE 398 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   - H. WARRANTY DEED TO FOUNTAIN SQUARE ASSOCIATES, RECORDED IN DEED BOOK 217, PAGE 397 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   - I. EASEMENT DEDICATION FOR UTILITY LINES TO CITY WATER & LIGHT PLANT OF JONESBORO, RECORDED IN DEED BOOK 170, PAGE 358 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

AUTHORIZED REPRESENTATIVE
EAST ARKANSAS AREA AGENCY ON AGING

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY 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: 01/22/2026

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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EAST ARKANSAS AREA AGENCY ON AGING MINOR PLAT

SECTION 29, T14 N, R4E
HIGHLAND DRIVE @ BERNARD STREET
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

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

NO.	DESCRIPTION	DATE

REZONE REQUEST

DATE:	02/03/2026	DRAWN:	CCH
CADD FILE:	25157-003	CHECKED:	JHE
DWG#	0434281.0054	SHEET	
SCALE:	1" = 50'	1 OF 1	