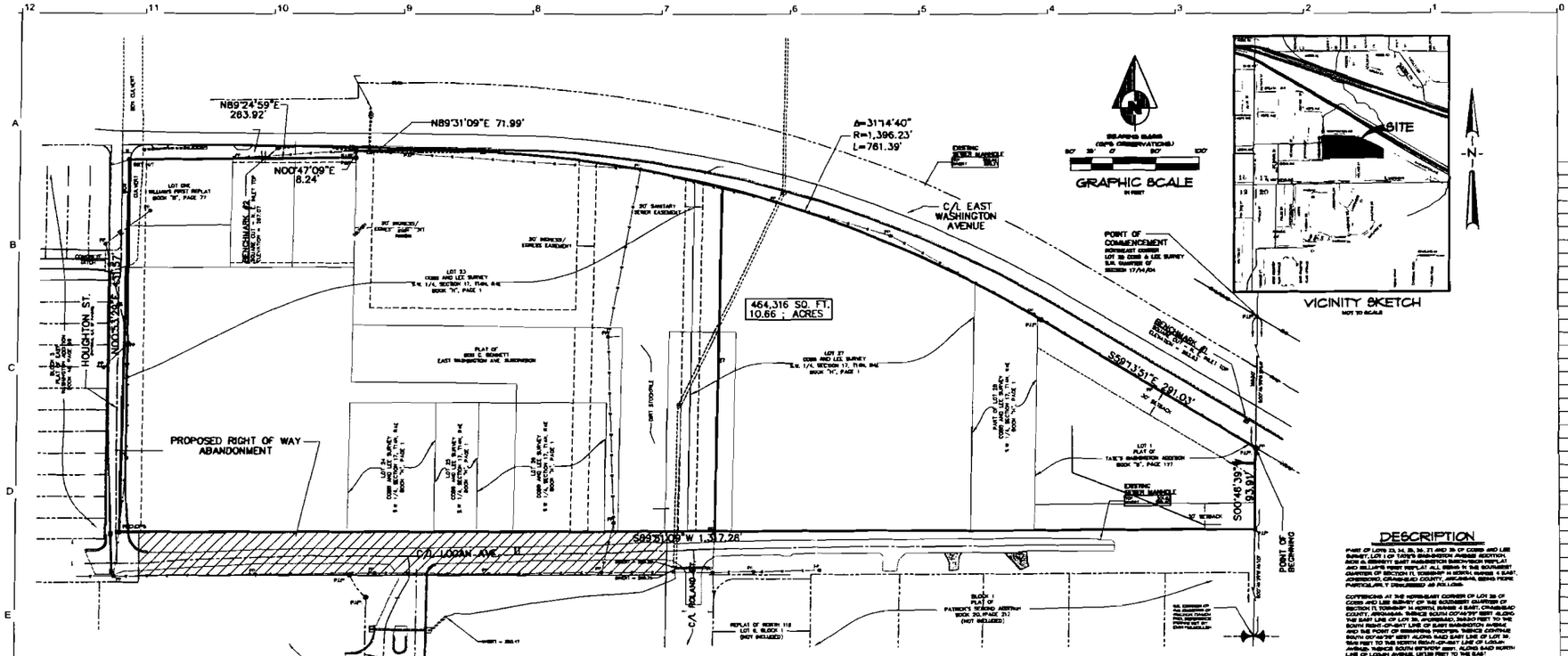

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = FOUND IRON PIPE
- = FOUND COTTON-PICKER SPINDLE
- = SET COTTON-PICKER SPINDLE
- = FOUND IRON PIPE W/ PLS #1305 CAP
- = BENCH MARK
- = R/W MONUMENT
- = SET 1 1/4" IRON PIPE W/ PLS #1305 CAP
- = EXISTING SANITARY SEWER LINE
- = EXISTING 8"- PVC SEWER LINE
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING WATER LINE
- = EXISTING WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = VALVE BOX
- = EXISTING OVERHEAD ELECTRICAL LINE
- = EXISTING UNDERGROUND ELECTRICAL LINE
- = ELECTRIC TRANSFORMER/ELECTRIC METER
- = POWER POLE
- = POWER JUNCTION, COMM BOX
- = LIGHT POLE (SINGLE)
- = TRAFFIC SIGN OR UTILITY MARKER
- = EXISTING UNDERGROUND COMMUNICATION LINE
- = TELEPHONE PEDESTAL
- = EXISTING GAS LINE
- = GAS METER
- = EXISTING STORM WATER MANHOLE
- = GRATED INLET
- = SPRINKLER CONTROL
- = EXISTING GROUND CONTOUR

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF ST. BERNARDS HEALTHCARE AND IS NOT ASSIGNABLE.
2. BEARINGS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAD83 (93) DATUM.
3. BENCHMARK 1 - SQUARE CUT IN NORTHEAST CORNER OF CONCRETE INLET TOP LOCATED 0'± WEST OF NORTHEAST PROPERTY CORNER ON SOUTH SIDE OF EAST WASHINGTON AVE. ELEVATION = 345.43 (NAVD 88)

   BENCHMARK 2 - SQUARE CUT IN NORTHEAST CORNER OF CONCRETE INLET TOP LOCATED 7'± EAST OF NORTHWEST PROPERTY CORNER ON SOUTH SIDE OF EAST WASHINGTON AVE. ELEVATION = 341.01 (NAVD 88)
4. THE FOLLOWING DOCUMENTS WERE USED TO CORRECT THIS SURVEY:
   A. SURVEY BY ASSOCIATED ENGINEERING & TESTING, LLC DATED APRIL 2010 AND RECORDED IN BOOK 19, PAGE 3.
   B. SURVEY BY COBB AND LEE SURVEY FOR THE S.W. 1/4 SECTION 17 TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, RECORDED IN BOOK "H", PAGE 1.
   C. PLAT OF EAST WASHINGTON ADDITION TO JONESBORO, RECORDED IN BOOK "A", PAGE 77.
   D. PLAT OF BOB G. BENNETT EAST WASHINGTON AVE. SUBDIVISION TO THE CITY OF JONESBORO.
   E. WILLIAMS FIRST REPLAT, RECORDED IN BOOK "B", PAGE 77.
   F. PLAT OF EARLY SUBDIVISION ADDITION TO CITY OF JONESBORO RECORDED IN BOOK 4A, PAGE 6/5.
5. BARRIERS ARE AS SHOWN.
6. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF UTILITY LOCATIONS PROVIDED BY ARKANSAS ONE-CALL SYSTEM, INC., VISIBLE OBSERVATIONS ANCHOR, EXISTING UTILITY MAPS, ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE BOTH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
7. SUBJECT PROPERTY IS CURRENTLY ZONED C-3 AND R-3. THE R-3 PORTION IS CURRENTLY IN THE PROCESS OF BEING REZONED TO C-3. THE SURROUNDING PROPERTY IS ZONED C-3 (LSD) + R-1. THE BUILDING SETBACKS FOR C-3 ZONING ARE:
   FRONT: 25'
   SIDE: 0'
   REAR: 20'
8. SUBJECT PROPERTY DOES NOT LIE IN THE FLOOD PLAIN ACCORDING TO PANEL 44 OF 300 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE 03/17/10.

UTILITY SERVICE PROVIDERS IN JONESBORO, AR

AJ WATER, SEWER, AND ELECTRICITY:
CITY WATER & LIGHT, 400 EAST MONROE, P.O. BOX 539
JONESBORO, AR 72403, PHONE: 870-935-5555 FAX: 870-930-5501
RON SKINNER, PE, Plant Manager
RANDY SHERIDAN, PE, Engineering Inc. Dist. 870-930-5200

BJ RUSSELL GAS:
CENTERPOINT ENERGY
300 CLO PEBBLEHOUSE RD
JONESBORO, AR 72405
SUPERVISOR JAMES, CONSTRUCTION 1 FRIT, Rep., CELL: 870-961-3734

CJ TELEPHONE:
ATT
120 CHURCH, ROOM N 21
JONESBORO, AR 72403
PHIL BARLEY, AREA MANAGER INSTALLATION AND REPAIR,
870-972-1621, FAX: 870-972-1640
TOTTY GRAY, AREA MANAGER ENGINEERING DESIGN,
870-972-1661, FAX: 870-972-1633

DJ CABLE TELEVISION:
SUDDEN LINK
3100 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
Dewayne Hornbeck, Manager
BOB PRIDDY, CONSTRUCTION Manager
870-933-6405 (870) 931-2021 FAX: 870-933-6441
JEFFY TUNCY, FIELD Manager
CELL: 870-316-2053

Know what's below. Call before you dig.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE PAGE 4, SURVEYED AND MAPPED THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT THERE ARE NO ENCROACHMENTS OR APPARENT EASEMENTS EXCEPT AS SHOWN AND THAT THERE ARE NO APPARENT VIOLATIONS OF ZONING REGULATIONS AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS IN EFFECT ON THIS DATE.

DATE OF INCHARGHT + TOPOGRAPHIC SURVEY: 04/2010

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

DESCRIPTION

PART OF LOTS 23, 24, 25, 26, 27, AND 28 OF COBB AND LEE SURVEY, LOT 1 OF TATE'S SUBDIVISION ADDITION, BOOK A, BENNETT EAST WASHINGTON SUBDIVISION REPLAT, AND WILLIAMS FIRST REPLAT ALL BEING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 28 OF COBB AND LEE SURVEY OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°45'39" WEST ALONG THE EAST LINE OF LOT 28, AFORESAID, 263.92 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST WASHINGTON AVENUE AND THE POINT OF BEGINNING THEREIN; THENCE CONTINUE SOUTH 00°45'39" WEST ALONG SAID EAST LINE OF LOT 28, 93.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LOGAN AVENUE; THENCE SOUTH 89°31'09" WEST ALONG SAID NORTH LINE OF LOGAN AVENUE, 1317.28 FEET TO THE EAST RIGHT-OF-WAY LINE OF HOUGHTON STREET; THENCE NORTH 00°47'09" EAST ALONG SAID EAST LINE, 431.57 FEET TO THE SOUTH LINE OF LOT 1 OF WILLIAMS FIRST REPLAT; THENCE ALONG SAID LINE OF EAST WASHINGTON AVENUE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST WASHINGTON AVENUE AS FOLLOWS: NORTH 89°24'59" EAST 263.92 FEET; NORTH 00°47'09" EAST 8.24 FEET; NORTH 89°31'09" EAST 71.99 FEET; ALONG THE ARC OF A CURVE WITH A CENTRAL ANGLE OF 31°14'40", A RADIUS OF 1396.23 FEET, AND A LENGTH OF 761.39 FEET; SOUTH 89°13'31" EAST 291.03 FEET TO THE POINT OF BEGINNING THEREIN.

CONTAINING IN ALL 464,316 SQ. FT. OR 10.66 ± ACRES, MORE OR LESS.

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

OHLSON LAVOIE COLLABORATIVE
616 EAST SPEER BOULEVARD
DENVER, COLORADO
80203-4213
T: 303.294.9244
F: 303.294.9440
www.olcdesigns.com

Jonesboro, Arkansas

NO.	DATE:	TITLE/PURPOSE:
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12.		

SCALE:
ISSUE DATE: 4-30-10
DRAWN BY:
REVD BY:
PROJECT #: Project Number
SHEET TITLE: TOPOGRAPHIC SURVEY
SHEET #:

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
838 SOUTH CARUTH STREET • P.O. BOX 1662 • JONESBORO, AR 72403
PH. 870-935-3914

TOPOGRAPHIC SURVEY
PROPOSED WELLNESS CENTER
ST. BERNARDS MEDICAL CENTER
SURVEYOR'S NOTES

REV	DATE	REVISIONS	DRAWN	CHKD

DESIGNED: KLS | DRAWN: KLS | CHKD: CS/MJO | SHEET
SCALE: 1"=50' | FIELD BK.: 1005-001 | DWG: XXXXXX.dwg | OF

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