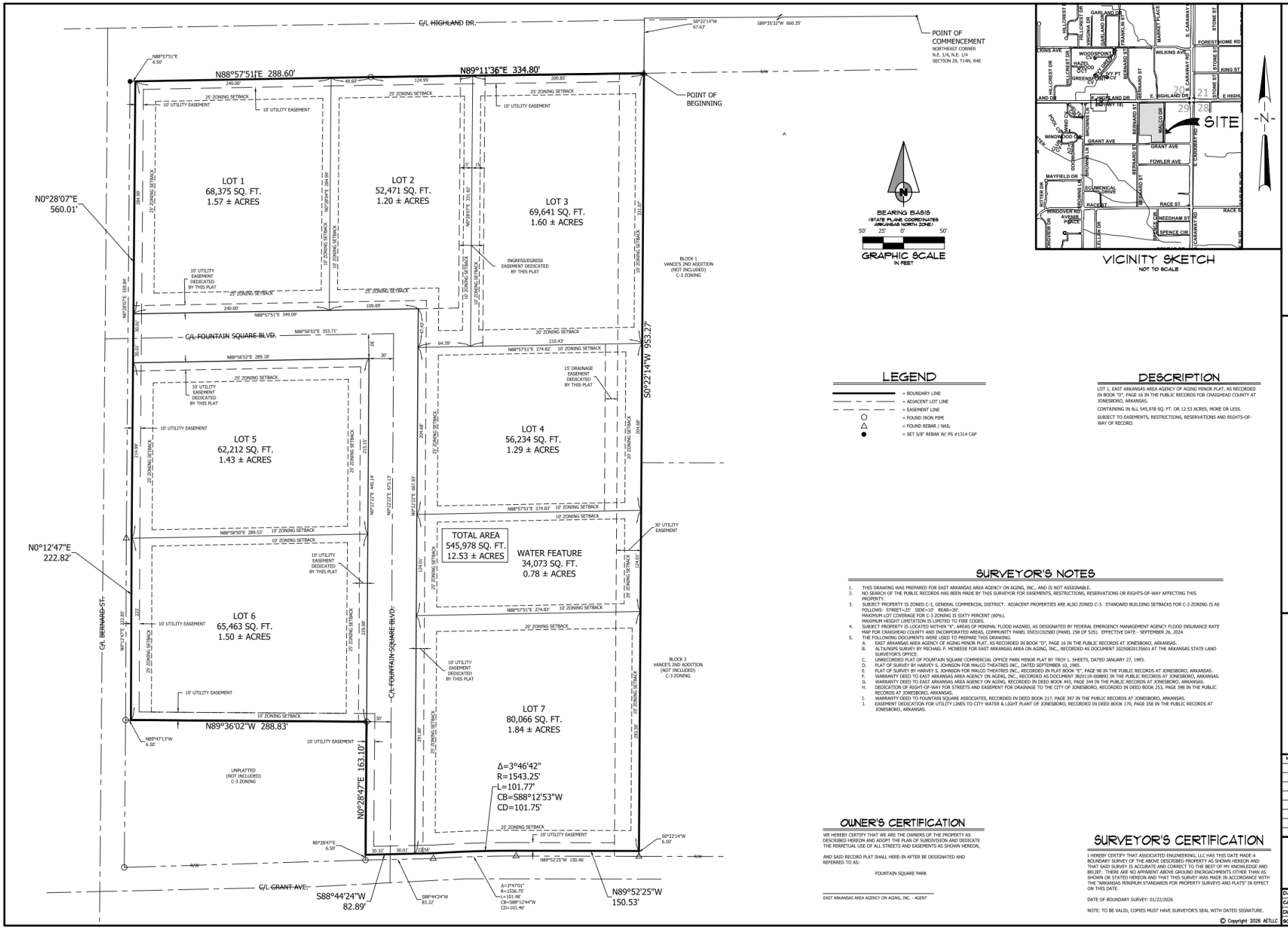

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR / NAIL
- = SET 5/8" REBAR W/ PS #1314 CAP

DESCRIPTION

LOT 1, EAST ARKANSAS AREA AGENCY OF AGING MINOR PLAT, AS RECORDED IN BOOK "D", PAGE 16 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 545,978 SQ. FT. OR 12.53 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. ADJACENT PROPERTIES ARE ALSO ZONED C-3. STANDARD BUILDING SETBACKS FOR C-3 ZONING IS AS FOLLOWS: STREET=25' SIDE=10' REAR=20'.
   MAXIMUM LOT COVERAGE 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 05031C0258D (PANEL 258 OF 525). EFFECTIVE DATE - SEPTEMBER 26, 2024.
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS DRAWING:
   A. EAST ARKANSAS AREA AGENCY OF AGING MINOR PLAT, AS RECORDED IN BOOK "D", PAGE 16 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   B. ALTA/NSPS SURVEY BY MICHAEL P. MCNEESE FOR EAST ARKANSAS AREA ON AGING, INC., RECORDED AS DOCUMENT 20250820135601 AT THE ARKANSAS STATE LAND SURVEYOR'S OFFICE.
   C. UNRECORDED PLAT OF FOUNTAIN SQUARE COMMERCIAL OFFICE PARK MINOR PLAT BY TROY L. SHEETS, DATED JANUARY 27, 1993.
   D. PLAT OF SURVEY BY HARVEY S. JOHNSON FOR MALCO THEATRIES INC., DATED SEPTEMBER 10, 1985.
   E. 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.
   F. WARRANTY DEED TO EAST ARKANSAS AREA AGENCY ON AGING, INC., RECORDED AS DOCUMENT 3820119-008892 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   G. WARRANTY DEED TO EAST ARKANSAS AREA AGENCY ON AGING, RECORDED IN DEED BOOK 443, PAGE 344 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   H. 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.
   I. WARRANTY DEED TO FOUNTAIN SQUARE ASSOCIATES, RECORDED IN DEED BOOK 217, PAGE 397 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   J. 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 ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON,

AND SAID RECORD PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:

FOUNTAIN SQUARE PARK

EAST ARKANSAS AREA AGENCY ON AGING, INC. - AGENT

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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FOUNTAIN SQUARE PARK

EAST ARKANSAS AREA AGENCY ON AGING

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

PRELIMINARY

NO.	DESCRIPTION	DATE
1.	REVISE PRIVATE DRIVE	03/24/26

RECORD PLAT

DATE:	05/11/2023	DRAWN:	CCH
CADD FILE:	25157-004	CHECKED:	JME
DWG#	0414291.0054	SHEET	
SCALE:	1" = 50'		C005