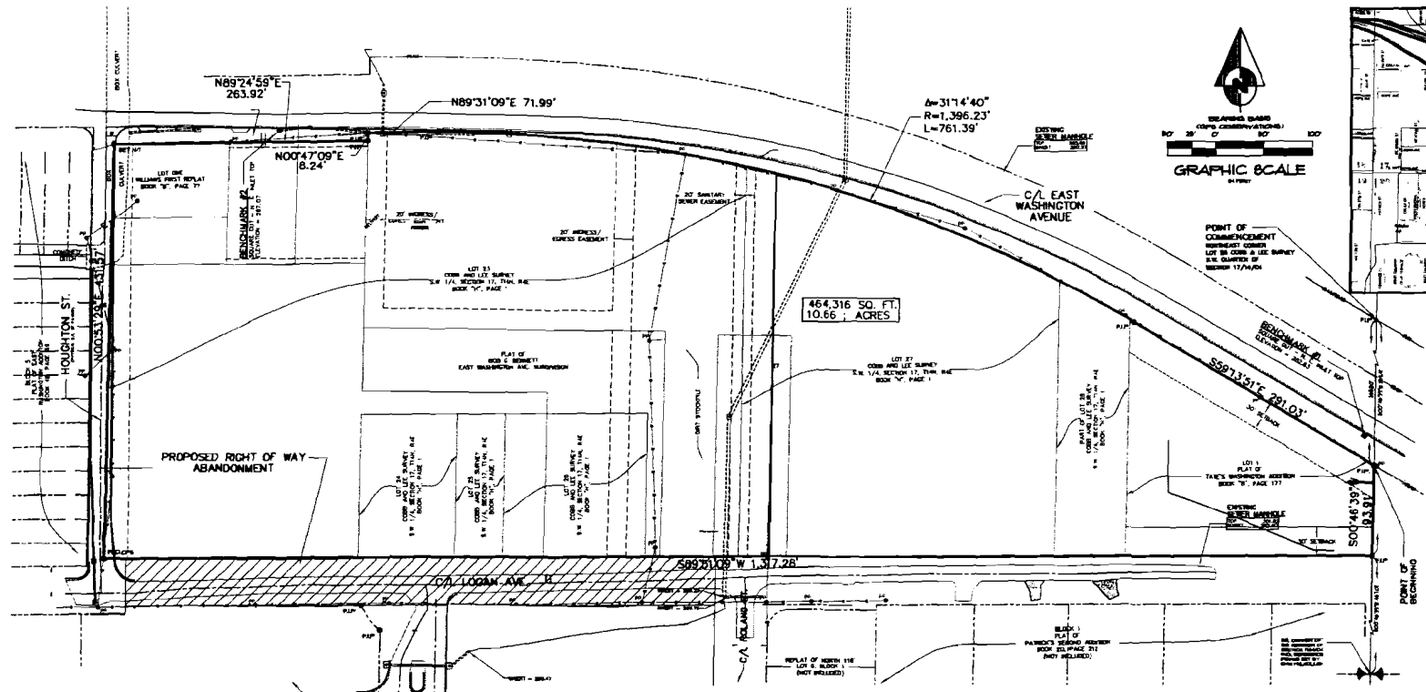

LEGEND

- 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 #5005 CAP
- BENCH MARK
- R/W MONUMENT
- SET 1 1/4" INCH PIPE W/ PLS #7866 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, CABLE TV
- 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. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
3. BENCHMARK 5 - SQUARE CUT IN NORTHEAST CORNER OF CONCRETE INLET TOP LOCATED 0'± WEST OF NORTHEAST PROPERTY CORNER ON SOUTH SIDE OF EAST WASHINGTON AVE. ELEVATION = 261.03 (NAVD 88)

   BENCHMARK 6 - SQUARE CUT IN NORTHEAST CORNER OF CONCRETE INLET TOP LOCATED 0'± EAST OF NORTHWEST PROPERTY CORNER ON SOUTH SIDE OF EAST WASHINGTON AVE. ELEVATION = 261.21 (NAVD 88)
4. THE FOLLOWING DOCUMENTS WERE USED TO CORRECT THIS SURVEY:
   A. WARRANTY DEED ASSOCIATED ENGINEERING & TESTING, LLC DATED 01/07/2010, RECORDED IN BOOK C-7 PAGE 51
   B. COBB AND LEE SURVEY SHOWING PART OF THE S.W. 1/4, SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, DATED 10/27/1947, RECORDED IN BOOK "A" PAGE 1
   C. PLAT OF TATE'S WASHINGTON ADDITION TO JONESBORO, RECORDED IN BOOK "B" PAGE 177
   D. PLAT OF BOB & BENNETT EAST WASHINGTON AVE. SUBDIVISION TO THE CITY OF JONESBORO.
   E. WILLIAMS FIRST REPLAT RECORDED IN BOOK "B" PAGE 77
   F. PLAT OF EAST WASHINGTON ADDITION TO CITY OF JONESBORO, RECORDED IN BOOK 46, PAGE 64.
5. EASEMENTS 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 APPURTENANCES AND/OR 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 FURTHER 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 WITH EACH UTILITY OWNER TO ENSURE EACH UTILITY HAS LOCATED THE UTILITY DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
7. SUBJECT PROPERTY IS CURRENTLY ZONED C-1 AND R-2. THE R-2 PORTION IS CURRENTLY IN THE PROCESS OF BEING REZONED TO C-2 THE SURROUNDING PROPERTY IS ZONED C-2 (JAO # 81-) THE BUILDING SETBACKS FOR C-2 ZONING ARE:
   FRONT= 25'
   SIDE= 10'
   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 09/15/10.

UTILITY SERVICE PROVIDERS IN JONESBORO, AR

AJ WATER, SEWER AND ELECTRICITY:
CITY WATER & LIGHT 400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72401 PHONE: (870)-930-3600 FAX: (870)-930-3603
RON BOWEN PE, MANAGER
DAVID ST. MARTIN, PE, ENGINEERING SVC. DIR. (870)-930-3600

BJ NATURAL GAS:
CENTERPOINT ENERGY
900 GUY MANN LAKE RD
JONESBORO, AR 72405
KENNETH JAMES, CONSTRUCTION 4 (167, SUP, CELL: (870)-897-3781

CJ TELEPHONE
AT&T
324 CHURCH ROOM B 71
JONESBORO, AR 72405
PHIL HARLEY, AREA MANAGER INSTALLATION AND REPAIR
(870)-972-1607, FAX: (870)-972-1640
MATTY BRAY, AREA MANAGER ENGINEERING DESIGN
(870)-972-1607, FAX: (870)-972-1631

DJ CABLE TELEVISION
SUDDENLINK
930 SOUTH CARAWAY ROAD
JONESBORO, AR 72402
DEBORAH BROCK, MANAGER
BOB PRICE, CONSTRUCTION FOREMAN
(870)-935-5528 EXT.287 FAX: (870)-972-8841
JEFFY TAYLOR, FIELD TECH
CELL: (870)-974-0880

811 Know what's below. Call before you dig.

DESCRIPTION

PART OF LOTS 23, 24, 35, 36, 71 AND 72 OF COBB AND LEE SURVEY; LOT 1 OF TATE'S WASHINGTON HEIGHTS ADDITION; BOB G. BENNETT EAST WASHINGTON SUBDIVISION REPLAT; AND WILLIAM'S FIRST REPLAT, ALL BEING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 36 OF COBB AND LEE SURVEY OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°46'39" WEST ALONG THE EAST LINE OF LOT 36, AFORESAID, 93.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST WASHINGTON AVENUE AND THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°46'39" WEST ALONG SAID EAST LINE OF LOT 36, 1,159.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LOGAN AVENUE; THENCE SOUTH 89°31'09" WEST ALONG SAID NORTH LINE OF LOGAN AVENUE, 1,317.28 FEET TO THE EAST RIGHT-OF-WAY LINE OF HOUGHTON STREET; THENCE NORTH 00°53'29" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF HOUGHTON STREET, 431.87 FEET TO THE SOUTH RIGHT-OF-WAY 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 1,396.23 FEET AND A LENGTH OF 761.39 FEET, SOUTH 89°13'31" EAST 291.03 FEET TO THE POINT OF BEGINNING PROPER.

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.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT APPROPRIATE ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY & TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON; AND THAT THIS PLAT IS AN ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL MONUMENTS SHOWN HEREON WERE FOUND OR SET AS INDICATED; AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY & TOPOGRAPHIC SURVEY: 04/21/10

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

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:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
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11.		
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
109 BOONE CHURCH STREET - P.O. BOX 1442 - JONESBORO, AR 72403
PH: 870-933-3954 FAX: 870-935-0363

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

DRAWN	KLS	CHECKED	KLS	DATE	04/30/10	SHEET
SCALE	1"=30'	CAD FILE	0901-005	FILE	WWWW.dwg	OF

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