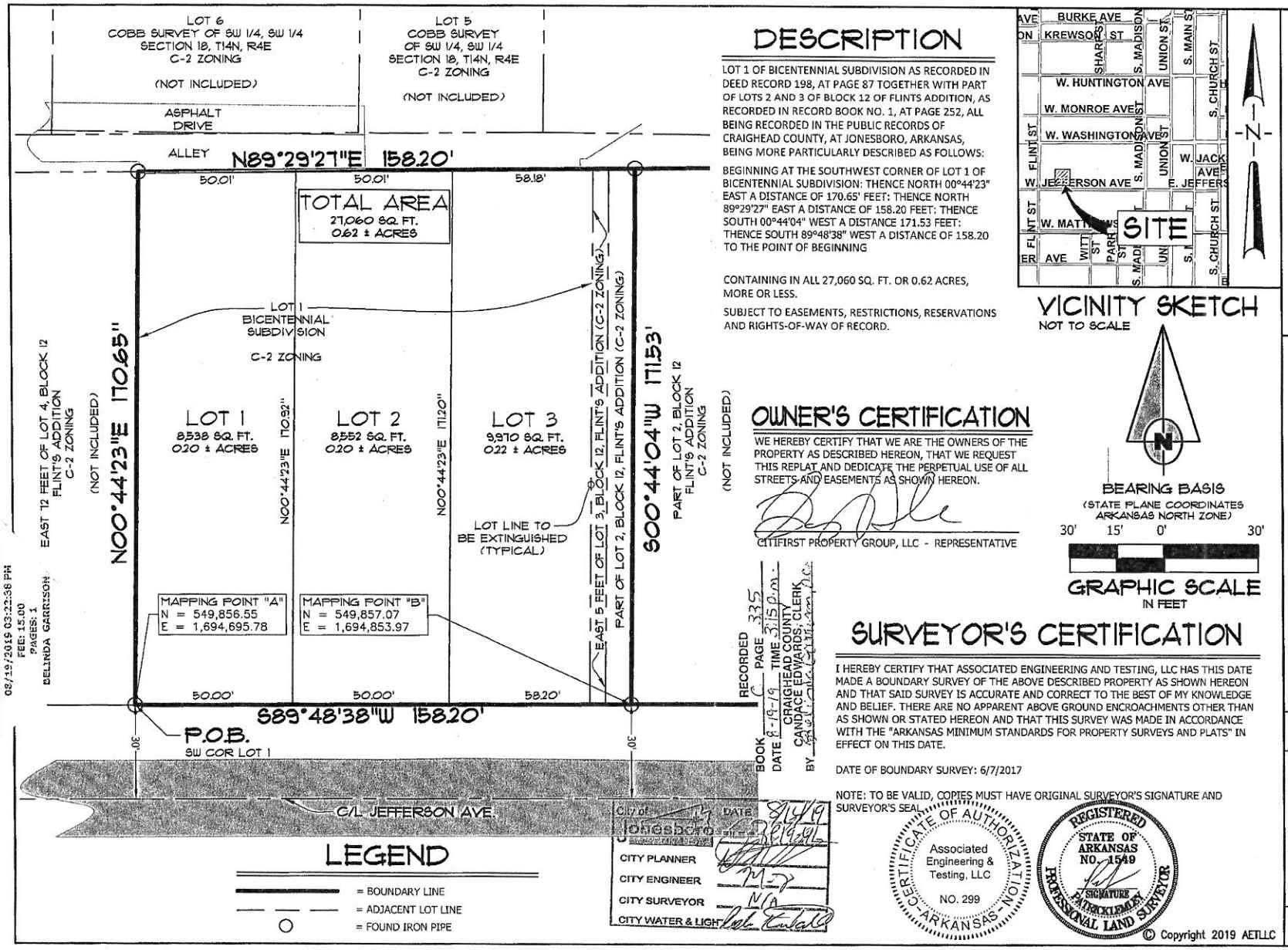

LEGEND

= BOUNDARY LINE

= ADJACENT LOT LINE

= FOUND IRON PIPE

DESCRIPTION

LOT 1 OF BICENTENNIAL SUBDIVISION AS RECORDED IN DEED RECORD 198, AT PAGE 87 TOGETHER WITH PART OF LOTS 2 AND 3 OF BLOCK 12 OF FLINTS ADDITION, AS RECORDED IN RECORD BOOK NO. 1, AT PAGE 252, ALL BEING RECORDED IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF BICENTENNIAL SUBDIVISION: THENCE NORTH 00°44'23" EAST A DISTANCE OF 170.65' FEET: THENCE NORTH 89°29'27" EAST A DISTANCE OF 158.20 FEET: THENCE SOUTH 00°44'04" WEST A DISTANCE 171.53 FEET: THENCE SOUTH 89°48'38" WEST A DISTANCE OF 158.20 TO THE POINT OF BEGINNING

CONTAINING IN ALL 27,060 SQ. FT. OR 0.62 ACRES, MORE OR LESS.

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

VICINITY SKETCH

NOT TO SCALE

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE REQUEST THIS REPLAT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

CITIFIRST PROPERTY GROUP, LLC - REPRESENTATIVE

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

30' 15' 0' 30'

GRAPHIC SCALE
IN FEET

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, 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: 6/7/2017

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1549 — SIGNATURE — PATRICK LEMLEY

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City of JONESBORO — DATE 8/14/19

CITY PLANNER — 8-19-19

CITY ENGINEER

CITY SURVEYOR — N/A

CITY WATER & LIGHT

RECORDED
BOOK C PAGE 335
DATE 8-19-19 TIME 3:15 p.m.
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK
BY

2019R-016894
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
08/19/2019 03:22:36 PM
FEE: 15.00
PAGES: 1
BELINDA GARRISON

JEFFERSON REPLAT
OF BICENTENNIAL S/D & PT. OF LOTS 2-3, BLK 12 FLINT'S ADDITION
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

NO.	DESCRIPTION	DATE

DATE: 8/13/2019 DRAWN: JTS
CADD FILE: 17126-003 CHECKED: PWL
DWG#: 0414183.0116 SHEET 1 OF 1
SCALE: 1" = 30'