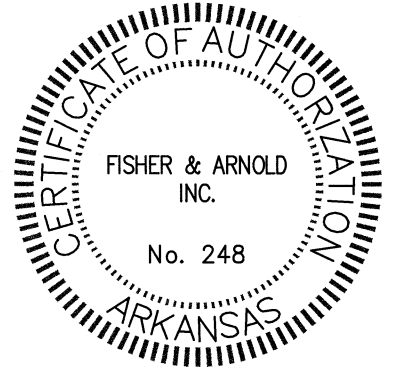


AS BUILT SURVEY

LOT 1B CENTENNIAL CORNER ADDITION TO THE CITY OF JONESBORO, ARKANSAS



JEFF WAYNE HARLAN - LAND SURVEYOR
ARKANSAS # 1538

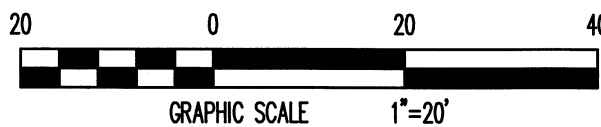


Haywood, Kenward, and Bare
A FISHER ARNOLD COMPANY
ARKANSAS - 248

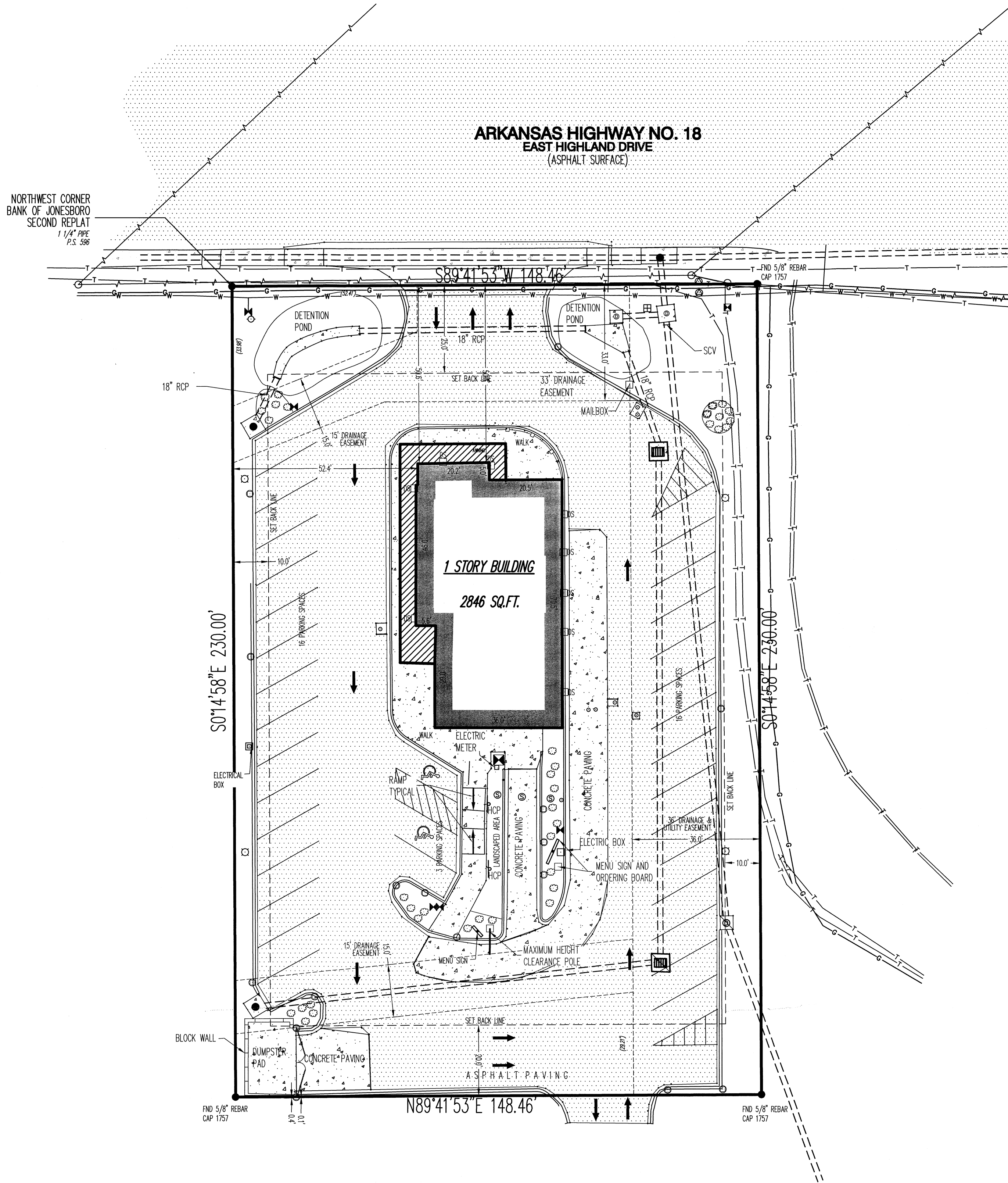
CLIENT:
REGIONS BANK

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REVISIONS		
DATE	BY	DESCRIPTION
PROJECT NO.		
JB10108-160		
DRAWN BY:		CHECKED BY:
JWH		TGB
SHEET		SCALE
1 OF 1		1"=20'
DATE	DRAWING NO.	
11/15/16	56-45	



AS BUILT SURVEY



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - UTILITY POLE
 - LIGHT POLE
 - ⋈ GUY WIRE
 - ⊞ WATER METER
 - ⊞ FIRE HYDRANT
 - ⊞ WATER VALVE
 - SPRINKLER CONTROL VALVE(SCV)
 - SPRINKLER HEADS
 - CLEAN OUTS
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ STORM DRAIN MANHOLE
 - ⊞ GRATE INLET
 - ⊞ SIGN (AS NOTED)
 - ⊞ EXISTING TREE (AS NOTED)
 - ⊞ REINFORCED CONCRETE PIPE
 - ⊞ STORM WATER DOWNSPOUTS
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - TELECOMMUNICATIONS LINE
 - ⊞ DECORATE FENCE
 - ⊞ PAD MOUNTED TRANSFORMERS (PMT)
 - ⊞ TELECOMMUNICATIONS PEDESTAL
 - ⊞ GAS METER
 - HCP - HANDICAP PARKING SIGN

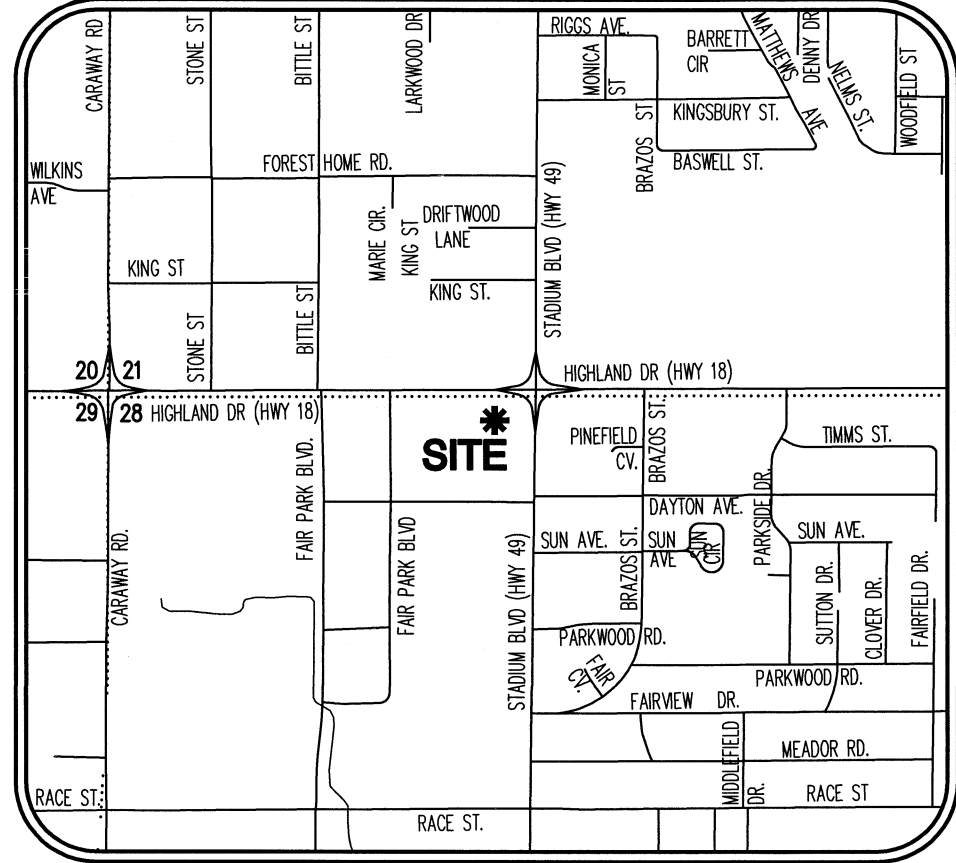
UTILITY PROVIDERS:
WATER, SEWER & ELECTRIC:
CITY WATER & LIGHT
400 EAST MONROE STREET
JONESBORO AR, 72401
(870)-935-5581

NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEED HOUSE ROAD
JONESBORO AR, 72404
(870)-932-2871

TELECOMMUNICATIONS:
AT&T
723 SOUTH CHURCH STREET
JONESBORO AR, 72401
(800)-499-7928

BITTER COMMUNICATIONS
2400 BITTER DRIVE
JONESBORO AR, 72401

SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO AR, 72401



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT FISHER ARNOLD, INC., PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:
LOT 1B CENTENNIAL CORNER ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

GENERAL NOTES:

- FISHER ARNOLD, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301).
- VERTICAL DATUM: NAVD 88
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - RECORD PLAT, ED STALLINS ADDITION, BY FRED HAYWOOD, P.S. 285, RECORDED IN BOOK 158, PAGE 42, DATED JANUARY 17, 1968.
 - MINOR PLAT, FAIR PARK COMMONS, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK C, PAGE 71, DATED MARCH 18, 1999.
 - RECORD REPLAT, FAIR PARK COMMONS REPLAT OF LOT 1, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK C, PAGE 123, DATED MARCH 11, 2002.
 - RECORD REPLAT, BANK OF JONESBORO REPLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK C, PAGE 129, DATED JULY 10, 2002.
 - RECORD REPLAT, BANK OF JONESBORO SECOND REPLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK C, PAGE 132, DATED OCTOBER 10, 2002.
 - RIGHT-OF-WAY PLANS, A.H.T.D. JOB NUMBER 10816.
 - RIGHT-OF-WAY PLANS, A.H.T.D. JOB NUMBER 10993.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0132C, EFFECTIVE DATE JUNE 25, 2007.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. FISHER ARNOLD, INC. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 BEFORE YOU DIG!
- SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
- BUILDING RESTRICTIONS FOR C-3 ZONING:
 - STREET SETBACK - 25'
 - INTERIOR SIDE SETBACK - 10'
 - REAR SETBACK - 20'
 - MAXIMUM LOT COVERAGE - 60%
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM FLOOR AREA - NO STANDARD
- FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1165, PAGES 42.
- FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2016.

"This survey is made for the benefit of Regions Bank."

I hereby certify that: this survey was made on the ground as per field notes and the legal description shown herein is correct; this survey shows the location of all improvements and other matters on the subject property, shows the location of all easements on the subject property per legal description such easements and other matters and shows any other matters on the ground which may adversely affect the subject title; there are no encroachments either way across the boundary lines of the subject property except as shown on the survey; all utilities enter the subject property by way of public easements; adequate ingress and egress to and from the subject property is provided by streets and dedicated public rights-of-way maintained by the City of Jonesboro and/or Arkansas Highway and Transportation Department; the locations of all improvements, if any, on the subject property is in accordance with all applicable licensing and zoning laws regulating the use of the subject property, applicable laws containing minimum set-back provisions, and covenants and restrictions of record; the subject property does not serve any adjoining properties for drainage, ingress and egress, or other purposes except within the easements as shown; and the improvements on the subject property do not lie within a special flood hazard area."