

**ORDINANCE NO. 2018-07**

**AN ORDINANCE ACCEPTING A NEW ADDITION TO THE CITY OF JOHNSON, ARKANSAS TO BE KNOWN AS JOHNSON SQUARE, PHASE 1A AN ADDITION TO THE CITY OF JOHNSON**

**WHEREAS**, there has been duly presented to the City Planning Commission of Johnson, Arkansas. a final plat of certain land in the City of Johnson, Washington County, Arkansas. being more particularly described at Exhibit A, attached hereto.

**WHEREAS**, said Planning Commission has approved the final plat presented by Petitioner with contingencies and since those contingencies are satisfied joins with the Petitioner in petitioning the City Council to accept Johnson Square, Phase 1A as an addition of the City of Johnson, Arkansas:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOHNSON, ARKANSAS:**

**Section 1:** That Clay Wilson has advised the Council that all conditions set out in the May 3, 2018, letter of EDA concerning Johnson Square, Phase 1A have been met and both he and EDA agree that the contingency placed on approval by the Planning Commission has been effectively removed.

**Section 2:** That Johnson Square, Phase 1A, as shown on the final plat conditionally approved by the City Planning Commission on May 3, 2018, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted as an addition to the City of Johnson, Washington County, Arkansas.

**PASSED AND APPROVED** this 7<sup>th</sup> day of May, 2018.

  
\_\_\_\_\_  
CHRIS KEENEY, Mayor

ATTEST:

  
\_\_\_\_\_  
JENNIFER ALLEN, Recorder-Treasurer

### Ph1 A Description

A tract of land being a portion of a Tract "A" and all of Tract "B" as recorded in Plat File No. 0024-00000165, said Plat being a Lot Split Plat of File No. 2017-0006507, and being situated in the NW1/4 of the NW1/4 of Section 22, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 3 and 1/4-inch aluminum monument at the Northwest corner of said NW1/4, NW1/4;

THENCE South 02°27'52" West, 987.86 feet to the North right-of-way of Johnson Mill Blvd., being a 100-foot right-of-way as recorded in File No. 2012-16877;

THENCE along said right-of-way, South 79°34'28" East, 76.47 feet to the southwest corner of aforementioned Tract "A", also being the southwest corner of herein described tract, also being the POINT OF BEGINNING;

THENCE departing said right-of-way, and along the boundary of said Tract "A" the following four (4) courses:

1. North 10°25'32" East, 320.00 feet;
2. South 79°34'28" East, 120.00 feet;
3. North 10°25'32" East, 19.00 feet;
4. South 79°34'28" East, 198.13 feet;

THENCE departing said boundary, South 06°18'11" East, 5.22 feet;

THENCE South 79°34'28" East, 25.62 feet;

THENCE North 79°54'32" East, passing through a corner of aforementioned Tract "A" at 14.27 feet to continue along the boundary of said Tract "A" for a total distance of 110.11 feet;

THENCE continuing along the boundary of said Tract "A" the following twelve (12) courses:

1. South 10°05'28" East, 28.46 feet;
2. North 79°54'32" East, 164.96 feet;
3. South 07°18'57" East, 17.06 feet;
4. South 10°05'28" East, 31.55 feet;
5. North 79°54'32" East, 43.00 feet;
6. South 10°05'28" East, 158.02 feet;
7. North 79°54'32" East, 45.17 feet;
8. South 09°59'14" East, 70.00 feet;
9. North 79°54'32" East, 127.81 feet;
10. South 10°05'28" East, 147.54 feet;
11. South 10°21'24" West, 81.87 feet to aforementioned right-of-way;
12. North 79°34'28" West, along aforementioned right-of-way 962.99 feet to the POINT OF BEGINNING, containing 296,419 square feet or 6.80 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

*Exhibit A to Ordinance No 2018-07*

# Final Plat of Johnson Square, Phase 1A Johnson Mill Blvd.

Johnson, Washington County, Arkansas

**Owner:** Johnson Square Holdings, LLC  
2821 Alliance Plaza, Suite 1  
Springdale, AR 72764  
(479) 750-4128  
Contact: Jason Boley

**Developer:** Johnson Square Development  
2821 Alliance Plaza, Suite 1  
Springdale, AR 72764  
Bldg. (479) 601-1000  
Contact: Morgan Hoover

**Recordation:** City Engineering Department  
2000 North Main Street, Box 2  
Springdale, AR 72772  
(479) 271-9472  
Contact: Ryan Ellis or James Bennett

**CERTIFICATE OF OWNERSHIP & BENEFICIALS:**

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DECLARE FOR PUBLIC OWNERSHIP ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PROVIDED BY LAW. THE OWNERS ALSO DECLARE TO THE CITY OF JOHNSON AND TO THE PUBLIC UTILITY COMPANIES INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF JOHNSON, THE EXISTENCE AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE RESUMPTION OF EXISTING FACILITIES ALSO ESTABLISHED HEREIN IS THE RIGHT OF ACCESS AND EGRESS TO SAID EXISTING AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EXISTINGS.

**DATE:** \_\_\_\_\_  
Johnson Square Holdings, LLC  
2821 Alliance Plaza, Suite 1  
Springdale, AR 72764  
Jason Boley

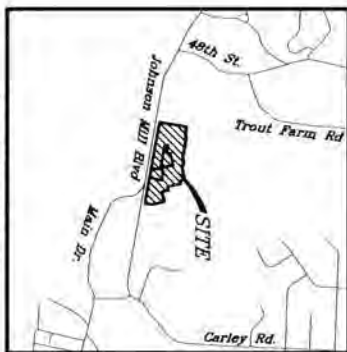
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
  
Notary Public: \_\_\_\_\_  
By: Commissioner Taylor

**CERTIFICATE OF OWNERSHIP & BENEFICIALS:**

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DECLARE FOR PUBLIC OWNERSHIP ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PROVIDED BY LAW. THE OWNERS ALSO DECLARE TO THE CITY OF JOHNSON AND TO THE PUBLIC UTILITY COMPANIES INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF JOHNSON, THE EXISTENCE AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE RESUMPTION OF EXISTING FACILITIES ALSO ESTABLISHED HEREIN IS THE RIGHT OF ACCESS AND EGRESS TO SAID EXISTING AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EXISTINGS.

**DATE:** \_\_\_\_\_  
Johnson Square Holdings, LLC  
2821 Alliance Plaza, Suite 1  
Springdale, AR 72764  
Jason Boley

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
  
Notary Public: \_\_\_\_\_  
By: Commissioner Taylor



**Vicinity Map**

- Sheet Index**
- Cover Certifications / Notices / Sign-offs
  - Sheet 2 Aesthetics Owners Map
  - Sheet 3 Description-Notes
  - Sheet 4 West Lots of Plat
  - Sheet 5 East Lots of Plat
  - Sheet 6 Tables
  - Sheet 7 Proposed Easements - West Lots
  - Sheet 8 Proposed Easements - East Lots
  - Sheet 9 Proposed Curb / Building
  - Sheet 10 Existing / Proposed Utility / Street Lights
  - Sheet 11 Details



**ENGINEERS:** H. A. YOUNG  
**LANDSCAPE ARCHITECTS:** ENVIRONMENTAL SCIENTISTS



**CERTIFICATE OF SHEET AND ADDRESS:**

I, Jason Boley, P.E. No. 1688, hereby certify that I have written and checked the new plans of and, on account, in the best of my knowledge and ability, no statement of certification, written or signed, by me regarding the existence or nonexistence, or any note that is necessary and complete this second reading decision. Unless it is specifically stated or shown.

**APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING DEPARTMENT OF JOHNSON, ARKANSAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

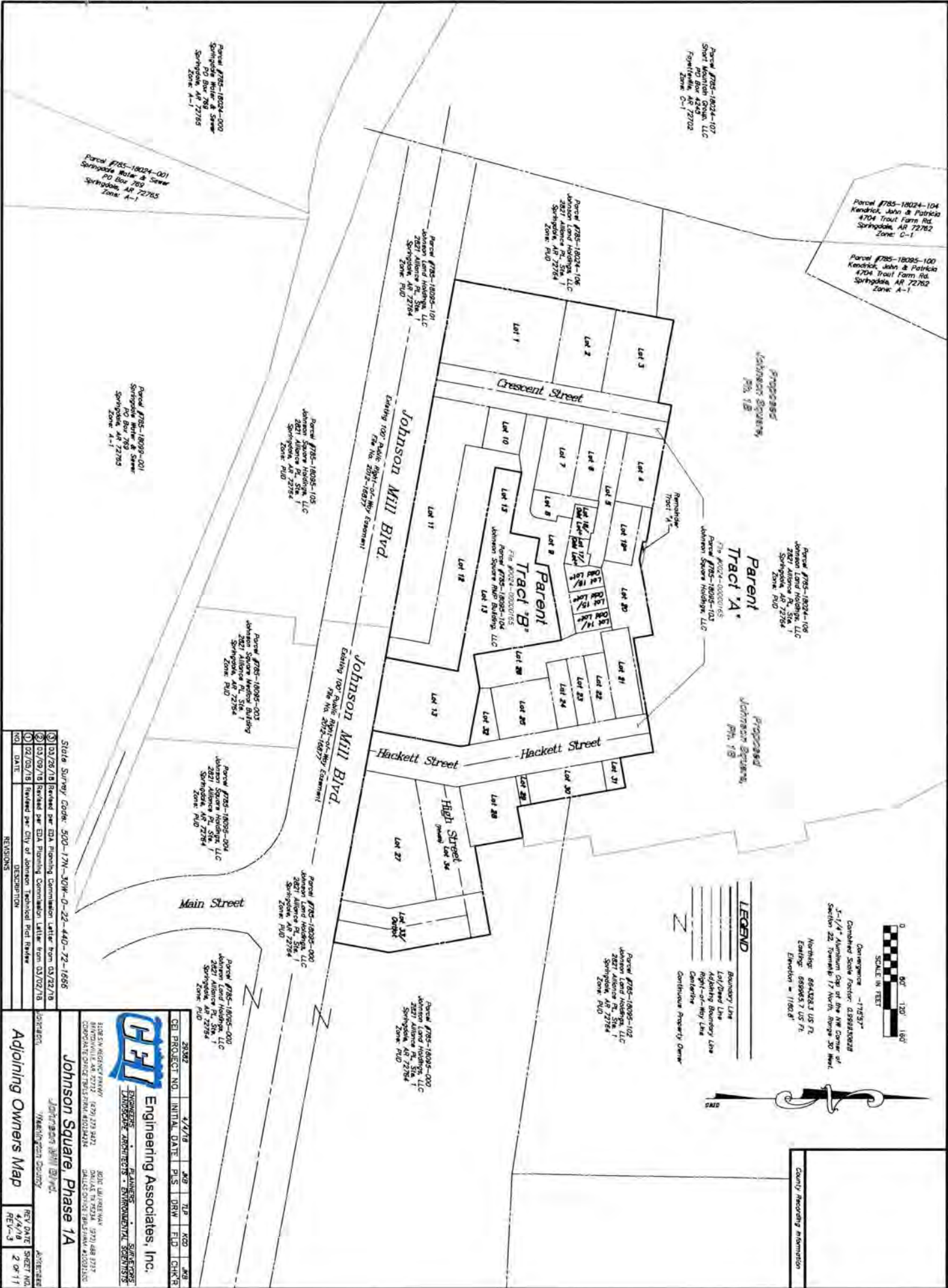
| Symbol | City of Johnson, Mayor | DATE |
|--------|------------------------|------|
| Symbol | Mayor/Treasurer        | DATE |
| Symbol | Environment Director   | DATE |
| Symbol | Director               | DATE |

**UTILITY COMPANY CERTIFICATE OF ACCEPTANCE:**

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF JOHNSON AS EACH PERTAINS TO THIS PLAT AND TO THE SERVICES OF RESPONSIBILITY SHOWN BELOW.

| UTILITY COMPANY            | DATE | SIGNATURE |
|----------------------------|------|-----------|
| COX COMMUNICATIONS         |      |           |
| AT&T                       |      |           |
| SWP&CO                     |      |           |
| BLACK HILLS ENERGY         |      |           |
| SPRINGDALE WATER UTILITIES |      |           |

County Recording Information



State Survey Code: 500-12N-30W-0-22-440-72-1686

| NO | DATE     | DESCRIPTION   |
|----|----------|---|
| 1  | 03/26/18 | Reviewed per EDA Planning Commission Letter from 03/22/18 |
| 2  | 03/09/18 | Reviewed per EDA Planning Commission Letter from 03/02/18 |
| 3  | 02/02/18 | Reviewed per City of Johnson Technical Staff Review       |

**CEI ENGINEERING ASSOCIATES, INC.**  
 ENGINEERING ARCHITECTS • ENVIRONMENTAL SERVICES

**Johnson Square Phase 1A**

Adjoining Owners Map

| REV | DATE   | BY | CHK | DESCRIPTION       |
|-----|--------|----|-----|-------------------|
| 1   | 4/4/18 | JG | JG  | ISSUED FOR PERMIT |
| 2   | 4/4/18 | JG | JG  | REVISED           |

**LEGEND**

- Boundary Line
- Lot/Block Line
- Adjoining Boundary Line
- Right-of-Way Line
- Centerline
- Continuous Property Owner

**SCALE IN FEET**

0 60' 120' 180'

Contouring - 1753'<sup>+</sup>  
 Combined Scale Factor: 0.99930028  
 1/4" Aluminum Cap of the NW Corner of Section 22, Township 17 North, Range 30 West,  
 Northing: 656420.3 US Ft.  
 Easting: 655955.7 US Ft.  
 Elevation = 1160.6'

**North Arrow**

County Recording Information







POC  
11/1/2018  
11/1/2018  
11/1/2018

Parcel 1785-18024-106  
Johnson Square Holdings LLC  
2851 Alliance Pl. Ste. 1  
Springdale AR 72754  
Zone: A30

Existing Utility Easmt.  
Int. No. 2013-16879  
POB  
N. 96.0373  
E. 89.998161

**LEGEND**

- Boundary Line
- Adjacent Boundary Line
- Existing Easement Line
- Truncated Zone Line
- Right-of-Way Line
- Centerline
- Section Line
- Proposed Boundary Corner

Note:  
Utilities and/or other boundary corners  
will be set with 3/8" rebar with blue  
cap stamped bearing. (RCS 1666)

See Sheet 5 for Lot Chart,  
Sheet 6 for Line Table, and  
Sheet 3 for Exterior Boundary Description

State Survey Code: S00-17N-30W-0-22-440-72-1666

Existing 100' Public Right-of-Way Easement  
Int. No. 2012-16877

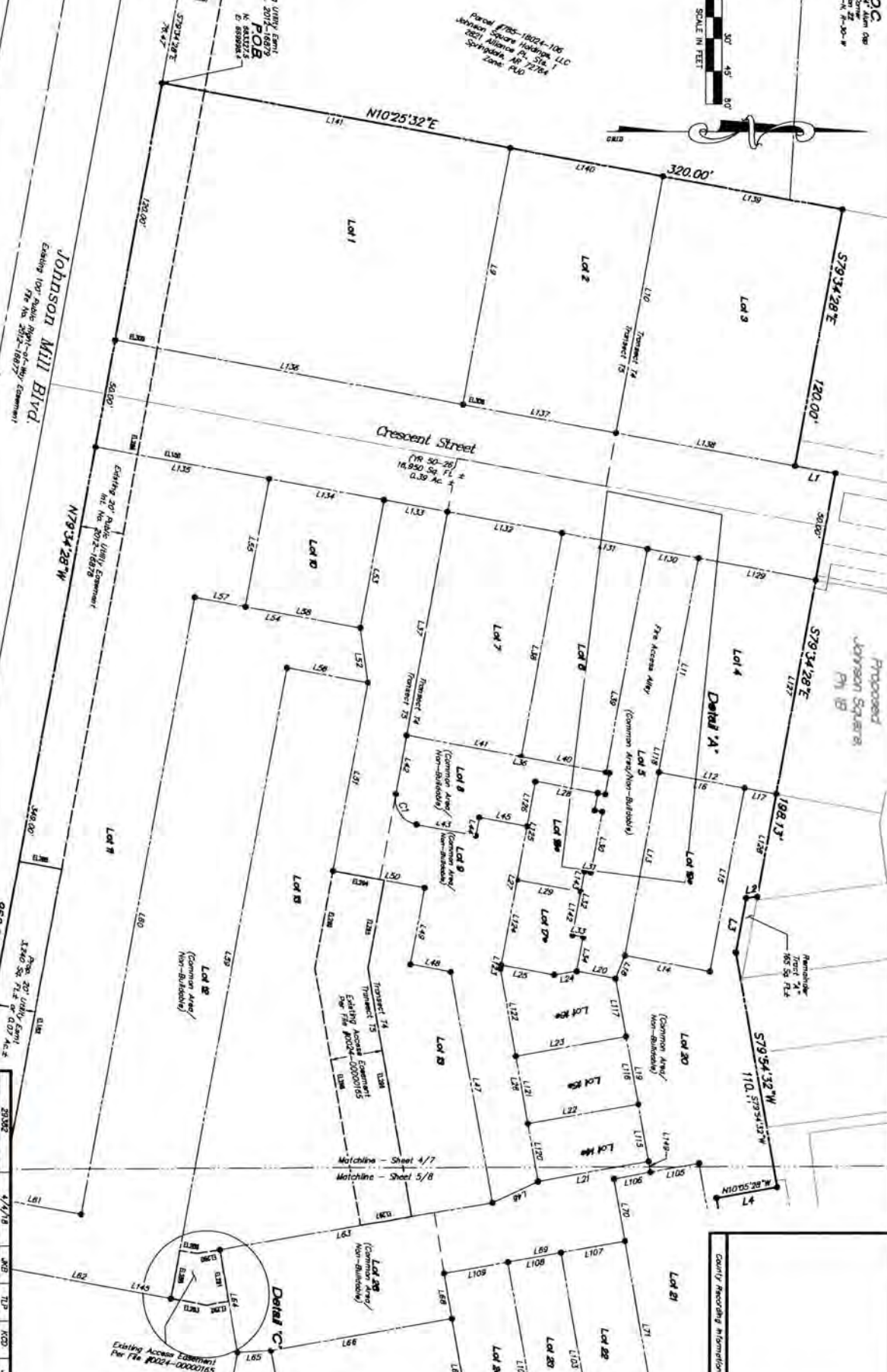
Existing 20' Public Utility Easement  
Int. No. 2012-16878

Existing 20' Public Utility Easement  
Int. No. 2012-16878

Prop. 20' Public Utility Easement  
Int. No. 2012-16878

Prop. 20' Public Utility Easement  
Int. No. 2012-16878

Prop. 20' Public Utility Easement  
Int. No. 2012-16878



| NO. | DATE     | REVISIONS  |
|-----|----------|--|
| 1   | 03/26/18 | Revised per EDA Planning Commission Letter from 03/22/18 |
| 2   | 03/29/18 | Revised per EDA Planning Commission Letter from 03/22/18 |
| 3   | 02/02/18 | Revised per City of Johnson Technical Pool Review        |

| NO. | DATE   | REVISIONS                 |
|-----|--------|---------------------------|
| 1   | 4/4/18 | REVISED SHEET NO. 4 OF 11 |
| 2   | 4/4/18 | REVISED SHEET NO. 4 OF 11 |

**CEI** Engineering Associates, Inc.  
ENGINEERS ARCHITECTS - ENVIRONMENTAL SCIENTISTS

1108 SW NEGLECT PWAY  
SUITE 100  
MOUNTAIN VIEW, MO 64157  
TEL: 816.261.1212  
WWW.CEI-ENGINEERS.COM

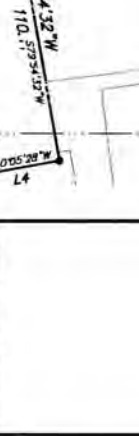
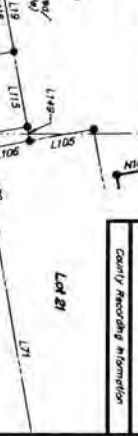
2020 JULY 27/2020  
DRAFT PLAN 29382-1921-088-3723  
DESIGN CENTER 29382-1921-088-3723

PROJECT NO. 29382  
INITIAL DATE 4/4/18  
PLS. DRW. FILED CHTR

CONTRACTOR  
Johnson Square Holdings LLC  
WASHINGTON COUNTY

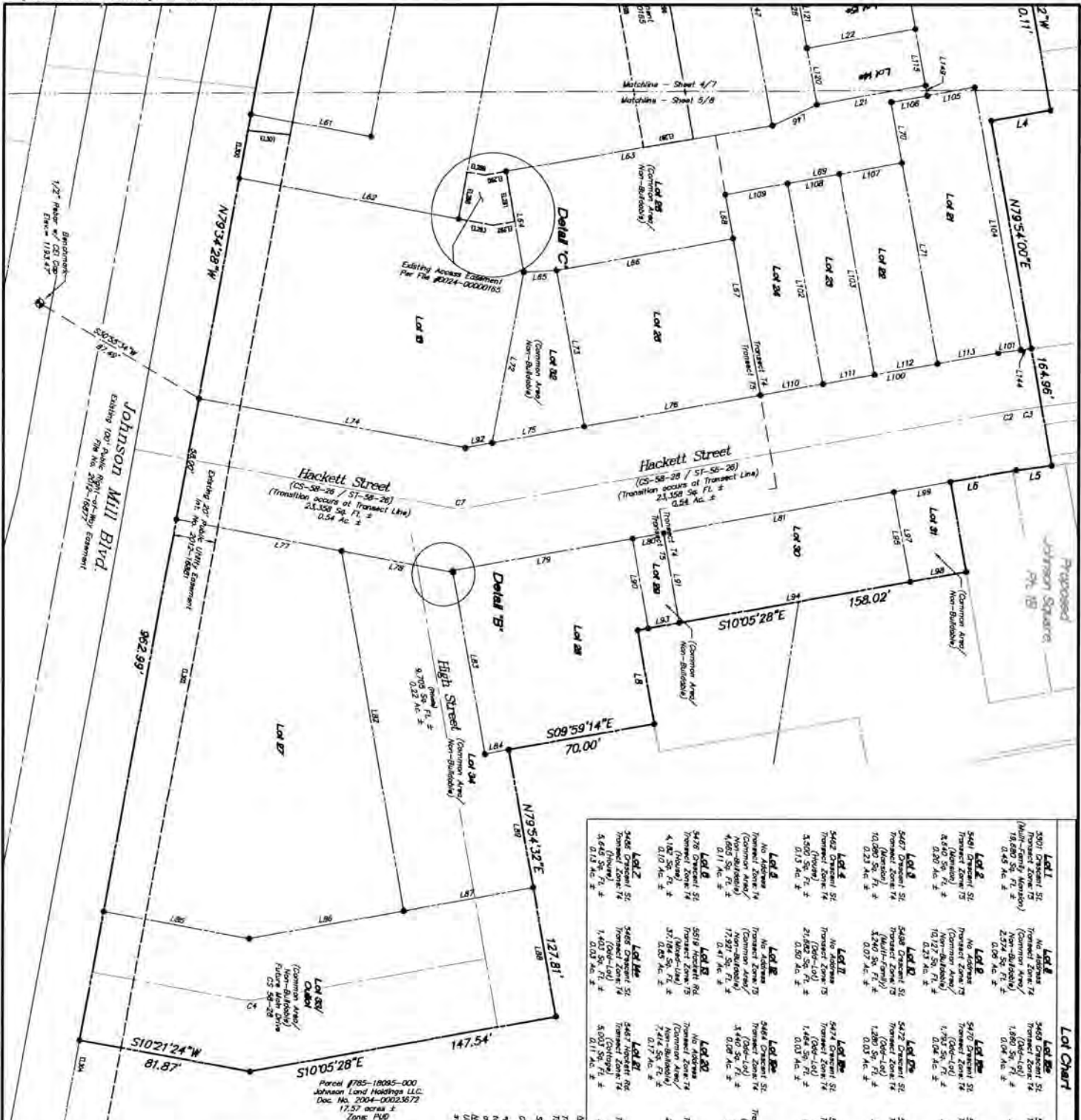
APPROVED  
REV. DATE 4/4/18  
SHEET NO. 4 OF 11  
REV.-3

| NO. | DATE   | REVISIONS                 |
|-----|--------|---------------------------|
| 1   | 4/4/18 | REVISED SHEET NO. 4 OF 11 |
| 2   | 4/4/18 | REVISED SHEET NO. 4 OF 11 |



County Recording Information





| Lot #  | Area (Ac.) | Address         | Zone                      |
|--------|------------|-----------------|---------------------------|
| Lot 27 | 0.13       | 3405 Johnson St | Residential Single-Family |
| Lot 28 | 0.13       | 3406 Johnson St | Residential Single-Family |
| Lot 29 | 0.13       | 3407 Johnson St | Residential Single-Family |
| Lot 30 | 0.13       | 3408 Johnson St | Residential Single-Family |
| Lot 31 | 0.13       | 3409 Johnson St | Residential Single-Family |
| Lot 32 | 0.13       | 3410 Johnson St | Residential Single-Family |
| Lot 33 | 0.13       | 3411 Johnson St | Residential Single-Family |
| Lot 34 | 0.13       | 3412 Johnson St | Residential Single-Family |

**Legend**

- Boundary Line
- Lot/Dedicated Line
- Adjoining Boundary Line
- Existing Easement Line
- Proposed Zone Line
- Right-of-Way Line
- Centerline
- Section Line
- Benchmark
- Proposed Boundary Corner

See Sheet 6 for Line Table, and Sheet 3 for Exterior Boundary Description. State Survey Code: 500-7N-20W-0-22-440-75-1666

Revised per EDA Planning Commission Letter from 03/22/18  
 Revised per EDA Planning Commission Letter from 03/22/18  
 Revised per City of Johnson Technical Staff Review

**Notes**

1. 74-Napoleon Street Zone  
 75-Whispering Central Zone

2. See Johnson Square and Zoning Standards for Lot's Setback and Zoning Standards. Common Areas are Non-Buildable.

3. Openings in a garage for driveways are unbuildable until the primary access route is done. The garage shall be built on the same lot as the driveway. The driveway shall be built on the same lot as the garage. The driveway shall be built on the same lot as the garage. The driveway shall be built on the same lot as the garage.

4. Unless otherwise noted, boundary corners will be set with 5/8" rebar with blue cap stamped 'Benchmark' (NLS 1086)

**Contract**

Client: Johnson Square Phase 1A

Project No: 2018-001

Initial Date: 4/4/18

Rev: 3

**Scale**

Graphic Scale: 0 to 80 Feet

North Arrow



| Phase #1, Exterior Line Table | Line #     | Direction | Length |
|-------------------------------|------------|-----------|--------|
| L1                            | N10293.22E | 18.00'    |        |
| L2                            | S04718.17E | 5.22'     |        |
| L3                            | S7934.28E  | 23.82'    |        |
| L4                            | S10293.28E | 28.49'    |        |
| L5                            | S0718.97E  | 17.08'    |        |
| L6                            | S10293.28E | 31.55'    |        |
| L7                            | S7934.28E  | 43.00'    |        |
| L8                            | S7934.28E  | 45.17'    |        |

| Lot Line Table |            |         | Lot Line Table |            |        | Lot Line Table |            |         |
|----------------|------------|---------|----------------|------------|--------|----------------|------------|---------|
| Line #         | Direction  | Length  | Line #         | Direction  | Length | Line #         | Direction  | Length  |
| L19            | N7934.28W  | 120.00' | L27            | N10293.27W | 87.63' | L43            | N10293.22E | 22.50'  |
| L20            | N7934.28W  | 120.00' | L28            | N10293.22E | 27.00' | L44            | S2930.94E  | 21.28'  |
| L21            | N7934.28W  | 120.00' | L29            | S10293.22E | 32.00' | L45            | S2930.94E  | 21.28'  |
| L22            | N10293.22E | 25.00'  | L30            | S7934.28E  | 28.46' | L46            | N7940.21E  | 108.41' |
| L23            | S7934.28E  | 46.00'  | L31            | S10293.22E | 33.00' | L47            | N10293.22E | 19.09'  |
| L24            | N7934.28W  | 46.00'  | L32            | S7934.28E  | 30.00' | L48            | N10293.22E | 35.84'  |
| L25            | N7934.28W  | 46.00'  | L33            | N10293.22E | 5.00'  | L49            | N10293.22E | 42.89'  |
| L26            | N10293.22E | 46.00'  | L34            | N7934.28W  | 46.00' | L50            | S7934.28E  | 28.00'  |
| L27            | N10293.22E | 46.00'  | L35            | N7934.28W  | 16.00' | L51            | S7934.28E  | 28.00'  |
| L28            | N10293.22E | 46.00'  | L36            | N7934.28W  | 16.00' | L52            | S7934.28E  | 28.00'  |
| L29            | N10293.22E | 46.00'  | L37            | N7934.28W  | 16.00' | L53            | S7934.28E  | 28.00'  |
| L30            | N10293.22E | 46.00'  | L38            | N7934.28W  | 16.00' | L54            | S7934.28E  | 28.00'  |
| L31            | N10293.22E | 46.00'  | L39            | N7934.28W  | 16.00' | L55            | N7934.28W  | 60.00'  |
| L32            | N10293.22E | 46.00'  | L40            | N7934.28W  | 16.00' | L56            | N10293.22E | 36.00'  |
| L33            | N10293.22E | 46.00'  | L41            | N7934.28W  | 16.00' | L57            | N10293.22E | 36.00'  |
| L34            | N10293.22E | 46.00'  | L42            | N7934.28W  | 16.00' | L58            | N10293.22E | 36.00'  |
| L35            | N10293.22E | 46.00'  | L43            | N7934.28W  | 16.00' | L59            | N7934.28W  | 288.00' |
| L36            | N10293.22E | 46.00'  | L44            | N7934.28W  | 16.00' | L60            | S7934.28E  | 288.00' |
| L37            | N10293.22E | 46.00'  | L45            | N7934.28W  | 16.00' | L61            | S10293.22E | 28.00'  |
| L38            | N10293.22E | 46.00'  | L46            | N7934.28W  | 16.00' | L62            | N10293.22E | 78.00'  |

| Lot Line Table |            |         | Lot Line Table |            |         | Lot Line Table |            |         |
|----------------|------------|---------|----------------|------------|---------|----------------|------------|---------|
| Line #         | Direction  | Length  | Line #         | Direction  | Length  | Line #         | Direction  | Length  |
| L63            | S0940.45E  | 128.17' | L82            | N10293.27W | 111.00' | L100           | N10293.28E | 74.32'  |
| L64            | N7934.28W  | 44.04'  | L83            | N7934.28W  | 183.84' | L101           | N0793.79W  | 10.80'  |
| L65            | S0470.29E  | 15.84'  | L84            | N7934.28W  | 86.04'  | L102           | S7934.28E  | 96.00'  |
| L66            | S1024.14E  | 82.00'  | L85            | N10293.27W | 11.51'  | L103           | S7934.28E  | 96.00'  |
| L67            | S7934.28W  | 20.00'  | L86            | N10293.27W | 70.10'  | L104           | N7934.28W  | 128.81' |
| L68            | S7934.28W  | 27.04'  | L87            | N10293.27W | 74.45'  | L105           | S10293.22E | 22.04'  |
| L69            | N10293.28W | 82.00'  | L88            | N10293.28W | 82.00'  | L106           | S10293.22E | 17.12'  |
| L70            | N10293.28W | 28.00'  | L89            | S7934.28E  | 81.86'  | L107           | S10293.22E | 30.00'  |
| L71            | S7934.28E  | 96.00'  | L90            | S7934.28E  | 85.85'  | L108           | S10293.22E | 24.00'  |
| L72            | S7934.28E  | 42.00'  | L91            | S7934.28E  | 42.00'  | L109           | S10293.22E | 30.00'  |
| L73            | N10293.22E | 75.00'  | L92            | S7934.28E  | 42.00'  | L110           | N10293.28E | 36.00'  |
| L74            | N10293.22E | 128.86' | L93            | N10293.27W | 12.86'  | L111           | N10293.28E | 28.00'  |
| L75            | N10293.28W | 44.27'  | L94            | N10293.28W | 12.00'  | L112           | N10293.28W | 30.00'  |
| L76            | N10293.28W | 40.00'  | L95            | N10293.28W | 11.00'  | L113           | N10293.28W | 28.34'  |
| L77            | N10471.2E  | 78.87'  | L96            | S7934.28E  | 32.00'  | L114           | S7934.28E  | 32.00'  |
| L78            | N10471.2E  | 34.04'  | L97            | N7934.28E  | 43.00'  | L115           | S7934.28E  | 32.00'  |
| L79            | N10293.28W | 66.50'  | L98            | N10293.28W | 27.00'  | L116           | S7934.28E  | 32.00'  |
| L80            | N10293.28W | 14.00'  | L99            | S10293.22E | 27.00'  | L117           | S7934.28E  | 27.00'  |
|                |            |         |                |            |         | L118           | N7934.28W  | 186.00' |

| Lot Line Table |            |         | Lot Line Table |            |         | Lot Line Table |                |            |
|----------------|------------|---------|----------------|------------|---------|----------------|----------------|------------|
| Line #         | Direction  | Length  | Line #         | Direction  | Length  | Line #         | Direction      | Length     |
| L119           | N10293.22E | 1.50'   | L138           | N10293.22E | 64.00'  | D106           | Radius         | 18.00'     |
| L120           | S7934.28E  | 27.00'  | L139           | N10293.22E | 64.00'  | D107           | Chord Bearing  | N89.20.22E |
| L121           | S7934.28E  | 32.00'  | L140           | S10293.22E | 64.00'  | D108           | Chord Distance | 16.93'     |
| L122           | S7934.28E  | 40.20'  | L141           | S10293.22E | 72.00'  | C1             | Radius         | 28.00'     |
| L123           | N7934.27W  | 1.87'   | L142           | S10293.22E | 184.00' | C2             | Chord Bearing  | S84.71.7E  |
| L124           | N7934.27W  | 40.00'  | L143           | N7934.28W  | 9.54'   | C3             | Chord Distance | 1.38'      |
| L125           | N7934.27W  | 46.04'  | L144           | N0794.57W  | 5.00'   | C4             | Radius         | 23.50'     |
| L126           | N7934.27W  | 20.84'  | L145           | N10293.15E | 28.00'  | C5             | Chord Bearing  | S071.09.7W |
| L127           | S7934.28E  | 100.00' | L146           | N10293.22E | 3.50'   | C6             | Chord Distance | 8.44'      |
| L128           | S7934.28E  | 48.13'  | L147           | S7934.28E  | 4.04'   | C7             | Radius         | 28.00'     |
| L129           | S10293.22E | 55.00'  | L148           | N10293.22E | 1.50'   |                |                |            |
| L130           | S10293.22E | 24.00'  | L149           | S7934.28E  | 5.00'   |                |                |            |
| L131           | S10293.22E | 24.00'  |                |            |         |                |                |            |
| L132           | S10293.22E | 24.00'  |                |            |         |                |                |            |
| L133           | S10293.22E | 24.00'  |                |            |         |                |                |            |
| L134           | S10293.22E | 24.00'  |                |            |         |                |                |            |
| L135           | S10293.22E | 24.00'  |                |            |         |                |                |            |
| L136           | N10293.22E | 164.00' |                |            |         |                |                |            |

| Eminent Line Table |            |          | Eminent Line Table |            |          | Eminent Line Table |            |          |
|--------------------|------------|----------|--------------------|------------|----------|--------------------|------------|----------|
| LINE               | BEARING    | DISTANCE | LINE               | BEARING    | DISTANCE | LINE               | BEARING    | DISTANCE |
| E100               | N10293.22E | 72.00'   | E108               | N7934.28W  | 10.00'   | E116               | N7934.28W  | 15.00'   |
| E101               | N10293.22E | 15.00'   | E109               | N7934.28W  | 13.50'   | E117               | N10293.22E | 13.00'   |
| E102               | N10293.22E | 30.00'   | E110               | N10293.22E | 13.00'   | E118               | N10293.22E | 71.46'   |
| E103               | S10293.22E | 15.00'   | E111               | N10293.22E | 30.21'   | E119               | S7934.28E  | 181.14'  |
| E104               | N10293.22E | 30.00'   | E112               | N10293.22E | 15.00'   | E120               | N10293.22E | 15.00'   |
| E105               | N10293.22E | 30.00'   | E113               | N10293.22E | 15.00'   | E121               | N10293.22E | 14.74'   |
| E106               | N10293.22E | 30.00'   | E114               | N10293.22E | 15.00'   | E122               | N10293.22E | 15.00'   |
| E107               | N10293.22E | 15.00'   | E115               | N10293.22E | 15.00'   | E123               | N10293.22E | 14.74'   |
| E108               | N10293.22E | 15.00'   | E116               | N10293.22E | 15.00'   | E124               | N10293.22E | 14.74'   |
| E109               | N10293.22E | 15.00'   | E117               | N10293.22E | 15.00'   | E125               | N10293.22E | 14.74'   |
| E110               | N10293.22E | 15.00'   | E118               | N10293.22E | 15.00'   | E126               | N10293.22E | 14.74'   |
| E111               | N10293.22E | 15.00'   | E119               | N10293.22E | 15.00'   | E127               | N10293.22E | 14.74'   |
| E112               | N10293.22E | 15.00'   | E120               | N10293.22E | 15.00'   | E128               | N10293.22E | 14.74'   |
| E113               | N10293.22E | 15.00'   | E121               | N10293.22E | 15.00'   | E129               | N10293.22E | 14.74'   |
| E114               | N10293.22E | 15.00'   | E122               | N10293.22E | 15.00'   | E130               | N10293.22E | 14.74'   |
| E115               | N10293.22E | 15.00'   | E123               | N10293.22E | 15.00'   | E131               | N10293.22E | 14.74'   |
| E116               | N10293.22E | 15.00'   | E124               | N10293.22E | 15.00'   | E132               | N10293.22E | 14.74'   |
| E117               | N10293.22E | 15.00'   | E125               | N10293.22E | 15.00'   | E133               | N10293.22E | 14.74'   |
| E118               | N10293.22E | 15.00'   | E126               | N10293.22E | 15.00'   | E134               | N10293.22E | 14.74'   |
| E119               | N10293.22E | 15.00'   | E127               | N10293.22E | 15.00'   | E135               | N10293.22E | 14.74'   |
| E120               | N10293.22E | 15.00'   | E128               | N10293.22E | 15.00'   | E136               | N10293.22E | 14.74'   |
| E121               | N10293.22E | 15.00'   | E129               | N10293.22E | 15.00'   | E137               | N10293.22E | 14.74'   |
| E122               | N10293.22E | 15.00'   | E130               | N10293.22E | 15.00'   | E138               | N10293.22E | 14.74'   |
| E123               | N10293.22E | 15.00'   | E131               | N10293.22E | 15.00'   | E139               | N10293.22E | 14.74'   |
| E124               | N10293.22E | 15.00'   | E132               | N10293.22E | 15.00'   | E140               | N10293.22E | 14.74'   |
| E125               | N10293.22E | 15.00'   | E133               | N10293.22E | 15.00'   | E141               | N10293.22E | 14.74'   |
| E126               | N10293.22E | 15.00'   | E134               | N10293.22E | 15.00'   | E142               | N10293.22E | 14.74'   |
| E127               | N10293.22E | 15.00'   | E135               | N10293.22E | 15.00'   | E143               | N10293.22E | 14.74'   |
| E128               | N10293.22E | 15.00'   | E136               | N10293.22E | 15.00'   | E144               | N10293.22E | 14.74'   |
| E129               | N10293.22E | 15.00'   | E137               | N10293.22E | 15.00'   | E145               | N10293.22E | 14.74'   |
| E130               | N10293.22E | 15.00'   | E138               | N10293.22E | 15.00'   | E146               | N10293.22E | 14.74'   |
| E131               | N10293.22E | 15.00'   | E139               | N10293.22E | 15.00'   | E147               | N10293.22E | 14.74'   |
| E132               | N10293.22E | 15.00'   | E140               | N10293.22E | 15.00'   | E148               | N10293.22E | 14.74'   |
| E133               | N10293.22E | 15.00'   | E141               | N10293.22E | 15.00'   | E149               | N10293.22E | 14.74'   |
| E134               | N10293.22E | 15.00'   | E142               | N10293.22E | 15.00'   | E150               | N10293.22E | 14.74'   |
| E135               | N10293.22E | 15.00'   | E143               | N10293.22E | 15.00'   | E151               | N10293.22E | 14.74'   |
| E136               | N10293.22E | 15.00'   | E144               | N10293.22E | 15.00'   | E152               | N10293.22E | 14.74'   |
| E137               | N10293.22E | 15.00'   | E145               | N10293.22E | 15.00'   | E153               | N10293.22E | 14.74'   |
| E138               | N10293.22E | 15.00'   | E146               | N10293.22E | 15.00'   | E154               | N10293.22E | 14.74'   |
| E139               | N10293.22E | 15.00'   | E147               | N10293.22E | 15.00'   | E155               | N10293.22E | 14.74'   |
| E140               | N10293.22E | 15.00'   | E148               | N10293.22E | 15.00'   | E156               | N10293.22E | 14.74'   |
| E141               | N10293.22E | 15.00'   | E149               | N10293.22E | 15.00'   | E157               | N10293.22E | 14.74'   |
| E142               | N10293.22E | 15.00'   | E150               | N10293.22E | 15.00'   | E158               | N10293.22E | 14.74'   |
| E143               | N10293.22E | 15.00'   | E151               | N10293.22E | 15.00'   | E159               | N10293.22E | 14.74'   |
| E144               | N10293.22E | 15.00'   | E152               | N10293.22E | 15.00'   | E160               | N10293.22E | 14.74'   |
| E145               | N10293.22E | 15.00'   | E153               | N10293.22E | 15.00'   | E161               | N10293.22E | 14.74'   |
| E146               | N10293.22E | 15.00'   | E154               | N10293.22E | 15.00'   | E162               | N10293.22E | 14.74'   |
| E147               | N10293.22E | 15.00'   | E155               | N10293.22E | 15.00'   | E163               | N10293.22E | 14.74'   |
| E148               | N10293.22E |          |                    |            |          |                    |            |          |



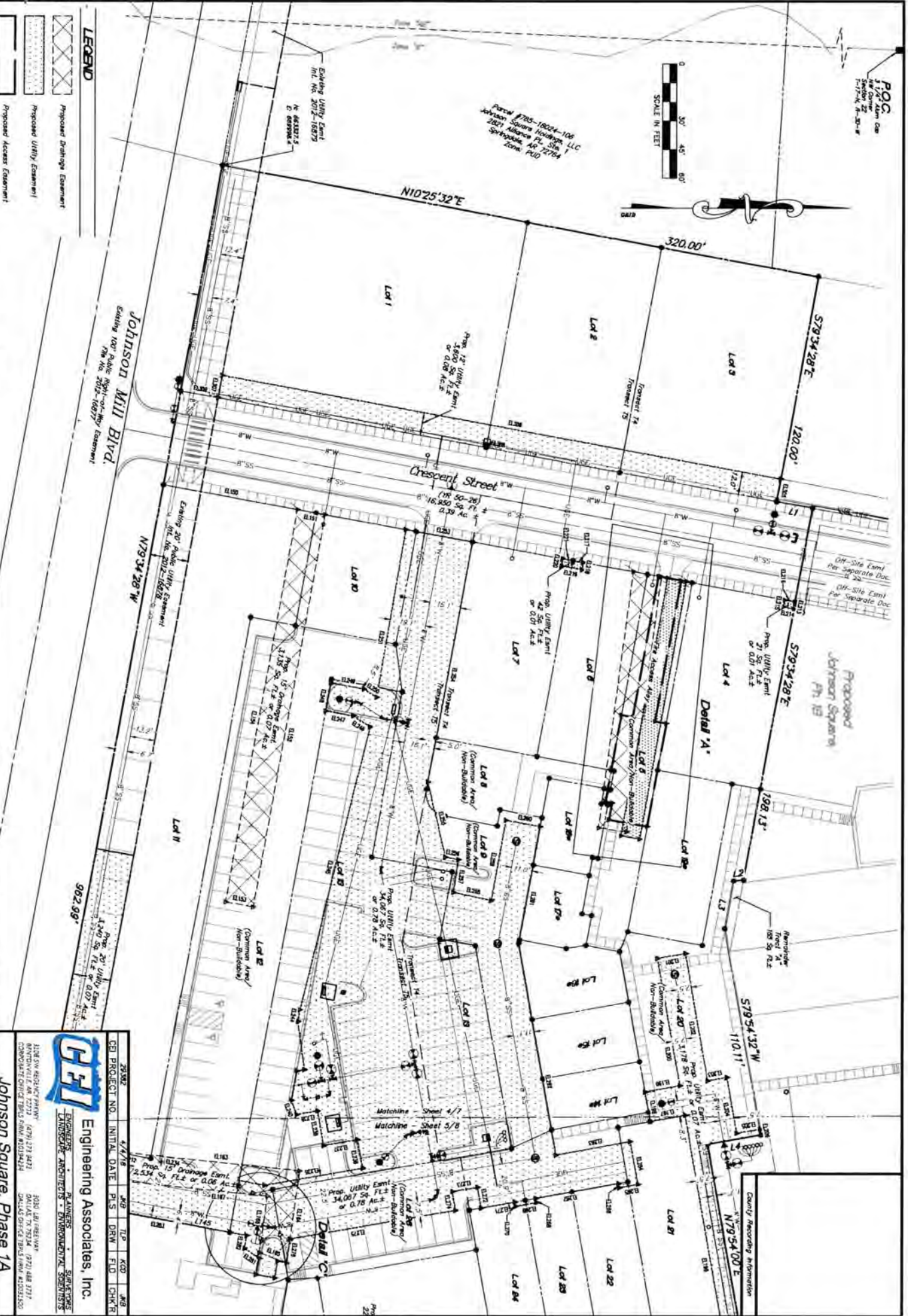
POC  
 J. W. ...  
 ...  
 ...



**LEGEND**

|  |                              |
|--|------------------------------|
|  | Proposed Storage Easement    |
|  | Proposed Utility Easement    |
|  | Proposed Access Easement     |
|  | Shoring & Disturbance Change |
|  | Proposed Boundary Corners    |

Sheet 5 for Line Table  
 and Sheet 7 for Legend  
 State Survey Code: 500-17M-50W-0-22-440-72-1866



REVISIONS

| NO. | DATE     | DESCRIPTION  |
|-----|----------|--|
| 1   | 03/26/18 | Revised per EDA Planning Commission Letter from 03/22/18 |
| 2   | 03/29/18 | Revised per EDA Planning Commission Letter from 03/22/18 |
| 3   | 03/29/18 | Revised per City of Johnson Technical Plot Review        |

**CEI**  
 ENGINEERING ASSOCIATES, INC.  
 ENVIRONMENTAL SCIENTISTS

Engineering Associates, Inc.

25982  
 CEI PROJECT NO. INITIAL DATE PLS TYP KOD CHN R

4/4/18 JWS DRW FLD CHN R

2010 J.W. ...  
 2012 J.W. ...  
 2013 J.W. ...  
 2014 J.W. ...  
 2015 J.W. ...  
 2016 J.W. ...  
 2017 J.W. ...  
 2018 J.W. ...

Johnson Square Phase 1A  
 Proposed Easements - West Lots

REVISIONS  
 4/4/18  
 7 OF 11

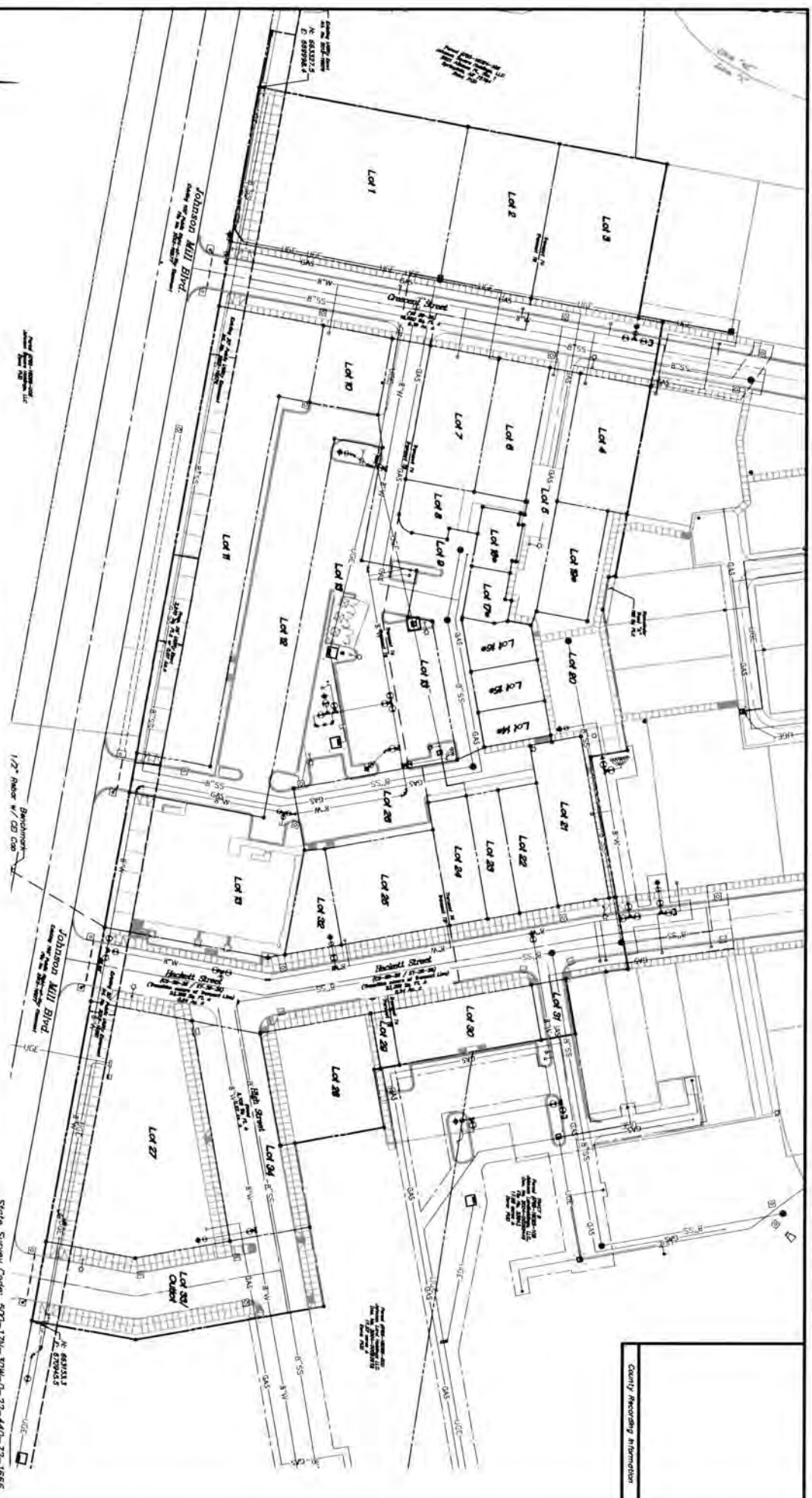
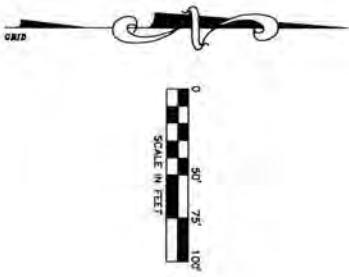












County Recording Information

**LEGEND**

- Boundary Line
- Adjoining Boundary Line
- Lot/Zone Line
- Right-of-Way Line
- Centerline
- Section Line
- Gas Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Electric Line
- Water Line
- Proposed Boundary Corners
- Proposed Boundary
- Spot Elevation
- Five Yearly Assembly
- Revised LHM
- Light Pole Ownership
- Water Valve
- Water Meter

State Survey Order: 500-17N-30W-0-22-440-72-1666

- ① 03/28/18 Bland for EDA Planning Commission Letter from 03/28/18
- ② 03/29/18 Revised for EDA Planning Commission Letter from 03/28/18
- ③ 03/29/18 Revised for City of Johnson Technical Plot Review

**CEI** Engineering Associates, Inc.  
 ENGINEERS ARCHITECTS & ENVIRONMENTAL SERVICES





**Johnson Square, Phase 1A**

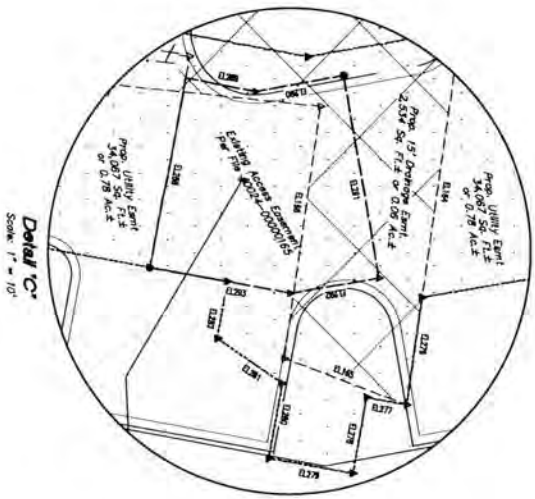
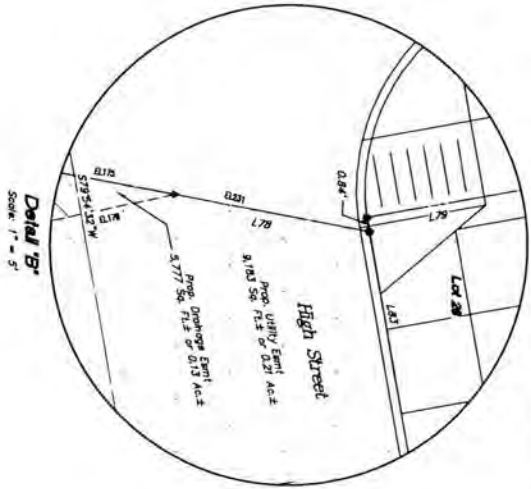
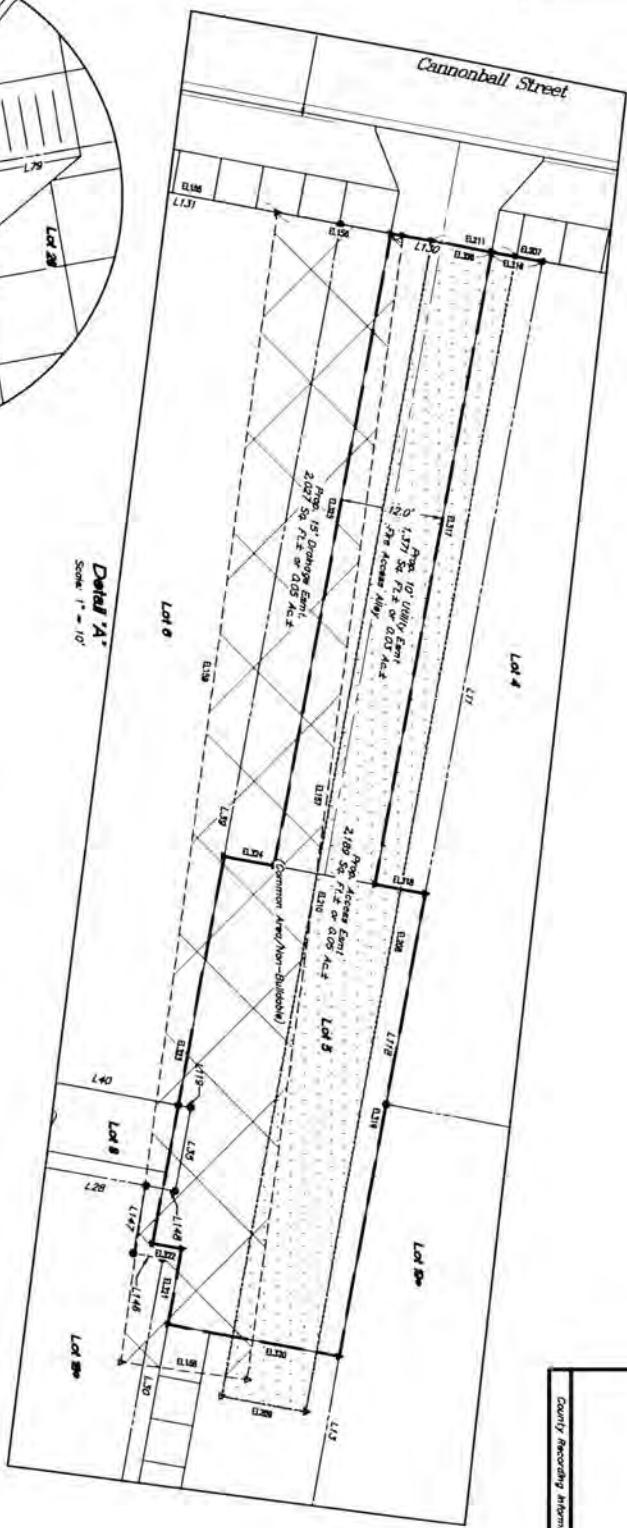
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|-------------|--------------|-----|--------|-----|-----|------|----|
| DATE        | 28/02        | NO. | 4/4/18 | BY  | TP  | CHKD | MB |
| PROJECT NO. | INITIAL DATE | PLS | DRW    | FLD | CHK | TR   |    |

Existing / Proposed Utility / Street Lights



**Lot 5 Easement Identification Numbers**

-  Prop. 15' Driveway Easement
-  Prop. 10' Utility Easement
-  Prop. Access Easement
-  Bearing & Distance Change Proposed Boundary Corner



State Survey Code: 500-17N-30W-0-22-440-72-1666

13/28/18 Issued per EDA Planning Commission Letter from 03/22/18  
 03/28/18 Revised per EDA Planning Commission Letter from 03/02/18  
 02/02/18 Revised per City of Johnson Technical Plot Review

REVISIONS

| NO.   | DATE   | DESCRIPTION | DESIGNER | TIP | CHKD | APP |
|-------|--------|-------------|----------|-----|------|-----|
| 29382 | 4/7/18 | JMS         | JMS      | KOD | JMS  | JMS |

CEI PROJECT NO. INITIAL DATE PLS. DRW. TUD. CHR. R.

**CEI** Engineering Associates, Inc.  
 ENGINEERS & ARCHITECTS - ENVIRONMENTAL SCIENTISTS

1108 SW NEARWOOD AVENUE (479) 321-0271 3030 LAURELWAY SUITE 100  
 CORVALLIS, OR 97331-4141 DUNDAS ST. 214 671-2144 (721) 488-2171  
 CORVALLIS, OR 97331-4141 DUNDAS ST. 214 671-2144 (721) 488-2171

**Johnson Square, Phase 1A**

Jeffersonville, Indiana

Washington County

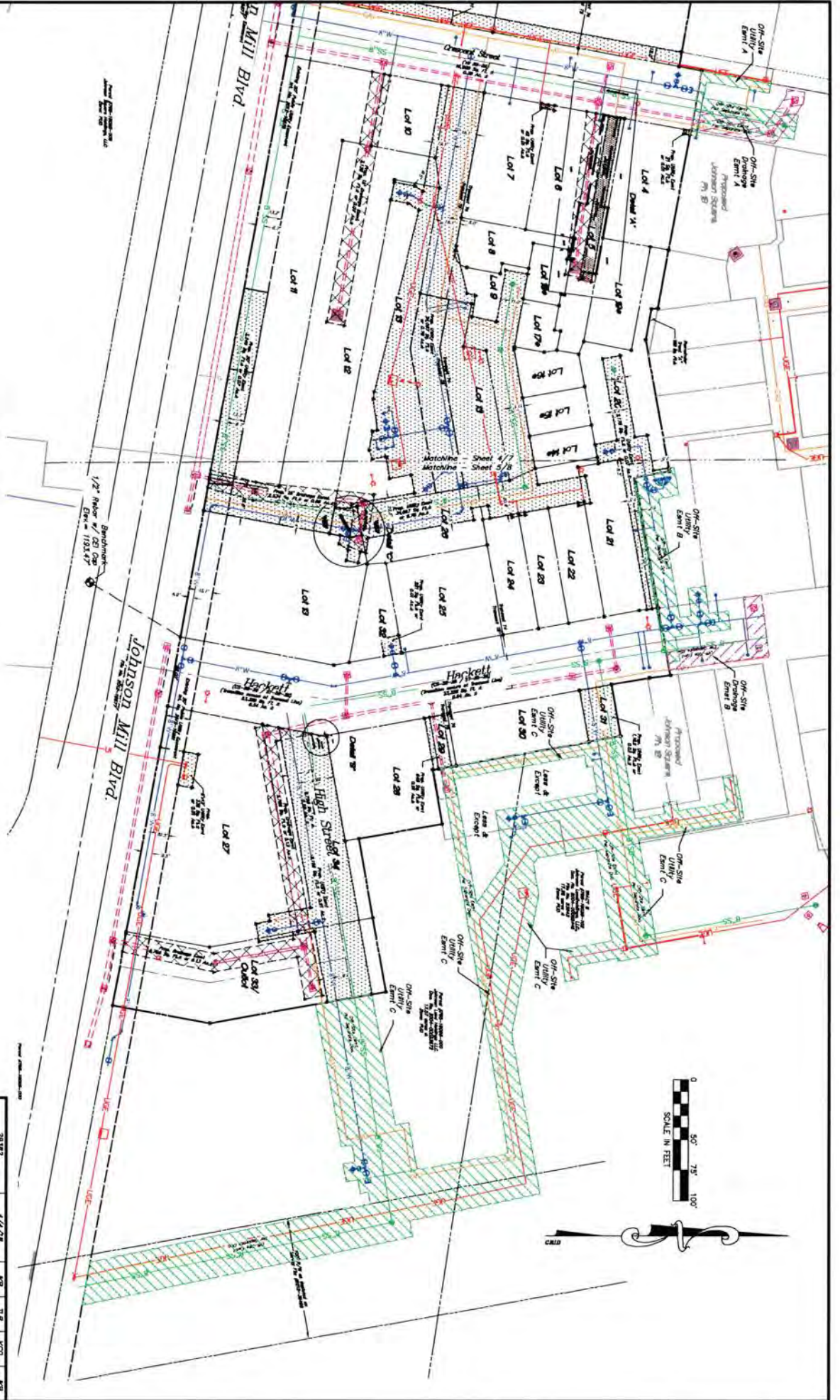
Details

REV. DATE SHEET NO.  
 4/4/18 11 OF 11  
 REV-3

2018 IBI DORNING ASSOCIATES, INC.

County Recording Information





**LEGEND**

|  |                            |
|--|----------------------------|
|  | Gas Line                   |
|  | Sanitary Sewer Line        |
|  | Storm Drainage Pipe        |
|  | Underground Electric Line  |
|  | Water Line                 |
|  | Proposed Drainage Easement |
|  | Proposed Utility Easement  |
|  | Proposed Access Easement   |

**Graphical use Only  
Not Intended for  
Recording Purposes**

|  |              |     |     |     |       |
|--|--------------|-----|-----|-----|-------|
| 2022   | 4/4/19       | JAB | TLP | KCD | JAB   |
| CEI PROJECT NO.  | INITIAL DATE | PLS | DRW | PLD | CHK'R |
| <b>Engineering Associates, Inc.</b><br>ENGINEERS ARCHITECTS - ENVIRONMENTAL SCIENTISTS   |              |     |     |     |       |
| <b>Johnson Square, Phase 1A</b><br>300 N. REGENT PARKWAY (N.D.) 33104-0171 300 N. LAURELWAY (S.E.) 33104-0171<br>CORONADO DRIVE, TRAIL BLVD. 40354-2124 DALLAS OFFICE TRUSTS, 2904 E. 111TH ST. 75228-1100 |              |     |     |     |       |
| Johnson Square, Phase 1A<br>Johnson Square, Phase 1A<br>Johnson Square, Phase 1A   |              |     |     |     |       |
| <b>Utilities and Esmt Exhibit</b><br>REV DATE 4/4/19 SHEET NO. 11 OF 11<br>REV 11  |              |     |     |     |       |



**Ph1 A Description**

A tract of land being a portion of a Tract "A" and all of Tract "B" as recorded in Plat File No. 0024-00000165, said Plat being a Lot Split Plat of File No. 2017-0006507, and being situated in the NW1/4 of the NW1/4 of Section 22, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 3 and 1/4-inch aluminum monument at the Northwest corner of said NW1/4, NW1/4;

THENCE South 02°27'52" West, 987.86 feet to the North right-of-way of Johnson Mill Blvd., being a 100-foot right-of-way as recorded in File No. 2012-16877;

THENCE along said right-of-way, South 79°34'28" East, 76.47 feet to the southwest corner of aforementioned Tract "A", also being the southwest corner of herein described tract, also being the POINT OF BEGINNING;

THENCE departing said right-of-way, and along the boundary of said Tract "A" the following four (4) courses:

1. North 10°25'32" East, 320.00 feet;
2. South 79°34'28" East, 120.00 feet;
3. North 10°25'32" East, 19.00 feet;
4. South 79°34'28" East, 198.13 feet;

THENCE departing said boundary, South 06°18'11" East, 5.22 feet;

THENCE South 79°34'28" East, 25.62 feet;

THENCE North 79°54'32" East, passing through a corner of aforementioned Tract "A" at 14.27 feet to continue along the boundary of said Tract "A" for a total distance of 110.11 feet;

THENCE continuing along the boundary of said Tract "A" the following twelve (12) courses:

1. South 10°05'28" East, 28.46 feet;
2. North 79°54'32" East, 164.96 feet;
3. South 07°18'57" East, 17.06 feet;
4. South 10°05'28" East, 31.55 feet;
5. North 79°54'32" East, 43.00 feet;
6. South 10°05'28" East, 158.02 feet;
7. North 79°54'32" East, 45.17 feet;
8. South 09°59'14" East, 70.00 feet;
9. North 79°54'32" East, 127.81 feet;
10. South 10°05'28" East, 147.54 feet;
11. South 10°21'24" West, 81.87 feet to aforementioned right-of-way;
12. North 79°34'28" West, along aforementioned right-of-way 962.99 feet to the POINT OF BEGINNING, containing 296,419 square feet or 6.80 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

*Exhibit A to Ordinance No 2018-07*