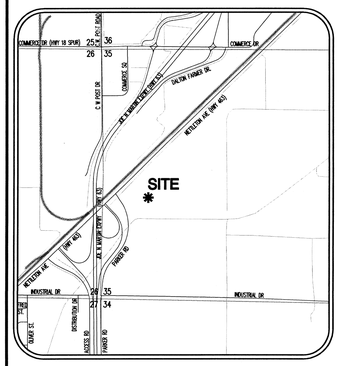
BASIS OF BEARING:: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)
LAT: 35°48'20.25415"; LONG: 90°38.0778131"
CON: 0.79400438; CAF: 0.99993628



VICINITY MAP
(NOT TO SCALE)

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- A.H.T.D. RIGHT-OF-WAY MONUMENT
- COMPUTED POINT (NOT MONUMENTED)
- SITE BENCHMARK
- CONTROL POINT
- UTILITY POLE
- LIGHT POLE
- ELECTRIC BOX
- GUY WIRE
- AG WELL
- TELEPHONE PEDESTAL
- TELECOMMUNICATIONS BOX
- BURIED CABLE SIGN
- BURIED GAS SIGN
- ROAD SIGN
- TREE (AS NOTED)
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER FORCE MAIN
- TELECOMMUNICATIONS LINE
- GAS LINE
- CHAIN LINK FENCE LINE
- BARBED WIRE FENCE LINE

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
   - PLAT OF SURVEY, BY ROBERT W. NEWELL, P.S. 23, RECORDED IN BOOK H, PAGE 74, DATED DECEMBER 15, 1989.
   - PLAT OF SURVEY, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK H, PAGE 74, DATED JANUARY 4, 1990.
   - PLAT OF SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, RECORDED IN BOOK I, PAGE 156, DATED NOVEMBER 10, 2004.
   - A.H.T.D. RIGHT-OF-WAY MAP, JOB NO. 100013.
   - A.H.T.D. RIGHT-OF-WAY MAP, JOB NO. R00019.
7. THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR SPECIAL FLOOD HAZARD AND THE FLOODWAY, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0151C, EFFECTIVE DATE SEPTEMBER 27, 1991 AND PANEL NO. 05031C0153C, EFFECTIVE DATE SEPTEMBER 27, 1991.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. HAYWOOD, KENWARD, BARE & ASSOCIATES 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!
9. ARKANSAS ONE-CALL TICKET NUMBER: 130214-0261
10. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT.
11. BUILDING RESTRICTIONS FOR R-1 ZONING:
    STREET SETBACK - 25'
    INTERIOR SIDE SETBACK - 7.5'
    REAR SETBACK - 25'
    MAXIMUM LOT COVERAGE - 35%
    MAXIMUM HEIGHT LIMITATION - 35'
    MAXIMUM FLOOR AREA - NO STANDARD
12. FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1142, PAGES 65-68.
13. FIELD WORK WAS COMPLETED ON MARCH 5, 2013.

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING PARCELS OF LAND:

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 01°08'13" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, 1311.80 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°22'44" WEST, ALONG SAID SOUTH LINE, 998.41 FEET TO THE CENTER LINE OF WHITEMANS CREEK; THENCE ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 01°12'23" EAST, 1650.88 FEET; NORTH 04°58'22" EAST, 218.21 FEET; NORTH 21°15'10" WEST, 91.80 FEET; THENCE NORTH 49°04'52" WEST, 110.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARKER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 85°07'15" EAST, 151.51 FEET; NORTH 70°06'15" EAST, 213.70 FEET; NORTH 58°49'15" EAST, 244.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 463; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°30'14" EAST, 175.21 FEET; SOUTH 45°02'06" EAST, 541.55 FEET; THENCE SOUTH 44°31'11" EAST, 25.76 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 01°08'13" WEST, ALONG SAID EAST LINE, 400.87 FEET TO THE POINT OF BEGINNING, CONTAINING 46.79 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM (R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (PD-C) COMMERCIAL BUSINESS PLANNED DEVELOPMENT.

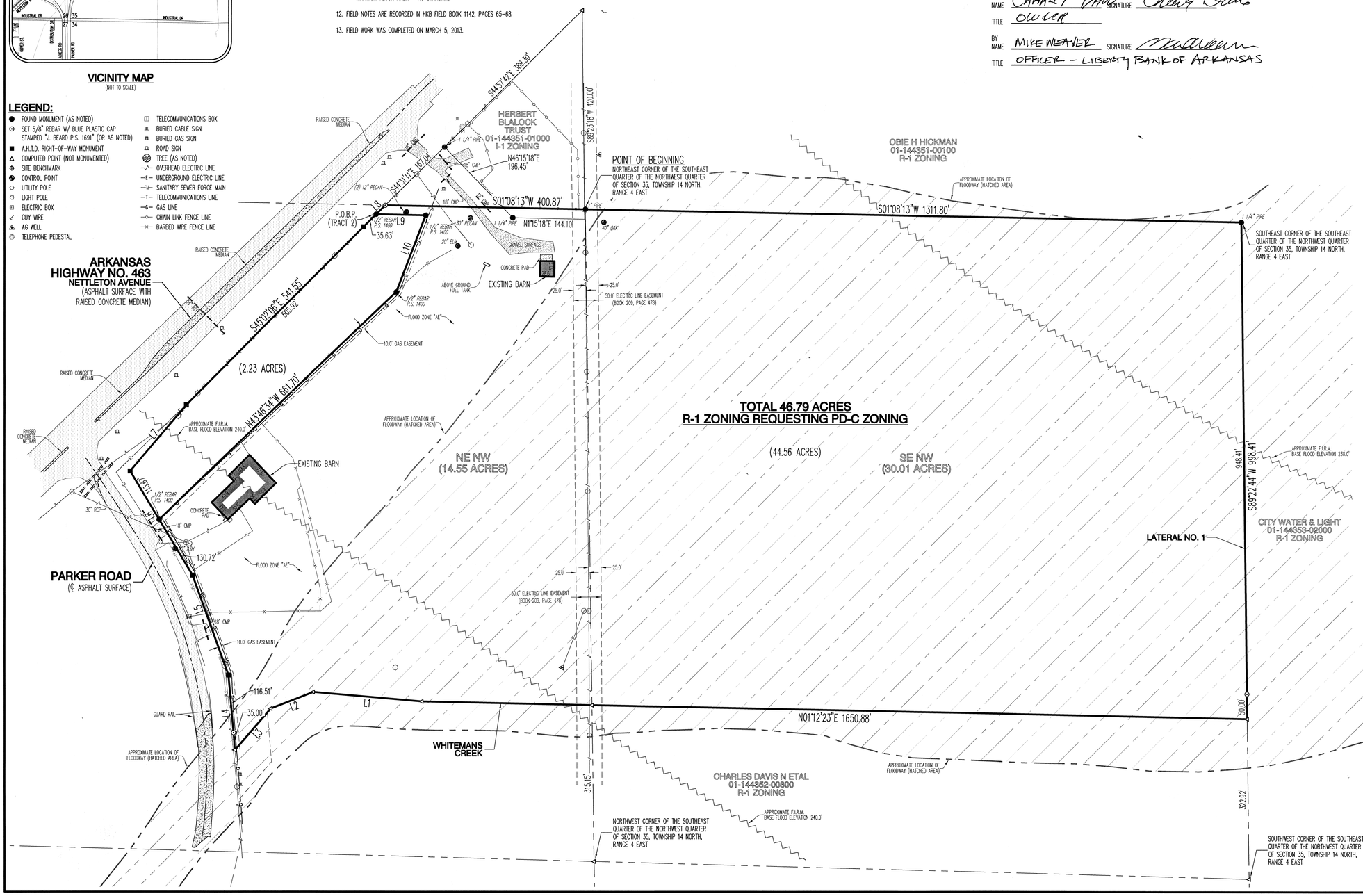
SIGNED THIS 5th DAY OF JUNE 2013

BY NAME CHARLEY DAVIS SIGNATURE Charley Davis

TITLE OWNER

BY NAME MIKE WEAVER SIGNATURE

TITLE OFFICER - LIBERTY BANK OF ARKANSAS



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N04°58'22"E	218.21'
L2	N21°15'10"W	91.80'
L3	N49°04'52"W	110.53'
L4	N85°07'15"E	151.51'
L5	N70°06'15"E	213.70'
L6	N58°49'15"E	244.39'
L7	S49°30'14"E	175.21'
L8	S44°31'11"E	25.76'
L9	S01°10'26"W	99.70'
L10	N68°54'34"W	164.90'

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

100 0 100 200
GRAPHIC SCALE 1"=100'

REZONING PLAT

HKB

Haywood, Kenward, Bare AND ASSOCIATES, INC.
Civil Engineering, Surveying & Planning Services
1801 Latourette Drive, Jonesboro, AR, 72404
P: 870.932.2019 F: 870.932.1076

REZONING PLAT
PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS P.S. 1691 Jason Beard SIGNATURE JASON D. BEARD
S-627

JASON D. BEARD - SURVEYOR
ARKANSAS - P.S. 1691

CERTIFICATE OF AUTHORIZATION HAYWOOD, KENWARD BARE & ASSOCIATES INC. No. 234 ARKANSAS
COA

Haywood, Kenward, Bare, and Associates, Inc
ARKANSAS - 234

CLIENT:
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO. L031-0001-12

DRAWN BY	CHECKED BY
JJN	MAD
SHEET 1 OF 1	SCALE 1"=100'
DATE 04/12/13	DRAWING NO. 31-70

500-14N-04E-0-35-400-16-1691