Tree Identification Table:

No.	Size	Tree Identification:
1	24"	MAPLE
2	24"	MAPLE
3	n/a	CRATE MYRTLE
4	16"	MAPLE
5	12"	MAPLE
6	12"	MAPLE
7	30"	MAPLE
8	12"	HICKORY
9	16"	HICKORY
10	18"	MAPLE
11	24"	ELM
12	18"	MAPLE
13	24"	MAPLE
14	15"	MAPLE
15	14"	MAPLE
16	18"	HICKORY
17	2-6"	OAK
18	24"	BLACK CHERRY
19	18"	GUM
20	2-10"	CEDARS
21	6"	MAPLE
22	28"	PIN OAK
23	16"	WATER OAK
24	8"	MAPLE
25	10"	MAPLE

ENCROACHMENT NOTES:

1. GAS LINE CROSSES PROPERTY AS SHOWN ON SURVEY.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05031C0044 C, DATED SEPTEMBER 27, 1991, INDICATES THAT PROPERTY SHOWN ON SURVEY LIES WITHIN:

ZONE X UNSHADED (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

COMMUNITY: JONESBORO, CITY OF
NUMBER: 050048
PANEL: 0044
SUFFIX: C

**FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.

REFERENCE MATERIAL:

1. U.S.G.S. 7.5 MINUTE "JONESBORO" QUADRANGLE.
2. STATE OF ARKANSAS, STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY JONESBORO-FARVILLE, JOB 10729.
3. RGB MINOR PLAT, RECORDED IN PLAT BOOK B, PAGE 68.
4. TAYLOR MINOR PLAT, DATED 5-8-95, JOB NO. 95048 BY TROY L. SHEETS SURVEYING. RECORDED IN PLAT CABINET B, PAGE 136.
5. PLAT OF SURVEY – LOT 1 RGB MINOR PLAT, BY HAYWOOD, KENWARD, BARE & ASSOCIATES, INC., DATED 12/17/08, PROJECT NO. R009-0002-01.

NOTES PERTAINING TO SCHEDULE (B), SECTION (II):

SCHEDULE (B), SECTION (II) SPECIAL EXCEPTION, NON-STANDARD, SURVEY RELATED ITEM (10) OF FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE No. 1200661-969, BEARING AN EFFECTIVE DATE OF JUNE 18, 2012, 7:00 AM.

10. POSSIBLE EASEMENT BY WILLIAM P. COUCH AND JESS COUCH TO SOUTHWESTERN BELL TELEPHONE COMPANY, FILED FOR RECORD OCTOBER 17, 1978 AND RECORDED IN BOOK 262 AT PAGE 517, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS. **(SURVEYOR CAN NOT DEFINITIVELY DETERMINE HOW OR WHERE DOCUMENT AFFECTS SUBJECT PROPERTY. HOWEVER, SURVEYOR HAS ASSUMED THAT THE EXISTING TELEPHONE LINE AS SHOWN ON SURVEY IS THE LINE WITHIN SAID DOCUMENT.)**

GENERAL NOTES:

1. THE PROJECT ELEVATIONS ARE BASED ON CITY OF JONESBORO "GPS MONUMENTS" MONUMENT 93. (GEOID 20090 (NAD 83) (NAVD 88) (AR NORTH ZONE).

PROJECT BENCHMARK #1: ELEVATION = 295.60' – TOP OF SET MAG NAIL WITH SHINER.
PROJECT BENCHMARK #2: ELEVATION = 292.59' – TOP OF SET MAG NAIL WITH SHINER.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS LOCATED VISIBLE UTILITIES AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND A THOROUGH SEARCH OF THE PREMISES.

3. ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.

4. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARKANSAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE "SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT A LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.

5. THIS PROPERTY IS WITHIN THE CITY OF JONESBORO, ARKANSAS.

6. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.

7. CONTOUR INTERVAL = 1 FOOT.

8. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM CRAIGHEAD COUNTY TAX CARDS AND DEEDS.

9. SURVEYOR MADE AN ATTEMPT TO HAVE UNDERGROUND UTILITIES LOCATED BY CALLING THE ARKANSAS ONE-CALL SYSTEM (TICKET #120730-1303), DATED 7/30/12. SURVEYOR WAS ABLE TO FIND GAS AND TELEPHONE UTILITIES MARKED IN FIELD.

10. WATER LINE INFORMATION SHOWN ON SURVEY IS PER UTILITY MAPS PROVIDED BY MARGARET NORRIS, CITY OF JONESBORO, DATED 7/9/12. THE LOCATION OF WATER LINE IS APPROXIMATE.

11. THE SIZE AND TYPE OF THE GAS LINE SHOWN ON SURVEY IS PER UTILITY MAPS PROVIDED BY JEFF HERBERT, CENTERPOINT ENERGY, DATED 7/9/12. LOCATION OF GAS LINES ARE APPROXIMATE.

12. PER STEVE MITCHELL, ARKANSAS HIGHWAY TRANSPORTATION DEPARTMENT, DATED 7/6/12, "HIGHWAY 49 IN THAT LOCATION HAS 4 TRAVEL LANES AND A CONTINUOUS CENTER TURN LANE. THERE ARE NO PLANS TO WIDEN AT THIS TIME."

13. LEFT BLANK INTENTIONALLY.

14. SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON HIS OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION.

15. SURVEYOR DID NOT OBSERVE ANY ABOVE GROUND EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

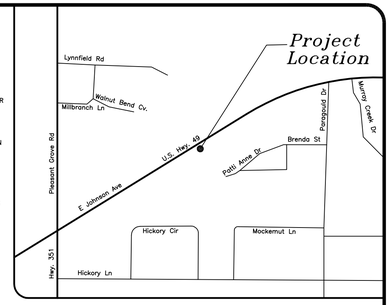
16. SURVEYOR DID NOT OBSERVE ANY ABOVE GROUND EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

17. SURVEYOR NOTES THAT THE PROPERTY ABUTS THE RIGHT OF WAY OF E. JOHNSON AVE., U.S. HIGHWAY 49, STATE HIGHWAY 1. ACCESS TO THE RIGHT OF WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.

18. SEWER IS OFFSITE.

19. NO TEST BORE HOLES AT TIME OF SURVEY.

20. PER CITY OF JONESBORO, MASTER STREET PLAN, THE RIGHT OF WAY FOR EAST JOHNSON STREET IS 120 FEET. THEREFORE, AN ADDITIONAL 10 FEET MAY NEED TO BE DEDICATED WHEN PLATTED.



VICINITY MAP – N.T.S.

OWNERSHIP INFORMATION

1 Parcel 01-144101-00500
(physical address)
(Subject Property)
4309 E. Johnson
Jonesboro, AR
(mailing address)
Charles M. Johnston
Deloris Johnston
4309 E. Johnson
Jonesboro, AR 72401
(Deed Bk. 541, Pg. 157)
Zoned R-1

2 Parcel 01-144101-02100
(physical address)
4315 E. Johnson Ave.
MJ Investments, L.L.C.
(mailing address)
3105 Barrington Cv.
Jonesboro, AR 72404
(Deed Bk. 808, Pg. 52)
Zoned C-3

3 Parcel 01-144101-02101
(physical address)
4315 B E. Johnson
TAC Properties and Services, LLC
(mailing address)
167 CR 7450
Jonesboro, AR 72401
(Warranty Deed Bk. 768, Page 793)
Zoned C-3

4 Parcel 01-144101-15300
(physical address)
4221 E. Johnson
Brasher Investments LLLP
(mailing address)
600 North 72nd St.
Paragould, AR 72450
(WD JB 2010R-002666)
Zoned I-1

5 Parcel 01-144101-00600
(physical address)
4301 E. Johnson
Mildred Mosier
(mailing address)
4301 E. Johnson
Jonesboro, AR 72401
(WD Bk. 461, Pg. 683)
Zoned R-1

SUBJECT PROPERTY DESCRIPTION: (PER SURVEY)

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; RUN THENCE SOUTH 00 DEGREES 49 MINUTES 06 SECONDS WEST, ALONG 40 ACRE LINE, 551.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST JOHNSON AVENUE (U.S. HIGHWAY 49) (STATE HIGHWAY 1); THENCE SOUTH 58 DEGREES 46 MINUTES 06 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE 191.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 46 MINUTES 23 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 199.94 FEET TO A POINT; THENCE SOUTH 31 DEGREES 07 MINUTES 46 SECONDS EAST, LEAVING SAID RIGHT OF WAY LINE, 217.80 FEET TO AN IRON PIPE; THENCE NORTH 58 DEGREES 46 MINUTES 24 SECONDS EAST, 199.99 FEET TO A 1/2 INCH REBAR WITH CAP; THENCE NORTH 31 DEGREES 08 MINUTES 39 SECONDS WEST, 217.80 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 43,553 SQUARE FEET OR 1.000 ACRES MORE OR LESS.

ZONING: (Z)

THE SUBJECT SITE IS CURRENTLY ZONED R-1 (RESIDENTIAL DISTRICT) PER CITY OF JONESBORO PLANNING DEPARTMENT (870)-932-0406. HOWEVER, THE SITE WILL HAVE TO BE REZONED TO C-3 (GENERAL COMMERCIAL DISTRICT), TO ALLOW FOR THE CONSTRUCTION OF A RETAIL STORE. THEREFORE, THE AREA AND HEIGHT REGULATIONS FOR THE C-3 DISTRICT ARE LISTED AS FOLLOWS:

(6) MAXIMUM HEIGHT
MAXIMUM HEIGHT LIMITATION IS 35 FEET IN CR-1, C-4, AND C-2 DISTRICTS; 45 FEET IN C-3 AND I-1 DISTRICTS; AND THERE SHALL BE NO LIMITATION IN THE C-1 DISTRICT. CHIMNEYS, SMOKESTACKS, VENTILATORS, COOLING AND WATER TOWERS, BULKHEADS, GRAIN ELEVATORS AND SILOS, UTILITY AND FLAGPOLES, BELFRIES, SPIRES AND STEEPLES, AND MONUMENTS AND ORNAMENTAL TOWERS, MAY BE ERECTED TO ANY HEIGHT NOT IN CONFLICT WITH THE AIRPORT OVERLAY DISTRICT OR OTHER CITY ORDINANCES. COMMUNICATION TOWERS ARE EXEMPT ONLY TO THE EXTENT AUTHORIZED THROUGH CONDITIONAL USE APPROVAL, IF SUCH USE IS NOT A USE PERMITTED BY RIGHT.

(7) WHEN A NONRESIDENTIAL ZONE ABUTS A RESIDENTIAL ZONE, SETBACKS FOR BOTH SHALL BE SAME AS THAT SETBACK FOR THE ABUTTING RESIDENTIAL ZONE.

AREA REGULATIONS
NONRESIDENTIAL USES (SQ. FT.) – 6,500
MINIMUM LOT WIDTH (ALL USES) – 50'
MIN. LOT DEPTH (ALL USES) – 100'
STREET SETBACK – 25'
INTERIOR SIDE SETBACK – 10'
REAR SETBACK = 20'
MAX. LOT COVERAGE – 60%

*SEE ZONING ORDINANCE & OFF-STREET PARKING/LOADING REQUIREMENTS (SEC. 117-324) FOR ADDITIONAL RESTRICTIONS.
*SEE LANDSCAPING AND SCREENING REQUIREMENTS (SEC. 117-326) FOR ADDITIONAL RESTRICTIONS..

UTILITY CONTACTS:

WATER/SEWER/ELECTRIC:
CITY WATER & LIGHT
MARGARET NORRIS
400 E. MONROE AVE.
JONESBORO, AR 72401
870-930-3320

GAS:
CENTERPOINT ENERGY
JEFF HERBERT
401 W. CAPITOL SUITE 600
LITTLE ROCK, AR 72201
501-377-4662

TELEPHONE:
ATT
CINDY COLE
870-972-7600

DRAINAGE/STORM WATER MANAGEMENT:
CITY OF JONESBORO
TRAVIS FISCHER
307 VINE ST.
JONESBORO, AR 72401
870-932-2438

**** UTILITY WARNING ****

48 HOURS
BEFORE YOU DIG
CALL:
ARKANSAS ONE CALL
(TOLL FREE)
1-800-482-8998
PRIOR TO CONSTRUCTION FOR
UNDERGROUND UTILITY LOCATION

LEGEND

	PROPERTY LINE	P	METER POLE
OHE	OVERHEAD ELECTRIC	T	TELEPHONE PEDESTAL
OHU	OVERHEAD UTILITY	S	SEWER MANHOLE
GAS	GAS LINE		FIRE HYDRANT
W	WATER LINE		SIGN/SIGN POST
SS	SANITARY SEWER LINE		GUY ANCHOR
	TREE/HEAVY VEGETATION LINE		SOIL BORE
(tc)	PER TITLE COMMITMENT		POWER POLE w/TRANSFORMER
(d)	PER DEED BK. 541, PG. 157		POWER POLE
(m)	AS PER MEASURED IN FIELD	POC	POINT OF COMMENCEMENT
(p)	PER PLAT	AHTD	ARKANSAS HWY. TRANS. DEPT.
	SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	CPS	COTTON PICKER SPINDLE
	CALCULATED POINT	POB	POINT OF BEGINNING
	SET 1/2" REBAR w/CAP (UNLESS NOTED)	NTS	NOT TO SCALE
	FND 1/2" REBAR w/CAP (UNLESS NOTED)	D.I.P.	DUCTILE IRON PIPE
	WATER METER	E.M.	ELECTRIC METER
	WATER VALVE (UNLESS NOTED)	REF.	REFERENCE
		UGE	UNDERGROUND ELECTRIC
		OHE	OVERHEAD ELECTRIC
PLA	PLASTIC	typ	TYPICAL
	GAS METER	IP	INTERMEDIATE PRESSURE
		W	WELDED
	LIGHT POLE		METER/LIGHT POLE
PMT	PAD MOUNT TRANSFORMER	X	CABLE RISER

All Symbols May Not Appear On Drawing. Use As Applicable.

Scale 1" = 20'

TRACT DESCRIPTION: (AS PER TITLE COMMITMENT FILE NO. 1200661-969)

PART OF THE NW1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 10; THENCE SOUTH ALONG THE 40 ACRE LINE 555.1 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #1; THENCE SOUTH 57 DEGREES 57 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 191.8 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 57 DEGREES 57 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 200 FEET; THENCE SOUTH 32 DEGREES 3 MINUTES EAST 217.8 FEET; THENCE NORTH 57 DEGREES 57 MINUTES EAST 200 FEET; THENCE NORTH 32 DEGREES 3 MINUTES WEST 217.8 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

To O'Reilly Automotive Stores, Inc.; Waco Title Company, Inc.; First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a)(c), 8, 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on August 1, 2012.

(Signed) AR1402 (Reg. No.) 8/8/12 (Date)

CERTIFICATE OF AUTHORIZATION
GLOBAL SURVEYING CONSULTANTS, INC.
NO. 1457
ARKANSAS SURVEYOR

Point of Commencement
Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 4 East, Craighead County.

State Surveyors Code:
500-14N-04E-0-10-140-16-1402

REVISIONS:	NAME:
DATE:	
8/22/12 Per Client Email	CH
9/26/12 Per Client Email	CH

ALTA/ACSM Land Title Survey
O'Reilly Automotive Stores, Inc.
4309 E. Johnson (U.S. Hwy. 49)
Part of Section 10, Township 14 North, Range 4 East

City of Jonesboro, Craighead County, Arkansas

Global Surveying Consultants, Inc.
Land Surveying • Planning • GPS • Subdivision • Design
6511 Heilman Court
North Little Rock, Arkansas 72118
TELE. (501) 455-4984 FAX (501) 455-8158
www.global-surveying.com

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1402
SIGNATURE
CERTIFICATION & STANDARDS
PROFESSIONAL LAND SURVEYOR
NOT VALID IF SIGNATURE IS NOT IN ORIGINAL RED INK.

DRAWN BY:	SCALE:
CH	1" = 20'
SURVEYED BY: CH/RB (See Cert.)	DATE ISSUED: 8/8/12
CHECKED BY: PRS/JSA	PROJECT NO: 12-1039.00
SHEET NO. SV1	

ALL PLANS, DESIGNS, AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF GLOBAL SURVEYING CONSULTANTS, INC., AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF GSC, INC.