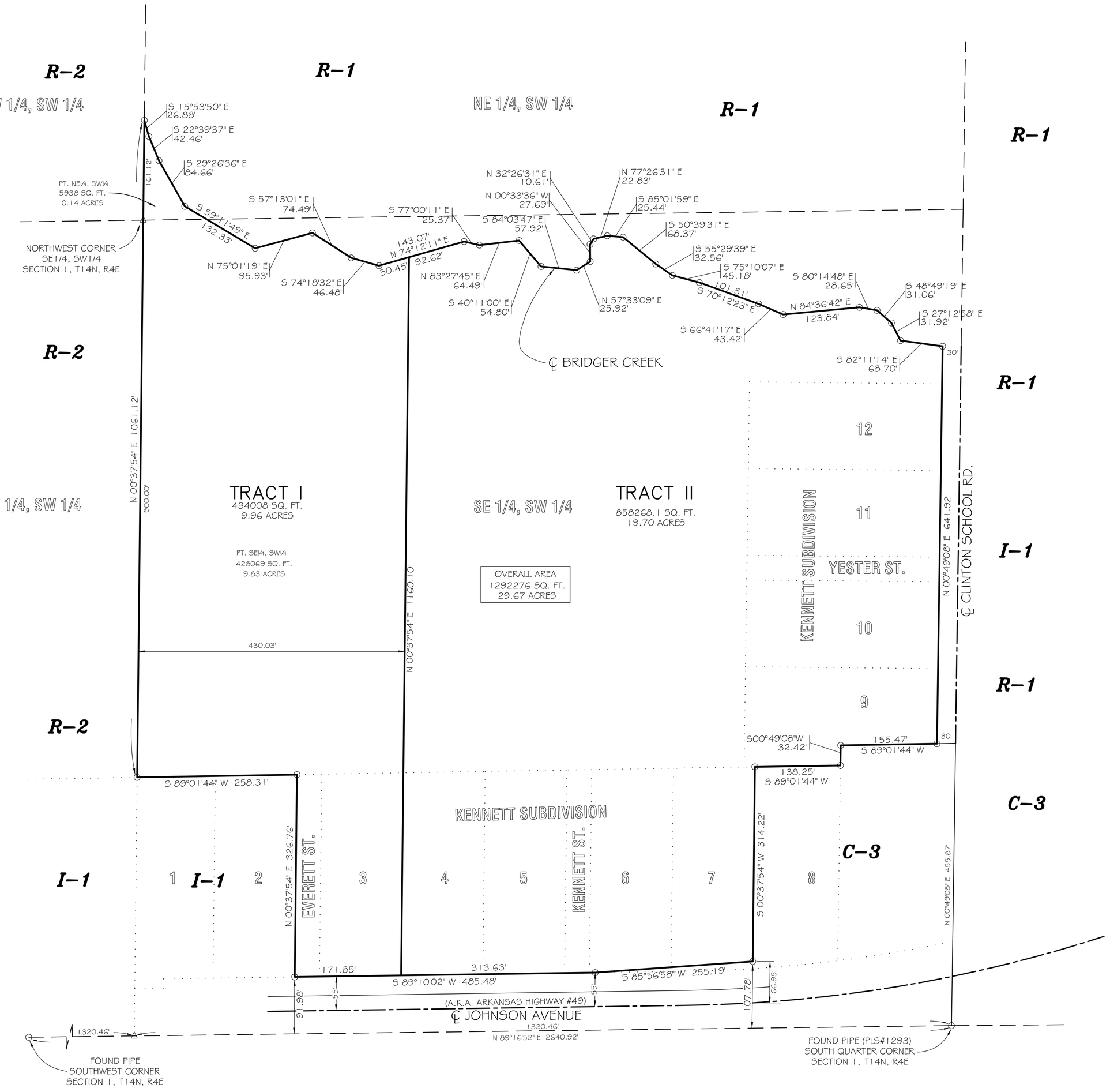


EXISTING R-1 ZONING
REQUESTED C-3 L.U.O. ZONING

LEGAL DESCRIPTION:

OVERALL

Part of the East half of the Southwest Quarter of Section 1, Township 14 North, Range 4 East, all in Craighead County, Jonesboro, Arkansas, and being more particularly described as follows: From the Southeast corner of the East half of the Southwest Quarter of said Section 1, run N00°49'08"E a distance of 455.87 ft. to a point; thence run S89°01'44"W a distance of 30.00 ft. to a point, said point being the POINT OF BEGINNING; thence continue S89°01'44"W a distance of 155.47 ft. to a point; thence run S00°49'08"W a distance of 32.42 ft. to a point; thence run S89°01'44"W a distance of 138.25 ft. to a point; thence run S00°37'54"W a distance of 314.22 ft. to a point along the Northern right-of-way of Johnson Avenue (a.k.a. Arkansas Highway no. 49); thence along said right-of-way run S85°56'58"W a distance of 255.19 ft. to a point; thence run S89°10'02"W a distance of 485.48 ft. to a point; thence leaving said right-of-way run N00°37'54"E a distance of 326.76 ft. to a point; thence run S89°01'44"W a distance of 258.31 ft. to a point; thence run N00°37'54"E a distance of 1061.12 ft. to a point along the centerline of Bridger Creek; thence along said centerline run S15°53'50"E a distance of 26.88 ft. to a point; thence run S22°39'37"E a distance of 42.46 ft. to a point; thence run S29°26'36"E a distance of 84.66 ft. to a point; thence run S59°11'49"E a distance of 132.33 ft. to a point; thence run N75°01'19"E a distance 95.93 ft. to a point; thence run S57°13'01"E a distance of 74.49 ft. to a point; thence run S74°18'32"E a distance of 46.48 ft. to a point; thence run N74°12'11"E a distance of 143.07 ft. to a point; thence run S77°00'11"E a distance of 25.37 ft. to a point; thence run N83°27'45"E a distance of 64.49 ft. to a point; thence run S40°11'00"E a distance of 54.80 ft. to a point; thence run S84°03'47"E a distance of 57.92 ft. to a point; thence run N57°33'09"E a distance of 25.92 ft. to a point; thence run N00°33'36"W a distance of 27.69 ft. to a point; thence run N32°26'31"E a distance of 10.61 ft. to a point; thence run N77°26'31"E a distance of 22.83 ft. to a point; thence run S85°01'59"E a distance of 25.44 ft. to a point; thence run S50°39'31"E a distance of 68.37 ft. to a point; thence run S55°29'39"E a distance of 32.56 ft. to a point; thence run S75°10'07"E a distance of 45.18 ft. to a point; thence run S70°12'23"E a distance of 101.51 ft. to a point; thence run S66°41'14"E a distance of 43.42 ft. to a point; thence run N84°36'42"E a distance of 123.84 ft. to a point; thence run S80°14'48"E a distance of 28.65 ft. to a point; thence run S48°49'19"E a distance of 31.06 ft. to a point; thence run S27°12'58"E a distance of 31.92 ft. to a point; thence run S82°11'14"E a distance of 68.70 ft. to a point along the Western right-of-way of Clinton School Road; thence leaving said Bridger Creek centerline run S00°49'08"W along the Western right-of-way of Clinton School Road 641.92 ft. to a point, said point being the POINT OF BEGINNING, containing 29.67 acres, and being subject to any easements of record.

TRACT I

Part of the East half of the Southwest Quarter of Section 1, Township 14 North, Range 4 East, all in Craighead County, Jonesboro, Arkansas, and being more particularly described as follows: From the Southeast corner of the East half of the Southwest Quarter of said Section 1, run N00°49'08"E a distance of 455.87 ft. to a point; thence run S89°01'44"W a distance of 30.00 ft. to a point; thence continue S89°01'44"W a distance of 116.86 ft. to a point; thence run S00°49'08"W a distance of 32.42 ft. to a point; thence run S89°01'44"W a distance of 176.86 ft. to a point; thence run S00°37'54"W a distance of 314.22 ft. to a point along the Northern right-of-way of Johnson Avenue (a.k.a. Arkansas Highway no. 49); thence along said right-of-way run S85°56'58"W a distance of 255.19 ft. to a point; thence run S89°10'02"W a distance of 313.63 ft. to a point, said point being the POINT OF BEGINNING; thence continue S89°10'02"W a distance of 171.85 ft. to a point; thence leaving said right-of-way run N00°37'54"E a distance of 326.76 ft. to a point; thence run S89°01'44"W a distance of 258.31 ft. to a point; thence run N00°37'54"E a distance of 1061.12 ft. to a point along the centerline of Bridger Creek; thence along said centerline run S15°53'50"E a distance of 26.88 ft. to a point; thence run S22°39'37"E a distance of 42.46 ft. to a point; thence run S29°26'36"E a distance of 84.66 ft. to a point; thence run S59°11'49"E a distance of 132.33 ft. to a point; thence run N75°01'19"E a distance 95.93 ft. to a point; thence run S57°13'01"E a distance of 74.49 ft. to a point; thence run S74°18'32"E a distance of 46.48 ft. to a point; thence run N74°12'11"E a distance of 50.45 ft. to a point; thence leaving said Bridger Creek centerline run S00°37'54"W a distance of 1160.10 ft. to a point, said point being the POINT OF BEGINNING, containing 9.96 acres, and being subject to any easements of record.

TRACT II

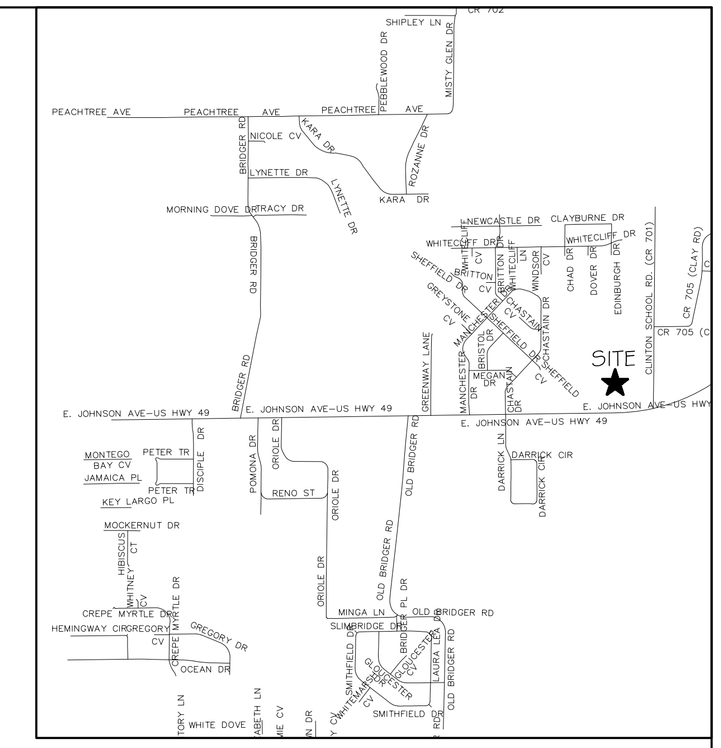
Part of the East half of the Southwest Quarter of Section 1, Township 14 North, Range 4 East, all in Craighead County, Jonesboro, Arkansas, and being more particularly described as follows: From the Southeast corner of the East half of the Southwest Quarter of said Section 1, run N00°49'08"E a distance of 455.87 ft. to a point; thence run S89°01'44"W a distance of 30.00 ft. to a point, said point being the POINT OF BEGINNING; thence continue S89°01'44"W a distance of 155.47 ft. to a point; thence run S00°49'08"W a distance of 32.42 ft. to a point; thence run S89°01'44"W a distance of 138.25 ft. to a point; thence run S00°37'54"W a distance of 314.22 ft. to a point along the Northern right-of-way of Johnson Avenue (a.k.a. Arkansas Highway no. 49); thence along said right-of-way run S85°56'58"W a distance of 255.19 ft. to a point; thence run S89°10'02"W a distance of 313.63 ft. to a point; thence leaving said right-of-way run N00°37'54"E a distance of 1160.10 ft. to a point along the centerline of Bridger Creek; thence along said centerline run N74°12'11"E a distance of 92.62 ft. to a point; thence run S77°00'11"E a distance of 25.37 ft. to a point; thence run N83°27'45"E a distance of 64.49 ft. to a point; thence run S40°11'00"E a distance of 54.80 ft. to a point; thence run S84°03'47"E a distance of 57.92 ft. to a point; thence run N57°33'09"E a distance of 25.92 ft. to a point; thence run N00°33'36"W a distance of 27.69 ft. to a point; thence run N32°26'31"E a distance of 10.61 ft. to a point; thence run N77°26'31"E a distance of 22.83 ft. to a point; thence run S85°01'59"E a distance of 25.44 ft. to a point; thence run S50°39'31"E a distance of 68.37 ft. to a point; thence run S55°29'39"E a distance of 32.56 ft. to a point; thence run S75°10'07"E a distance of 45.18 ft. to a point; thence run S70°12'23"E a distance of 101.51 ft. to a point; thence run S66°41'14"E a distance of 43.42 ft. to a point; thence run N84°36'42"E a distance of 123.84 ft. to a point; thence run S80°14'48"E a distance of 28.65 ft. to a point; thence run S48°49'19"E a distance of 31.06 ft. to a point; thence run S27°12'58"E a distance of 31.92 ft. to a point; thence run S82°11'14"E a distance of 68.70 ft. to a point along the Western right-of-way of Clinton School Road; thence leaving said Bridger Creek centerline run S00°49'08"W along the Western right-of-way of Clinton School Road 641.92 ft. to a point, said point being the POINT OF BEGINNING, containing 19.70 acres, and being subject to any easements of record.

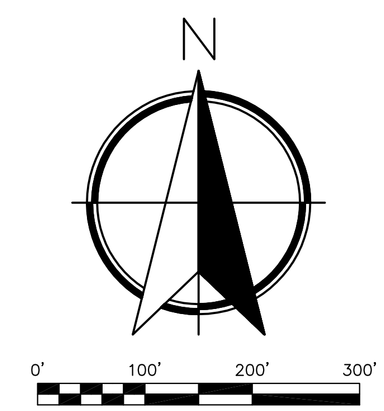
CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

NOTES:

1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
2) BEARINGS BASED ON GPS OBSERVATION.
3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1' IN 240,000'.
4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED, AND OUR OWN RESEARCH AT THE COURTHOUSE.
5) ALL PINS SET ARE ½" REBAR, UNLESS NOTED OTHERWISE.
6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0063 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.





ENGINEERS PLANNERS SURVEYORS

Civilogic

203 Southwest Dr.–Jonesboro, AR–(870)932–7880–www.civilogic.net

REGISTERED STATE OF ARKANSAS NO. 1590 SIGNATURE 12/14/12 DATE DANNY R. BURNS PROFESSIONAL SURVEYOR

REZONING REQUEST
FOR
JOHN & DAN KENNETT

CERTIFICATE OF AUTHORIZATION CIVILOGIC No. 329 ARKANSAS–ENGINEER

Date	Scale	Job No.	Sheet No.
12/14/12	1"=100'	112156	1 of 1

Section	Township	Range	County
1	14N	4E	CRAIGHEAD

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