

DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 09, THENCE SOUTH 89°37'46" WEST 660.58 FEET; THENCE SOUTH 03°07'57" EAST 1276.65 FEET; THENCE SOUTH 12°52'32" EAST 372.84 FEET; THENCE SOUTH 00°28'57" WEST 997.04 FEET; THENCE SOUTH 89°55'18" EAST 471.06 FEET TO THE CENTER OF SECTION 09; THENCE NORTH 00°58'41" EAST 2640.51 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 1,449,724 SQUARE FEET, 33.28 ACRES MORE OR LESS.
 BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. NO UTILITIES WERE LOCATED FOR THE PREPARATION OF THIS PLAT.
3. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS PLAT:
 - 3.1. DEED: STALLCUP BETA TO HAMMERHEAD DEVELOPMENT, CRAIGHEAD CIRCUIT CLERK, DOCUMENT # 2024R-011826, DATED 07/02/2024.
 - 3.2. PLAT: LANDING AT GREENSBOROUGH VILLAGE, BY P. LEMLEY # 1549, CRAIGHEAD CIRCUIT CLERK, PLAT BOOK 'C' PAGE 277, DATED 05/24/2017.
 - 3.3. SURVEY: NW1/4 SEC9,T14N,R4E & SW1/4 SEC4,T14N,R4E, BY H. WILLIAMS #116, CRAIGHEAD CIRCUIT CLERK, PLAT BOOK 'B' PAGE 71, DATED 03/26/1973.
 - 3.4. PLSS CORNER CERTIFICATES: ARK DIV LAND SURVEYS, CORNER #S 20920 & 20921.

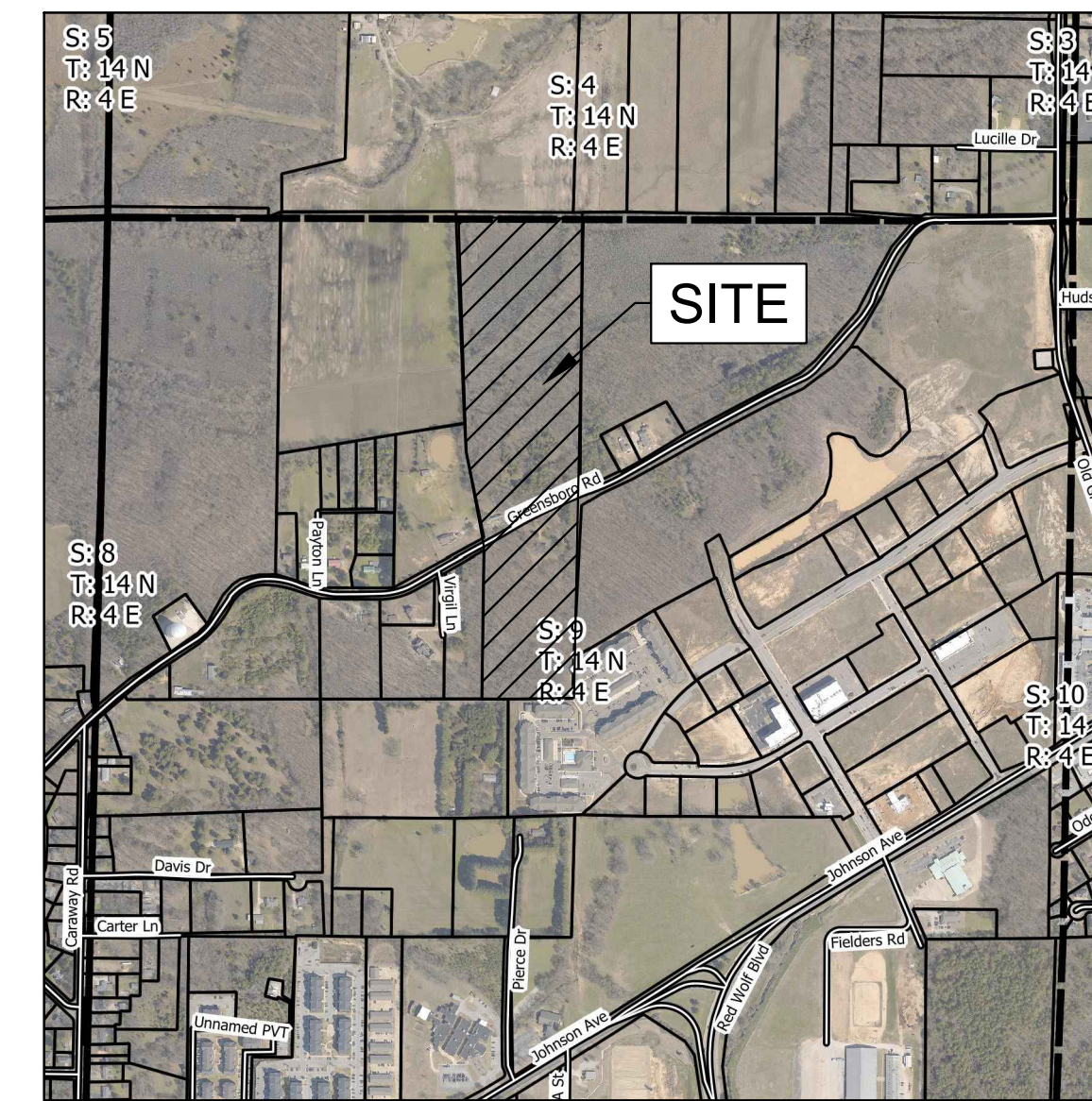
OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM

R-1 (RESIDENTIAL)

TO
TC-O (TOWN CENTER OVERLAY)
 (AS AMENDED FOR GREENSBOROUGH VILLAGE
 SINGLE FAMILY TO MULTIFAMILY RATIO 70/30).

PRINTED NAME: _____ PRINTED NAME: _____
 SIGNATURE: _____ SIGNATURE: _____
 TITLE: _____ TITLE: _____



VICINITY MAP
 SCALE: 1" = 1000'

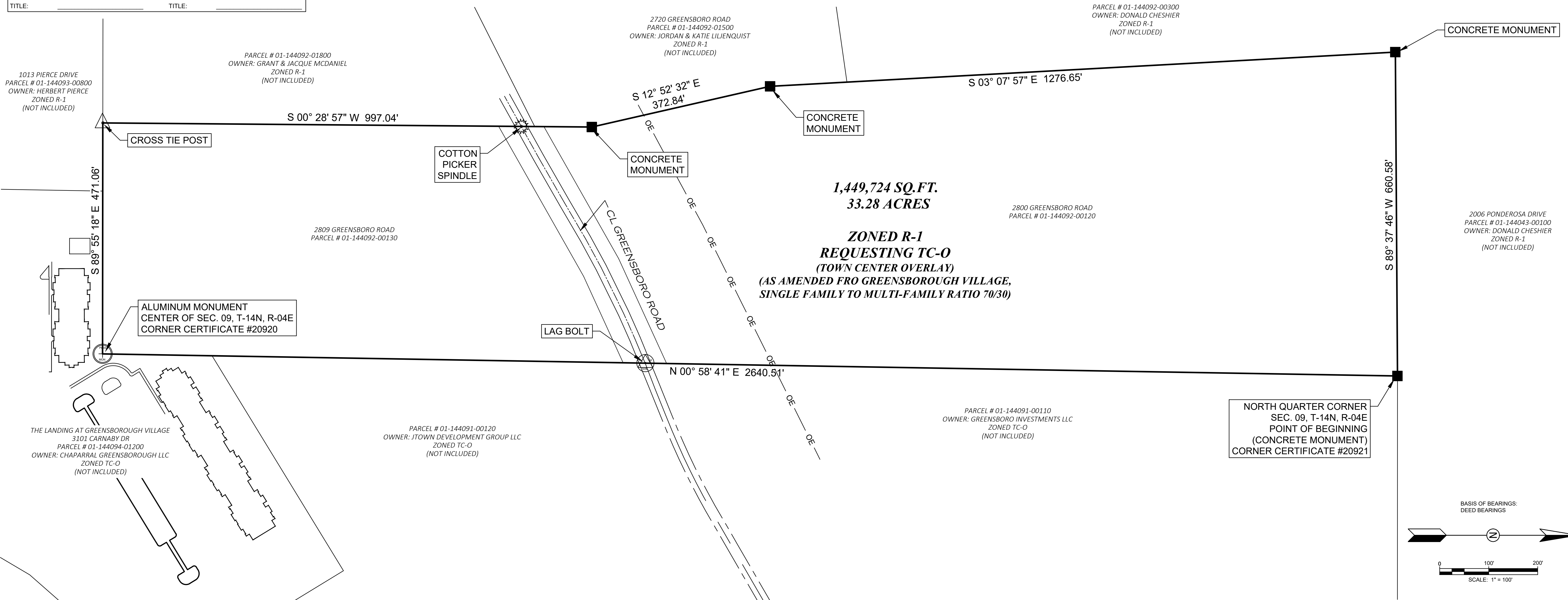
LEGEND

- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- △ PK / MAG NAIL (AS NOTED)
- △ CALCULATED CORNER
- ⊙ COTTON PICKER SPINDLE (AS NOTED)
- ⊕ MONUMENT (AS NOTED)
- BOUNDARY LINE
- - - ROAD CENTERLINE
- REC. RECORD DISTANCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

BRANDON G. WOOD
 ARKANSAS SURVEYOR
 # 1817

SURVEYOR'S CERTIFICATION :

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
 BRANDON G. WOOD, P.S. # 1817



REZONING PLAT
 EXISTING ZONING R-1, REQUESTING TC-O (TOWN CENTER OVERLAY) (AS AMENDED FOR GREENSBOROUGH VILLAGE, SINGLE FAMILY TO MULTI-FAMILY RATIO 70/30) NORTHWEST QUARTER IF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST 2800 & 2809 GREENSBORO ROAD, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
 CLIENT: HAMMERHEAD CONTRACTING & DEVELOPMENT, LLC

DATE: 09/12/2024
 REV: 09/24/2024

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
 ENGINEERING & SURVEYING
 112 CR 7625
 BROOKLAND, AR 72417
 PH: (870) 930-7504
 FAX: (870) 972-0027
 BWOOD@WOODENGR.COM
 WWW.BWOODENGINEERING.COM

BASIS OF BEARINGS:
 DEED BEARINGS