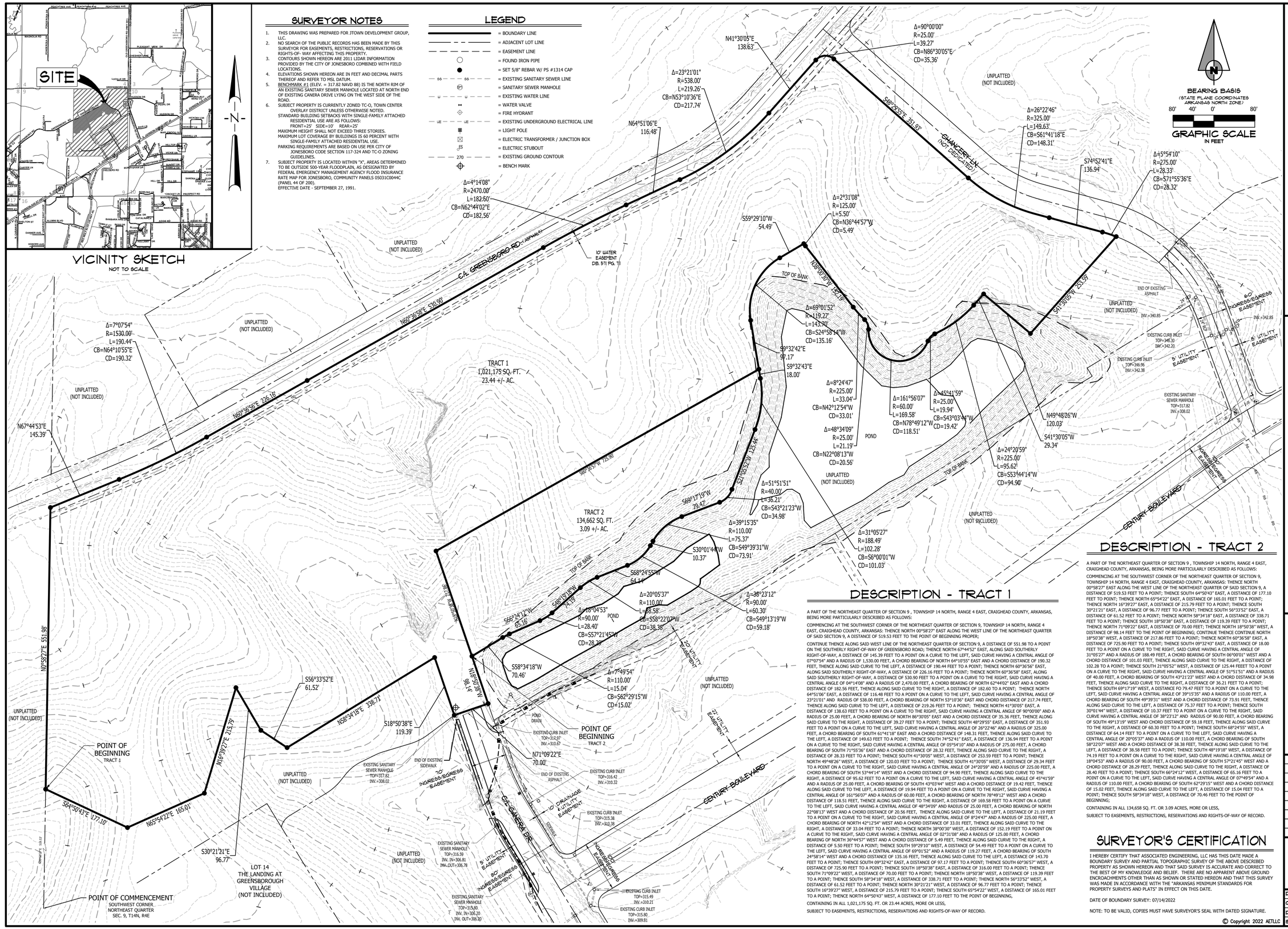
VICINITY SKETCH
NOT TO SCALE

SURVEYOR NOTES

1. THIS DRAWING WAS PREPARED FOR JTOWN DEVELOPMENT GROUP, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF- WAY AFFECTING THIS PROPERTY.
3. CONTOURS SHOWN HEREON ARE 2011 LIDAR INFORMATION PROVIDED BY THE CITY OF JONESBORO COMBINED WITH FIELD LOCATIONS.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
5. BENCHMARK #1 (ELEV. = 317.82 NAVD 88) IS THE NORTH RIM OF AN EXISTING SANITARY SEWER MANHOLE LOCATED AT NORTH END OF EXISTING CANERA DRIVE LYING ON THE WEST SIDE OF THE ROAD.
6. SUBJECT PROPERTY IS CURRENTLY ZONED TC-O, TOWN CENTER OVERLAY DISTRICT UNLESS OTHERWISE NOTED.
   STANDARD BUILDING SETBACKS WITH SINGLE-FAMILY ATTACHED RESIDENTIAL USE ARE AS FOLLOWS:
   FRONT=25' SIDE=10' REAR=25'
   MAXIMUM HEIGHT SHALL NOT EXCEED THREE STORIES.
   MAXIMUM LOT COVERAGE BY BUILDINGS IS 60 PERCENT WITH SINGLE-FAMILY ATTACHED RESIDENTIAL USE.
   PARKING REQUIREMENTS ARE BASED ON USE PER CITY OF JONESBORO CODE SECTION 117-324 AND TC-O ZONING GUIDELINES.
7. SUBJECT PROPERTY IS LOCATED WITHIN "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANELS 05031C0044C (PANEL 44 OF 200).
   EFFECTIVE DATE - SEPTEMBER 27, 1991.

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = SET 5/8" REBAR W/ PS #1314 CAP
- = EXISTING SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = EXISTING WATER LINE
- = WATER VALVE
- = FIRE HYDRANT
- = EXISTING UNDERGROUND ELECTRICAL LINE
- = LIGHT POLE
- = ELECTRIC TRANSFORMER / JUNCTION BOX
- = ELECTRIC STUBOUT
- = EXISTING GROUND CONTOUR
- = BENCH MARK



DESCRIPTION - TRACT 1

A PART OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 519.53 FEET TO THE POINT OF BEGINNING PROPER;

CONTINUE THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, A DISTANCE OF 551.98 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GREENSBORO ROAD; THENCE NORTH 67°44'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 145.39 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°07'54" AND A RADIUS OF 1,530.00 FEET, A CHORD BEARING OF NORTH 64°10'55" EAST AND A CHORD DISTANCE OF 190.32 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 190.44 FEET TO A POINT; THENCE NORTH 60°36'56" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 226.16 FEET TO A POINT; THENCE NORTH 60°36'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 530.90 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 04°14'08" AND A RADIUS OF 2,470.00 FEET, A CHORD BEARING OF NORTH 62°44'02" EAST AND A CHORD DISTANCE OF 182.56 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 182.60 TO A POINT; THENCE NORTH 64°51'06" EAST, A DISTANCE OF 116.48 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'01" AND RADIUS OF 538.00 FEET, A CHORD BEARING OF NORTH 53°10'36" EAST AND CHORD DISTANCE OF 217.74 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 219.26 FEET TO A POINT; THENCE NORTH 41°30'05" EAST, A DISTANCE OF 138.63 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 86°30'05" EAST AND A CHORD DISTANCE OF 35.36 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT; THENCE SOUTH 48°29'55" EAST, A DISTANCE OF 351.93 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°22'46" AND A RADIUS OF 325.00 FEET, A CHORD BEARING OF SOUTH 61°41'18" EAST AND A CHORD DISTANCE OF 148.31 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 149.63 FEET TO A POINT; THENCE SOUTH 74°52'41" EAST, A DISTANCE OF 136.94 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°54'10" AND A RADIUS OF 275.00 FEET, A CHORD BEARING OF SOUTH 71°55'36" EAST AND A CHORD DISTANCE OF 28.32 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 28.33 FEET TO A POINT; THENCE SOUTH 41°30'05" WEST, A DISTANCE OF 253.59 FEET TO A POINT; THENCE NORTH 49°48'26" WEST, A DISTANCE OF 120.03 FEET TO A POINT; THENCE SOUTH 41°30'05" WEST, A DISTANCE OF 29.34 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°20'59" AND A RADIUS OF 225.00 FEET, A CHORD BEARING OF SOUTH 53°44'14" WEST AND A CHORD DISTANCE OF 94.90 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 95.62 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 45°41'59" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 43°03'44" WEST AND A CHORD DISTANCE OF 19.42 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 19.94 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 161°56'07" AND A RADIUS OF 60.00 FEET, A CHORD BEARING OF NORTH 78°49'12" WEST AND A CHORD DISTANCE OF 118.51 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 169.58 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 48°34'09" AND RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 22°08'13" WEST AND A CHORD DISTANCE OF 20.56 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 21.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°24'47" AND A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 42°12'54" WEST AND A CHORD DISTANCE OF 33.01 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 33.04 FEET TO A POINT; THENCE NORTH 38°00'30" WEST, A DISTANCE OF 152.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°31'08" AND A RADIUS OF 125.00 FEET, A CHORD BEARING OF NORTH 36°44'57" WEST AND A CHORD DISTANCE OF 5.49 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 5.50 FEET TO A POINT; THENCE SOUTH 59°29'10" WEST, A DISTANCE OF 54.49 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 69°01'52" AND A RADIUS OF 119.27 FEET, A CHORD BEARING OF SOUTH 24°58'14" WEST AND A CHORD DISTANCE OF 135.16 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 143.70 FEET TO A POINT; THENCE SOUTH 09°32'42" EAST, A DISTANCE OF 97.17 FEET TO A POINT; THENCE SOUTH 60°36'57" WEST, A DISTANCE OF 725.90 FEET TO A POINT; THENCE SOUTH 18°50'38" EAST, A DISTANCE OF 316.00 FEET TO A POINT; THENCE SOUTH 71°09'22" WEST, A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 18°50'38" WEST, A DISTANCE OF 119.39 FEET TO A POINT; THENCE SOUTH 58°34'18" WEST, A DISTANCE OF 338.71 FEET TO A POINT; THENCE NORTH 56°33'52" WEST, A DISTANCE OF 61.52 FEET TO A POINT; THENCE NORTH 30°21'21" WEST, A DISTANCE OF 96.77 FEET TO A POINT; THENCE SOUTH 16°39'27" WEST, A DISTANCE OF 215.79 FEET TO A POINT; THENCE SOUTH 65°54'22" WEST, A DISTANCE OF 165.01 FEET TO A POINT; THENCE NORTH 64°50'43" WEST, A DISTANCE OF 177.10 FEET TO THE POINT OF BEGINNING,

CONTAINING IN ALL 1,021,175 SQ. FT. OR 23.44 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - TRACT 2

A PART OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 519.53 FEET TO A POINT; THENCE SOUTH 64°50'43" EAST, A DISTANCE OF 177.10 FEET TO POINT; THENCE NORTH 65°54'22" EAST, A DISTANCE OF 165.01 FEET TO A POINT; THENCE NORTH 16°39'27" EAST, A DISTANCE OF 215.79 FEET TO A POINT; THENCE SOUTH 30°21'21" EAST, A DISTANCE OF 96.77 FEET TO A POINT; THENCE SOUTH 56°33'52" EAST, A DISTANCE OF 61.52 FEET TO A POINT; THENCE NORTH 58°34'18" EAST, A DISTANCE OF 338.71 FEET TO A POINT; THENCE SOUTH 18°50'38" EAST, A DISTANCE OF 119.39 FEET TO A POINT; THENCE NORTH 71°09'22" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 18°50'38" WEST, A DISTANCE OF 98.14 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE CONTINUE NORTH 18°50'38" WEST, A DISTANCE OF 217.86 FEET TO A POINT; THENCE NORTH 60°36'58" EAST, A DISTANCE OF 725.90 FEET TO A POINT; THENCE SOUTH 09°32'43" EAST, A DISTANCE OF 18.00 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°05'27" AND A RADIUS OF 188.49 FEET, A CHORD BEARING OF SOUTH 06°00'01" WEST AND A CHORD DISTANCE OF 101.03 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 102.28 TO A POINT; THENCE SOUTH 21°05'52" WEST, A DISTANCE OF 125.44 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 51°51'51" AND A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 43°21'23" WEST AND A CHORD DISTANCE OF 34.98 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 36.21 FEET TO A POINT; THENCE SOUTH 69°17'19" WEST, A DISTANCE FO 79.47 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°15'35" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 49°39'31" WEST AND A CHORD DISTANCE OF 73.91 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 75.37 FEET TO A POINT; THENCE SOUTH 30°01'44" WEST, A DISTANCE OF 10.37 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 38°23'12" AND RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 49°13'19" WEST AND A CHORD DISTANCE OF 59.18 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 60.30 FEET TO A POINT; THENCE SOUTH 68°24'55" WEST, A DISTANCE OF 64.14 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°05'37" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 58°22'07" WEST AND A CHORD DISTANCE OF 38.38 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 38.58 FEET TO A POINT; THENCE SOUTH 48°19'18" WEST, A DISTANCE OF 74.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°04'53" AND A RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 57°21'45" WEST AND A CHORD DISTANCE OF 28.29 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 28.40 FEET TO A POINT; THENCE SOUTH 66°24'12" WEST, A DISTANCE OF 65.16 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°49'54" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 62°29'15" WEST AND A CHORD DISTANCE OF 15.02 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 15.04 FEET TO A POINT; THENCE SOUTH 58°34'18" WEST, A DISTANCE OF 70.46 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL 134,658 SQ. FT. OR 3.09 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY AND PARTIAL TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 07/14/2022

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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GREENSBOROUGH VILLAGE
RESIDENTIAL DEVELOPMENT
GREENSBORO ROAD
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

Associated Engineering & Testing, LLC
CERTIFICATE OF AUTHORIZATION
NO. 299
ARKANSAS

NO.	DESCRIPTION	DATE

TOPOGRAPHIC SURVEY

DATE:	07/13/22	DRAWN:	CCH
CADD FILE:	1410605-003	CHECKED:	JME
DWG#:	0414091.00XX	SHEET	
SCALE:	1" = 80'	1 OF 1	