

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR GREENSBORO INVESTMENTS, LLC AND JTOWN DEVELOPMENT GROUP, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED TC-O, TOWN CENTER OVERLAY DISTRICT, AS APPROVED BY THE JONESBORO CITY COUNCIL ON AUGUST 12, 2014. ADJACENT PROPERTIES ARE ZONED AS NOTED. STANDARD BUILDING SETBACKS ARE AS FOLLOWS: FRONT=5' SIDE=0' REAR=10'. MAXIMUM HEIGHT SHALL NOT EXCEED SEVEN STORIES. MAXIMUM LOT COVERAGE BY BUILDINGS IS 70 PERCENT WITH TOTAL MAXIMUM LOT COVERAGE OF 90 PERCENT. PARKING REQUIREMENTS ARE BASED ON USE PER CITY OF JONESBORO CODE SECTION 117-324 AND TC-O ZONING GUIDELINES (MAY USE SHARED PARKING, ON-STREET PARKING, OFF-STREET PARKING AND OTHER CONSIDERATIONS INCLUDING MASS TRANSIT TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES).
- 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 (PAGE 44 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. RECORD PLAT OF GREENSBOROUGH VILLAGE PH 1 & 1A COMPLETED AND GREENSBOROUGH HEIGHTS LOTS A-C, RECORDED IN PLAT CABINET "C", PAGE 388 AT JONESBORO, ARKANSAS.

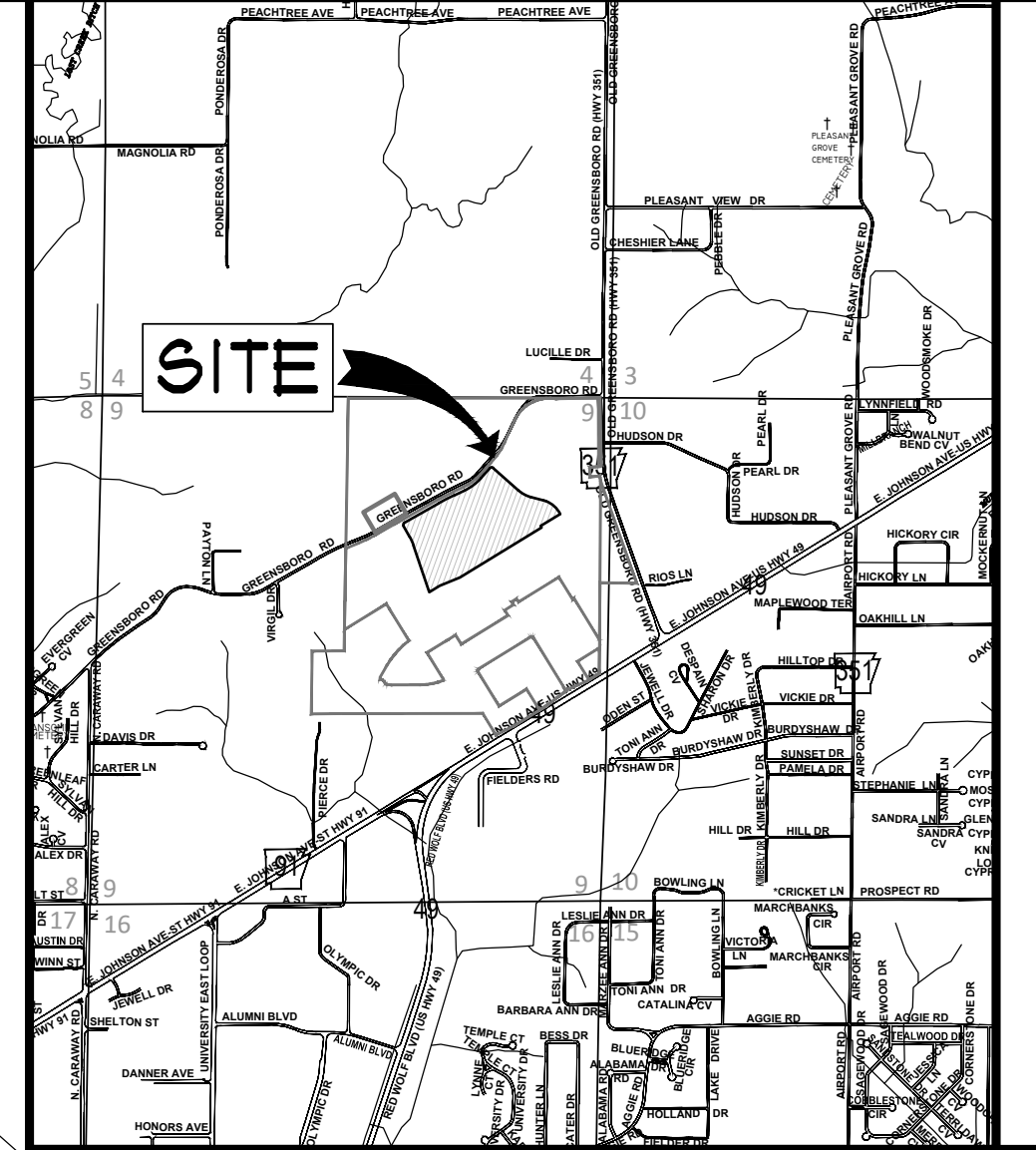
DESCRIPTION

LOT B, AS SHOWN ON THE PLAT OF GREENSBOROUGH VILLAGE PHASES 1 & 1A COMPLETED AND GREENSBOROUGH HEIGHTS LOTS A-C, RECORDED IN PLAT CABINET "C", PAGE 388 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.

CONTAINING IN ALL 540,408 SQ. FT. OR 12.41 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

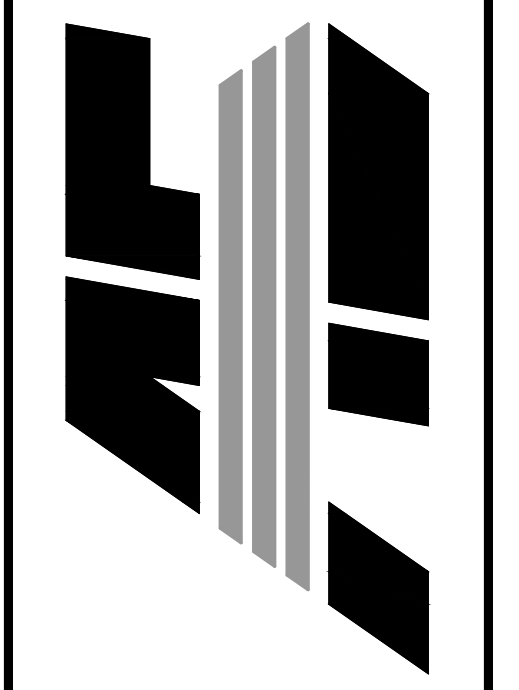
- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- F.R.B. = FOUND REBAR
- FND. C.P.S. = FOUND COTTON PICKER SPINDLE
- = FOUND IRON PIPE
- = SET 1-1/4" IRON PIPE W/ PS #1314 CAP



REPLAT OF LOTS A & B GREENSBOROUGH HEIGHTS AND DRAINAGE EASEMENT #6 GREENSBOROUGH VILLAGE PH 1 & 1A COMPLETED 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

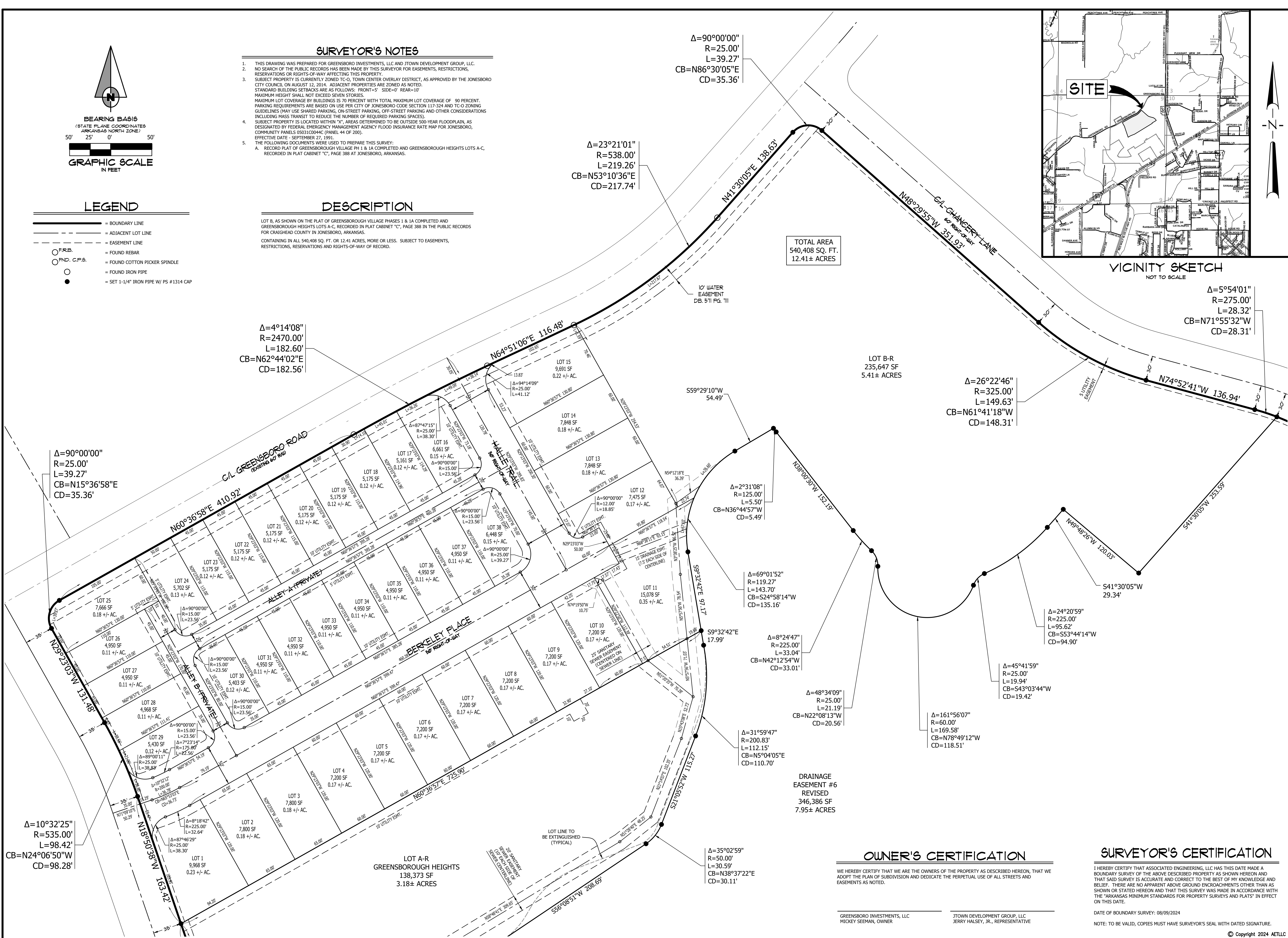


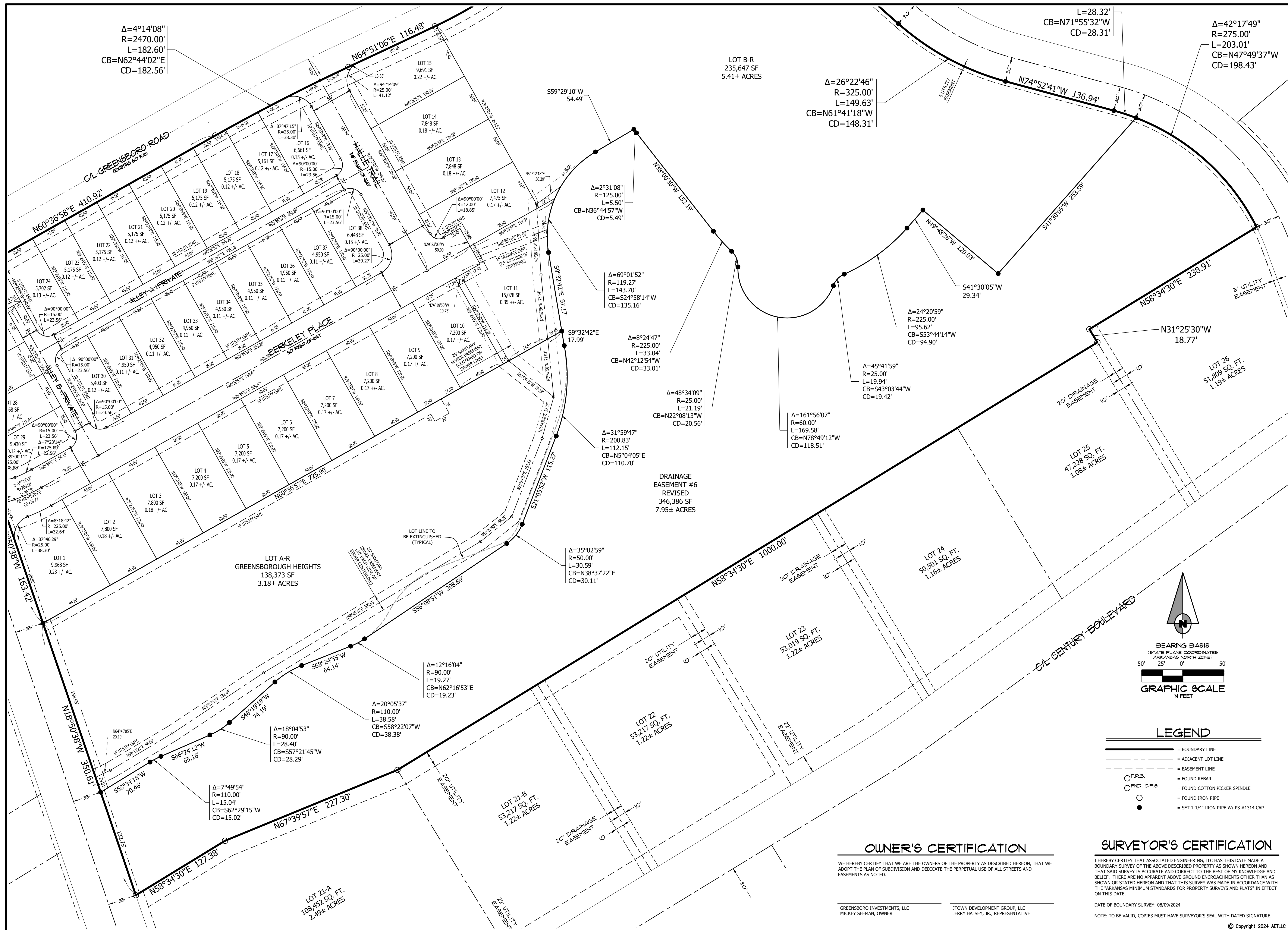
PRELIMINARY

NO.	DESCRIPTION	DATE

RECORD REPLAT

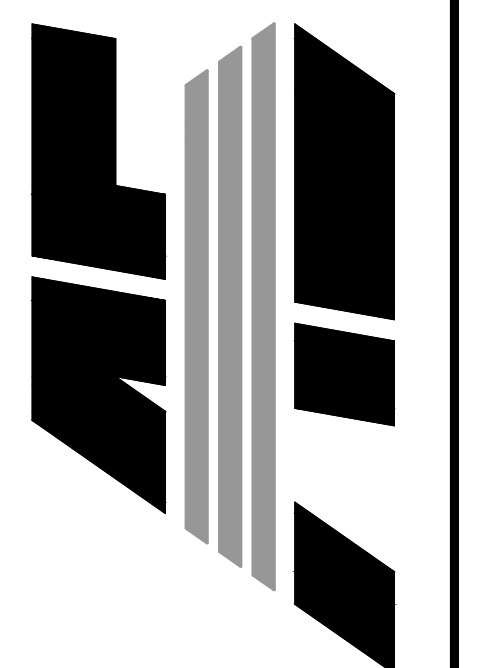
DATE: 09/16/2024	DRAWN: CCH
CADD FILE: 22120-005	CHECKED: JME
DWG#: 0414091.000X	SHEET
SCALE: 1" = 50'	1 OF 2





REPLAT OF LOTS A & B GREENSBOROUGH HEIGHTS AND DRAINAGE EASEMENT #6 GREENSBOROUGH VILLAGE PH I & IA COMPLETED JONESBORO, ARKANSAS

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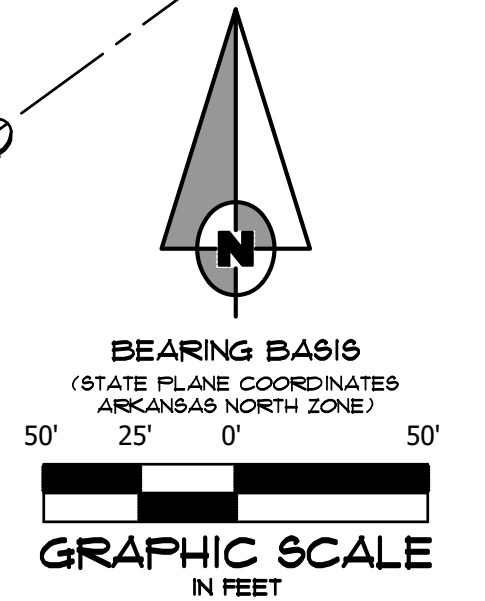


PRELIMINARY

NO.	DESCRIPTION	DATE

RECORD REPLAT

DATE: 09/16/2024	DRAWN: CCH
CADD FILE: 22120-005	CHECKED: JME
DWG#: 0414091.000X	SHEET
SCALE: 1" = 50'	2 OF 2



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - F.R.B. = FOUND REBAR
 - F.N.D. C.P.S. = FOUND COTTON PICKER SPINDLE
 - = FOUND IRON PIPE
 - = SET 1-1/4" IRON PIPE W/ PS #1314 CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

GREENSBORO INVESTMENTS, LLC
 MICKY SEEMAN, OWNER

JTOWN DEVELOPMENT GROUP, LLC
 JERRY HALSEY, JR., REPRESENTATIVE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY 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: 08/09/2024

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