

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR GREENSBORO INVESTMENTS, 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 ALSO ZONED TC-O.
- STANDARD BUILDING SETBACKS FOR TC-O ZONING 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 PER CITY OF JONESBORO CODE SECTION 117-324 (BANK - 1 SPACE FOR EVERY 300 SQ. FT. OF BUILDING AREA) 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).

SURVEYOR'S NOTES

- 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.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - RECORD PLAT OF THE LANDING AT GREENSBOROUGH VILLAGE, RECORDED IN PLAT CABINET "C", PAGE 277 AT JONESBORO, ARKANSAS.
 - MINOR PLAT, LOT 3, GREENSBOROUGH VILLAGE PHASE 1 & 1A, JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "C", PAGE 372 AT JONESBORO, ARKANSAS.
 - 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.

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
MICKEY SEEMAN, MEMBER

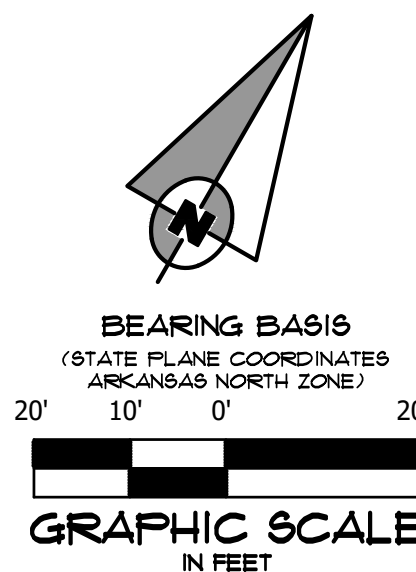
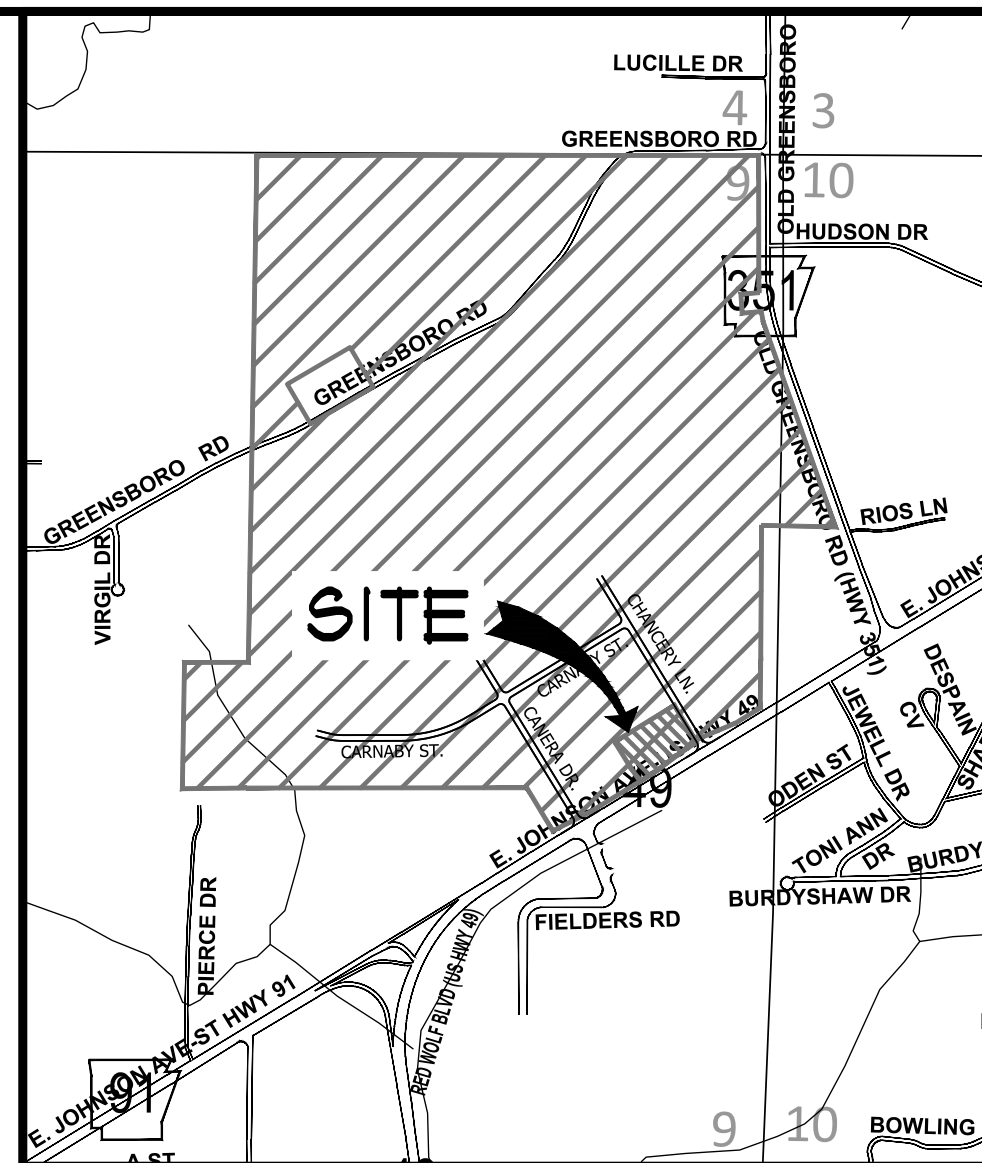
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, 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: 04/07/2023

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

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LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ PS #1314 CAP

DESCRIPTION

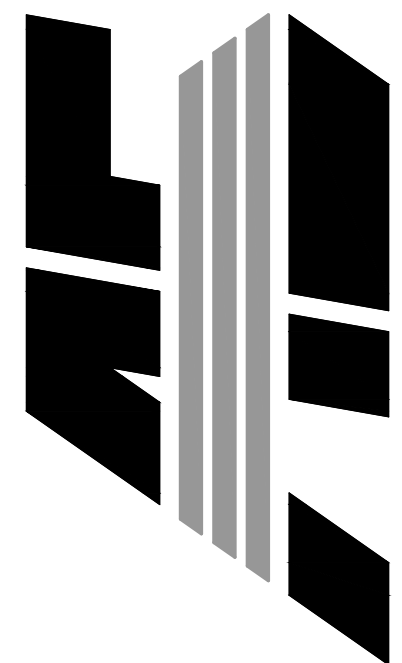
LOT 4 AS SHOWN ON THE RECORD PLAT OF GREENSBOROUGH VILLAGE PHASE 1 & 1A COMPLETED AND GREENSBOROUGH HEIGHTS LOTS A-C, RECORDED IN PLAT CABINET "C" AT PAGE 388 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 84,407 SQ. FT. OR 1.94 ACRES, MORE OR LESS.

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

LOTS 4-A & 4-B
GREENSBOROUGH VILLAGE PH 1 & 1A
926 CANERA DRIVE
JONESBORO, ARKANSAS 72405

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



NO.	DESCRIPTION	DATE

REPLAT

DATE: 05/03/2023	DRAWN: CCH
CADD FILE: 14106-L4-RP	CHECKED: JME
DWG#	SHEET
SCALE: 1" = 20'	1 OF 1