

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR GREENSBORO INVESTMENTS, 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. 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.

SURVEYOR'S NOTES

4. 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.
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. RECORD PLAT OF THE LANDING AT GREENSBOROUGH VILLAGE, RECORDED IN PLAT CABINET "C", PAGE 277 AT JONESBORO, ARKANSAS..
 - B. MINOR PLAT, LOT 3, GREENSBOROUGH VILLAGE PHASE I & IA, JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "C", PAGE 372 AT JONESBORO, ARKANSAS.
 - C. 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 STEPHAN, MEMBER

SURVEYOR'S CERTIFICATION

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
THOSE 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.

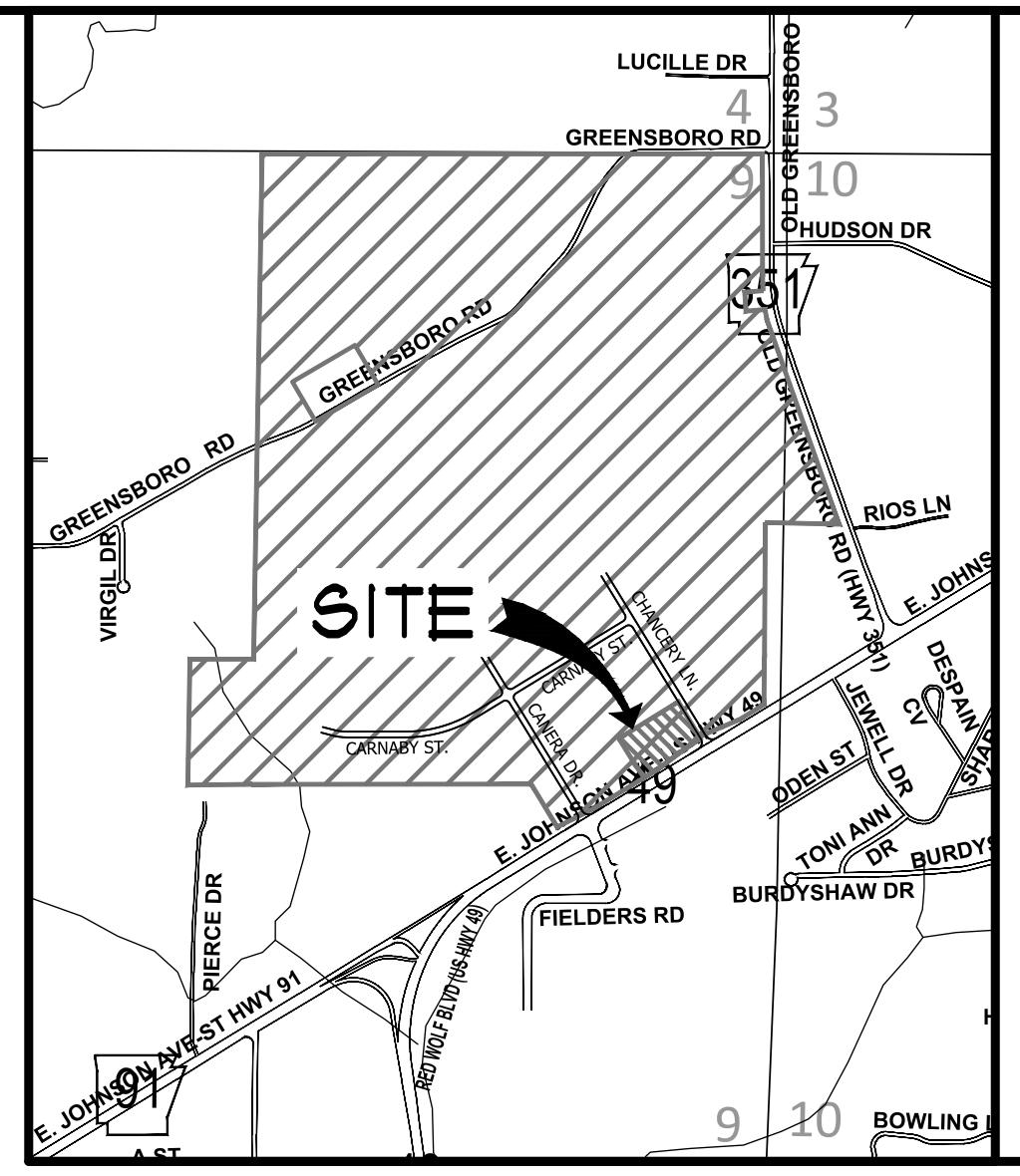
PEP | ATT

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

926 CANERA DRIVE

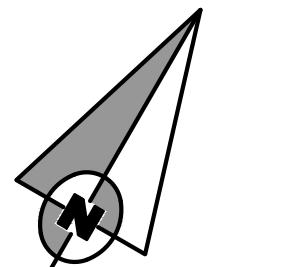
JONESBORO, ARKANSAS 72405

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VICINITY SKETCH

NOT TO SCALE



BEARING BASIS
ITE PLANE COORDINATES
RKANSAS NORTH ZONE)
10' 0' 20'

GRAPHIC SCALE

LEGEND

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

DESCRIPTION

4 AS SHOWN ON THE RECORD PLAT OF GREENSBOROUGH VILLAGE PHASE I & IA
MPLETED AND GREENSBOROUGH HEIGHTS LOTS A-C, RECORDED IN PLAT CABINET "C"
PAGE 388 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO,
KANSAS.
NTAINING IN ALL 84,407 SQ. FT. OR 1.94 ACRES, MORE OR LESS.
JECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF