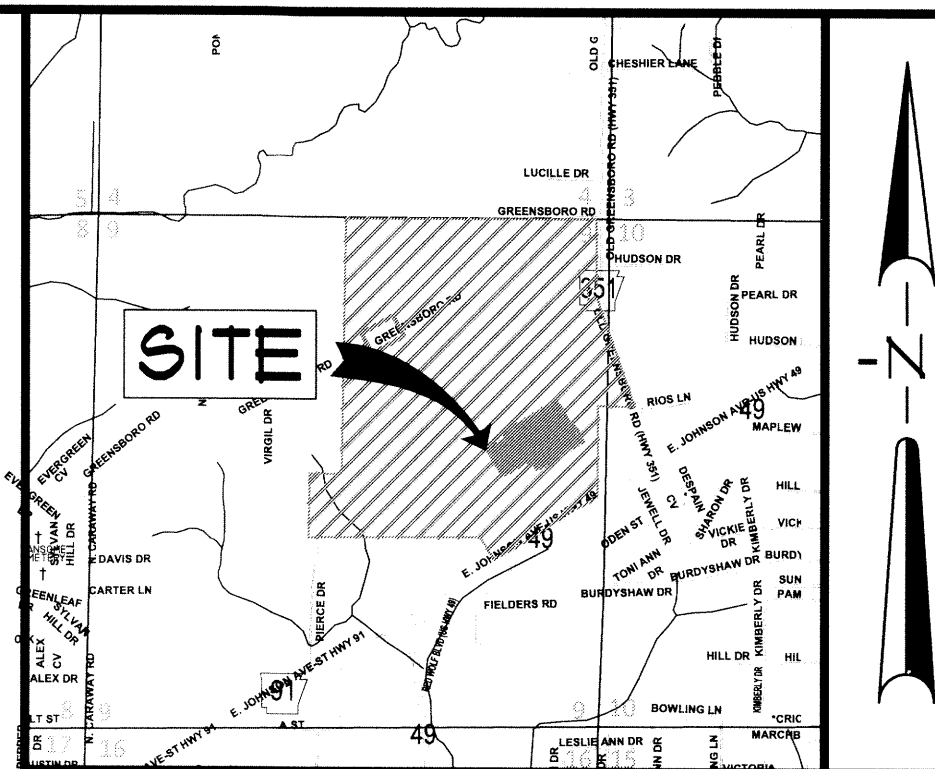
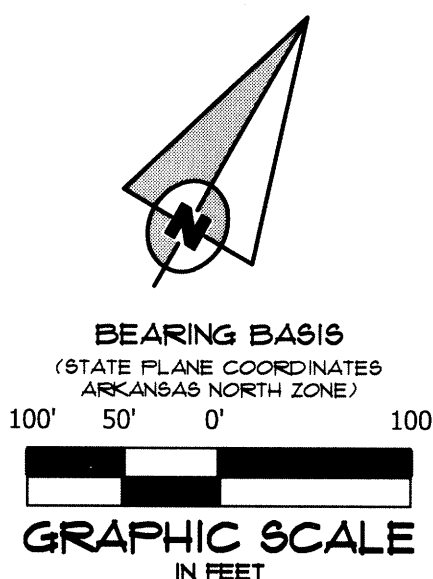
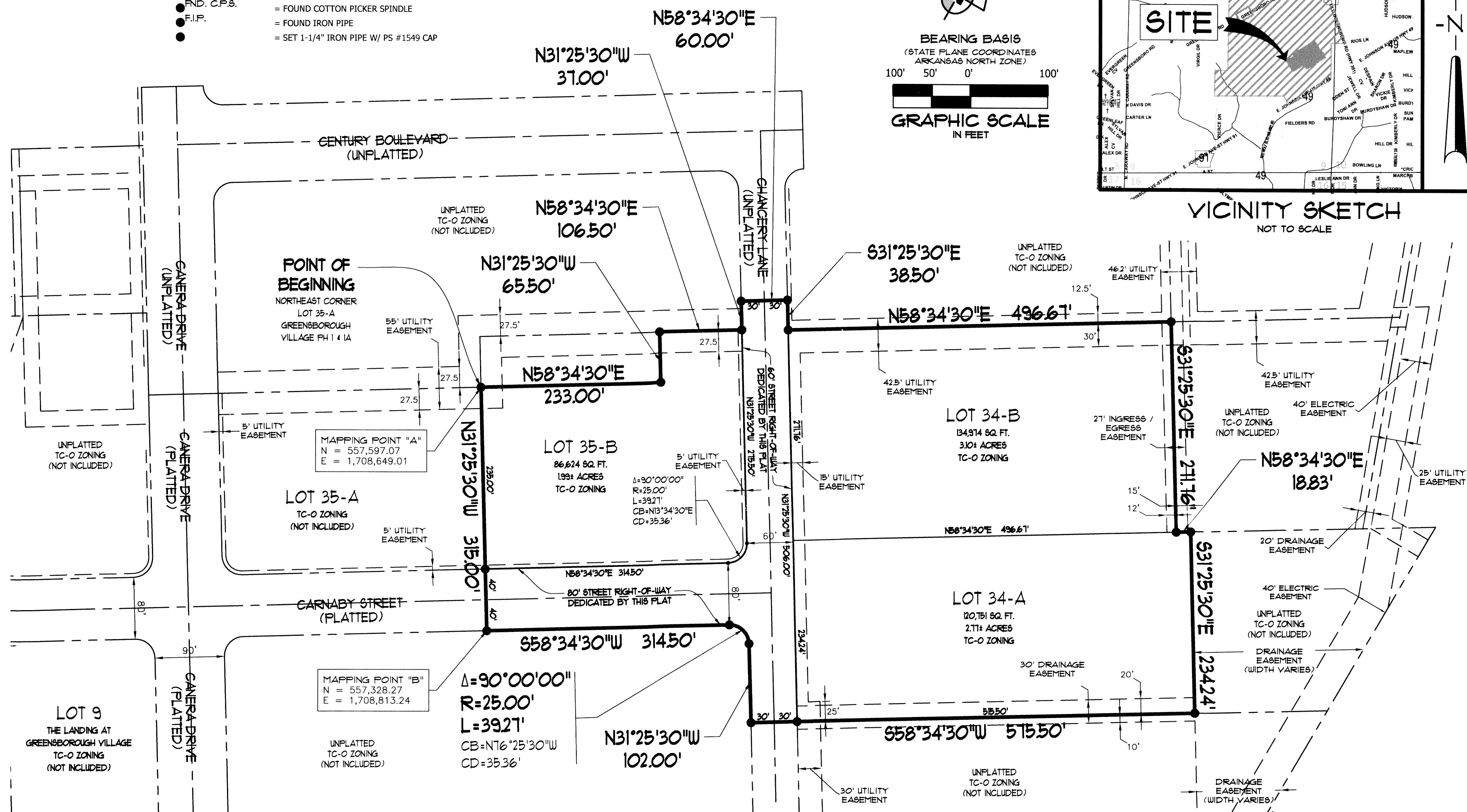


_____ = BOUNDARY LINE
 - - - - - = ADJACENT LOT LINE
 - - - - - = EASEMENT LINE
 ● F.R.B. = FOUND REBAR
 ● F.N.D. C.F.S. = FOUND COTTON PICKER SPINDLE
 ● F.I.P. = FOUND IRON PIPE
 = SET 1-1/4" IRON PIPE W/ PS #1549 CAP



VICINITY SKETCH
NOT TO SCALE



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 NORTHEAST CORNER OF LOT 35-A AS SHOWN ON THE PLAT OF GREENSBOROUGH VILLAGE PHASE 1 & 1A: THENCE NORTH 58°34'30" EAST, A DISTANCE OF 233.00 FEET: THENCE NORTH 31°25'30" WEST, A DISTANCE OF 65.50 FEET: THENCE NORTH 58°34'30" EAST, A DISTANCE OF 106.50 FEET: THENCE NORTH 31°25'30" WEST, A DISTANCE OF 37.00 FEET: THENCE NORTH 58°34'30" EAST, A DISTANCE OF 60.00 FEET: THENCE SOUTH 31°25'30" EAST, A DISTANCE OF 38.50 FEET: THENCE NORTH 58°34'30" EAST, A DISTANCE OF 496.67 FEET: THENCE SOUTH 31°25'30" EAST, A DISTANCE OF 271.76 FEET: THENCE NORTH 58°34'30" EAST, A DISTANCE OF 18.83 FEET: THENCE SOUTH 31°25'30" EAST, A DISTANCE OF 234.24 FEET: THENCE SOUTH 58°34'30" WEST, A DISTANCE OF 575.50 FEET: THENCE NORTH 31°25'30" WEST, A DISTANCE OF 102.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE: THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 76°25'30" WEST A DISTANCE OF 35.36 FEET: THENCE SOUTH 58°34'30" WEST, A DISTANCE OF 314.50 FEET: THENCE NORTH 31°25'30" WEST, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 402.448 SQ. FT. OR 9.24 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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 UNLESS OTHERWISE NOTED.

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

2019R-010171
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
05/22/2019 09:33:01 AM
FEE: 15.00
PAGES: 1
SHARRON USSERY

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: 11/29/2016

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

[illegible]

**ASSOCIATED
ENGINEERING, LLC**

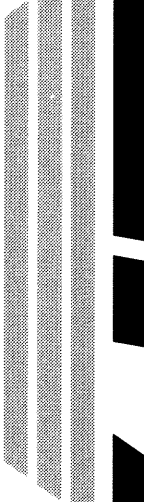
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

103 SOUTH CHURCH STREET • P.O. BOX 1462

JONESBORO, AR 72403

JUNESBURG, AR / Z403
PH: 870-932-3594 • FAX: 870-935-1263

PH: 870-932-3594 • FAX: 870-935-1263



MINOR FLAT
LOTS 34-A, 34-B AND 35-B
GREENSBOROUGH VILLAGE PH I & 1A
JONESBORO, ARKANSAS



2019R-010172

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

05/22/2019 09:33:01 AM

FEE: 20.00

PAGES: 2

SHARRON USSERY

MAINTENANCE ASSURANCE

FOR STORMWATER MANAGEMENT FACILITIES

Property Identification

Project Name: Lots 34A, 34B & 35B, Greensboro Village, Phase I and IA
Project Address: Johnson Avenue @ Highway 351
Owner(s): Greensboro Investments, LLC
Owner Address: 2900 Browns Lane
City: Jonesboro **State:** AR **Zip Code:** 72401

In accordance with Section 112-157 of the Jonesboro Municipal Code, this assurance is made to the City of Jonesboro, an Arkansas Municipal Corporation, hereinafter called the City on 22 day of May, 2019, by Greensboro Investments, LLC, hereinafter called the "Developer".

WITNESSTH, that:

WHEREAS, The Developer is proceeding to build on and develop the property in accordance with the Stormwater Management Plan (the "Plan") approved by the City and the recorded plat or easement (the "Plat" or "Easement") for Lots 34A, 34B & 35B, Greensboro Village, Phase I and IA as recorded in the records of Craighead County, Arkansas.

WHEREAS, the Developer, its successors and assigns, including any property owners' association or homeowners' association, agree that the health, safety, and welfare of the residents of the City of Jonesboro, Arkansas require that on-site stormwater runoff management facilities be constructed and maintained on the property.

WHEREAS, the City requires that on-site stormwater runoff management facilities as shown on the plan be constructed and adequately maintained by the Developer, its successors and assigns, including any property owners' association or homeowners' association in perpetuity.

WHEREAS, adequate maintenance is defined herein as the general upkeep of the facilities, specifically the mowing and trimming of grasses or other vegetative cover and the removal of litter and other minor debris that could impact the functionality of the facility or that would otherwise be considered unsightly or a nuisance.

NOW, THEREFORE, in consideration of the foregoing premises, the, the Developer agrees as follows:

1. The on-site stormwater runoff management facilities shall be constructed by the Developer, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Developer, its successors and assigns, including any property owners' association or homeowners' association, shall adequately maintain the on-site stormwater runoff management facilities in perpetuity.
3. In the event the Developer, its successors and assigns, fails to adequately maintain the stormwater runoff management facilities, the City may enter upon the Property upon thirty (30) days written notification or earlier, if deemed an emergency, and take whatever steps necessary to correct the deficiencies and charge the costs of such corrective action to the Developer, its successors and assigns. The Developer, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City including all labor, equipment, supplies, materials, and the like. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Developer outside of the

easement for the on-site stormwater runoff management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this agreement be construed to impose any such obligation on the City.

4. This assurance shall be recorded among the land records of Craighead County, Arkansas and shall constitute a covenant running with the land, and shall be binding on the Developer, its administrators, executors, assigns, heirs and any other successors in interests, including any property owners' association or homeowners' association.

Owner/Agent: Mickey Seeman JS 5-17-19
Printed Name Signature Date

Owner/Agent: _____
Printed Name Signature Date

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Mickey Seeman, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 17 day of May, 2019.

Darah Rounds
Notary Public (Printed Name)

Darah Rounds
Notary Public (Signature)

My Commission Expires: 9/11/2027

