

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR SEEMAN FAMILY 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 BASED ON USE AS SHOWN IN 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).

SURVEYOR'S NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS OF MINIMAL FLOOD HAZARD, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL 050310256D (PANEL 256 OF 525). EFFECTIVE DATE - SEPTEMBER 26, 2024.
- 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 I & 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.
 - RECORD PLAT OF THE REPLAT OF LOT 4 OF GREENSBOROUGH VILLAGE PH 1 & 1A COMPLETED AND GREENSBOROUGH HEIGHTS LOTS A-C, RECORDED IN PLAT CABINET "C", PAGE 390 AT JONESBORO, ARKANSAS.

DESCRIPTION

A REPLAT OF LOT 2 AS SHOWN ON THE RECORD PLAT OF THE GREENSBOROUGH VILLAGE PHASE I & 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.

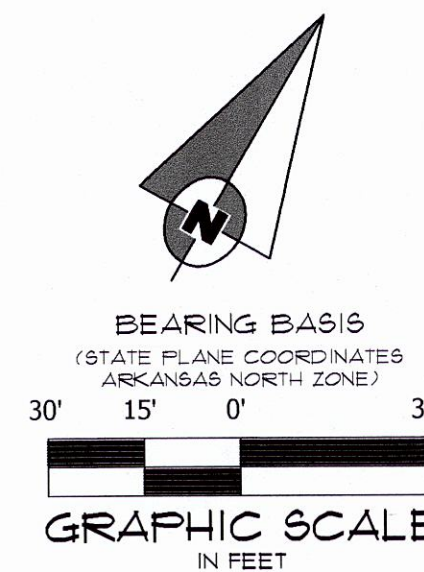
CONTAINING IN ALL 139,861 SQ. FT. OR 3.21 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

THIS CORRECTIVE REPLAT WAS PREPARED AND SUPERSEDES THE REPLAT OF LOT 2, GREENSBOROUGH VILLAGE PHASE I AND 1A COMPLETED AND GREENSBOROUGH HEIGHTS LOTS A-C, RECORDED IN BOOK "D", PAGE 15 ON DECEMBER 2, 2025. "A REPLAT OF" WAS ADDED TO THE DESCRIPTION AS REQUESTED BY THE UNDERWRITERS FOR THE PENDING CLOSING.

RECORDED
BOOK PAGE
DATE TIME
CRAIGHEAD COUNTY
DAVID VAUGHN, CLERK



VICINITY SKETCH
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ PS #1314 CAP
- EXISTING SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- WATER VALVE
- FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL LINE
- POWER POLE
- GUY WIRE
- ELECTRIC JUNCTION BOX / PULL BOX

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.

My Seem
SEEMAN FAMILY 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.

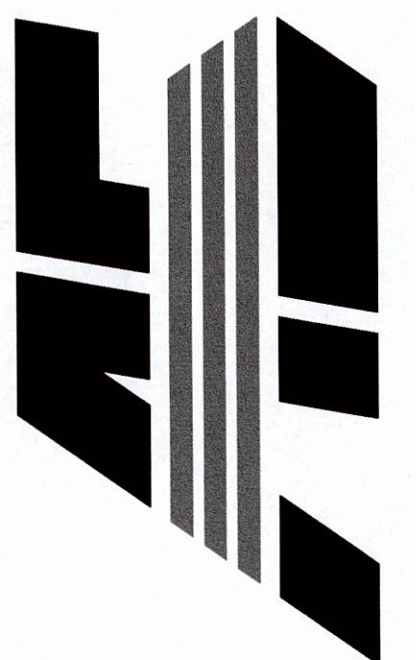
DATE OF BOUNDARY SURVEY: 11/07/2025

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

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CORRECTIVE REPLAT OF LOT 2
GREENSBOROUGH VILLAGE PH 1 & 1A
CANERA DRIVE
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



NO.	DESCRIPTION	DATE
1	ADD SEWER ESMT. DEDICATION	11/17/25
2	REVISE LEGAL PER UNDERWRITERS	12/03/25

CORRECTIVE
REPLAT

DATE: 11/10/2025	DRAWN: CCH
CADD FILE: 14106-L4-RP2	CHECKED: JME
DWG#: 0414092.XXXX	SHEET
SCALE: 1" = 30'	1 OF 1