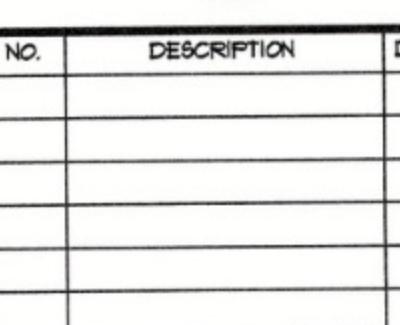
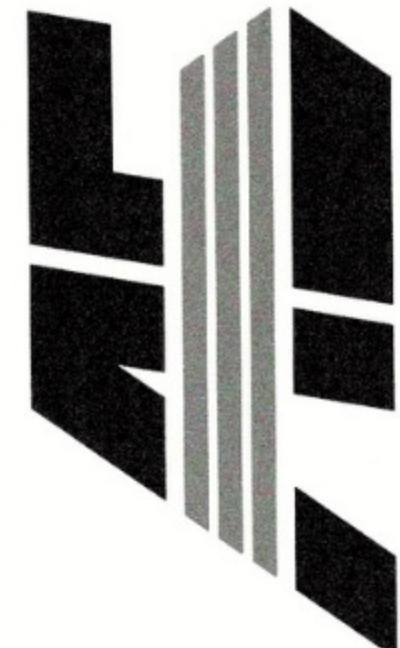


**GREENSBOROUGH VILLAGE
PHASES 1 & 1A COMPLETED AND
GREENSBOROUGH HEIGHTS LOTS A-C
JONESBORO, ARKANSAS**

**ASSOCIATED
ENGINEERING, LLC**
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72043
PH: 870-932-3594 • FAX: 870-935-1263



**RECORD
PLAT
SHEET 2 OF 8**

DATE: 01/16/2023 DRAWN: JME
CADD FILE: 14106-012 CHECKED: JME
DUGA: 0414091.00XX SHEET
SCALE: 1" = 60' CO01A

OWNER'S CERTIFICATION

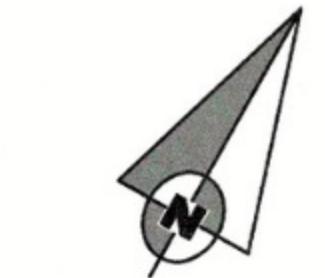
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED
HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE
PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

M.S.
GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

J.H.
TOWN DEVELOPMENT GROUP, LLC
JERRY HALSEY, JR., REPRESENTATIVE

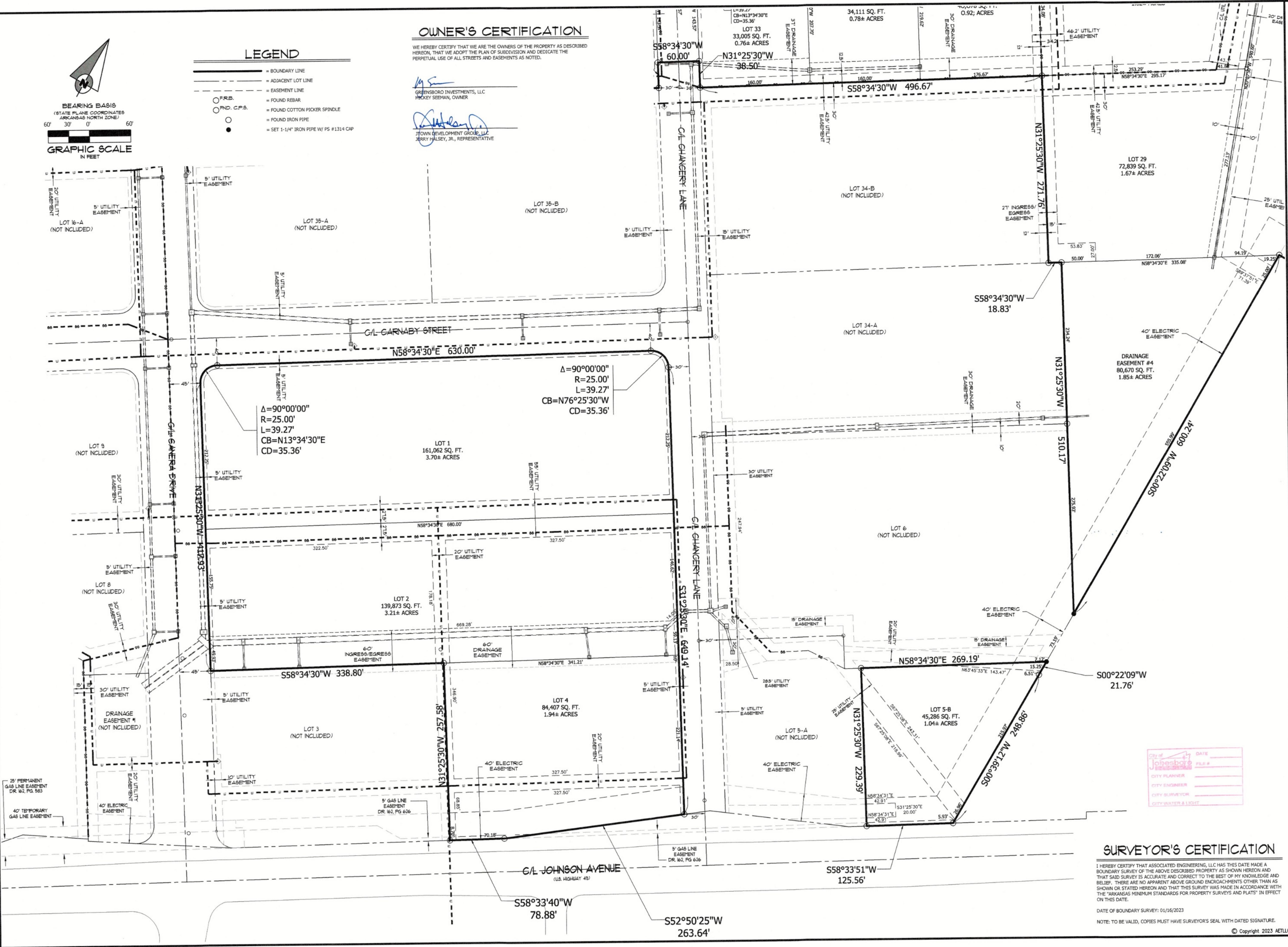
LEGEND

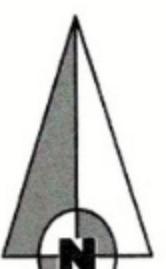
- = BOUNDARY LINE
- = ADJACENT LOT LINE
- - - = EASEMENT LINE
- = FOUND REBAR
- = FOUND COTTON PICKER SPINDLE
- = FOUND IRON PIPE
- = SET 1-1/4" IRON PIPE W/ PS #1314 CAP



BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)
60° 30° 0° 60°

GRAPHIC SCALE
IN FEET





BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)
60° 30° 0° 60°

GRAPHIC SCALE

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

Map showing property boundaries, roads, and easements. Key features include:

- C/L CENTURY BOULEVARD**: A major road running diagonally across the map.
- C/L GARNABY STREET**: A road running horizontally across the middle of the map.
- C/L GANERA DRIVE**: A road running vertically on the right side of the map.
- LOT 20**: 166,277 SQ. FT., 3.82± ACRES. Located near the top center.
- LOT 18**: 35,934 SQ. FT., 0.82± ACRES. Located in the center.
- LOT 17**: 46,089 SQ. FT., 1.06± ACRES. Located to the left of Lot 18.
- LOT 16**: 87,348 SQ. FT., 2.01± ACRES. Located below Lot 17.
- LOT 15**: 52,585 SQ. FT., 1.21± ACRES. Located below Lot 16.
- LOT 14**: (NOT INCLUDED). Located on the left side.
- LOT 13**: (NOT INCLUDED). Located at the bottom center.
- LOT 12**: (NOT INCLUDED). Located at the bottom center.
- LOT 10**: (NOT INCLUDED). Located on the right side.
- LOT 36**: 177,083 SQ. FT., 4.07± ACRES. Located on the far right.
- LANDSCAPE BUFFER**: A 32' wide buffer zone along the N58°34'30"E boundary.
- UTILITY EASEMENTS**: Various widths (5', 10', 20') are shown throughout the map.
- DRainAGE EASEMENTS**: Various widths (5', 10', 20') are shown throughout the map.
- CB**: Corner Bearings for property boundaries.
- CD**: Chords for property boundaries.
- R**: Radii for property boundaries.
- L**: Lengths for property boundaries.
- Delta**: Angles for property boundaries.
- 20' X 20'**: A small corner detail at the bottom left.

City of	DATE
Jonesboro ARKANSAS	FILE #
CITY PLANNER	
CITY ENGINEER	
CITY SURVEYOR	
CITY WATER & LIGHT	

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, OWNER


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

SURVEYOR'S CERTIFICATION

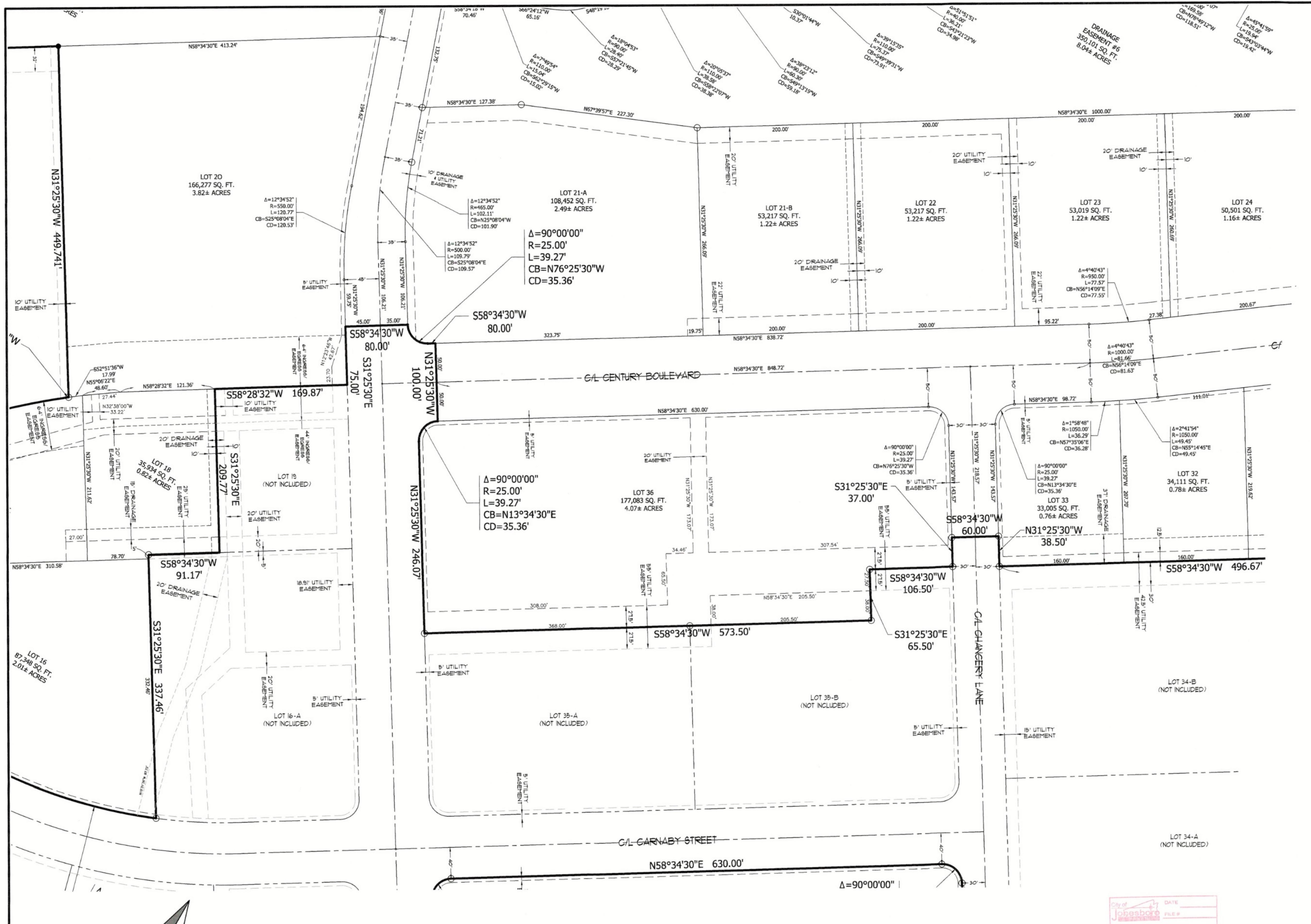
HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A
BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND
THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS
SHOWN OR STATED HEREON 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: 01/16/2023

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

RECORD
PLAT
SHEET 3 OF 8

DATE:	01/16/2023	DRAWN:	CCH
CADD FILE:	14106-012	CHECKED:	JM
DWG#:	0414091.00XX	SHEET	
SCALE:	1" = 60'		C001B



GREENSBOROUGH VILLAGE
PHASES I & II COMPLETED AND
GREENSBOROUGH HEIGHTS LOTS A-C
LONESBORO ARKANSAS

GREENSBOROUGH HEIGHTS LOTS A-C LONEWOOD, ARKANSAS

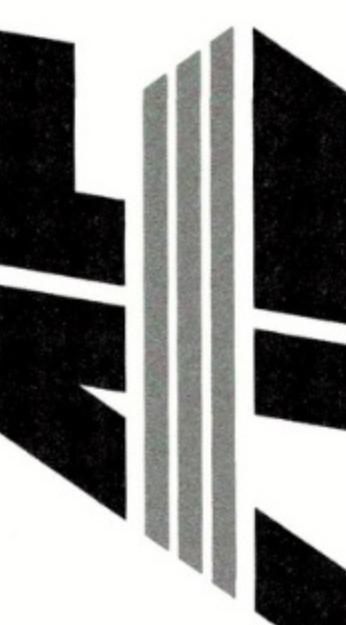
ASSOCIATED
ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

1003 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403

PH: 870-932-3594 • FAX: 870-935-1263

LAND PLANNING
1003 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



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

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, OWNER

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

SURVEYOR'S CERTIFICATION

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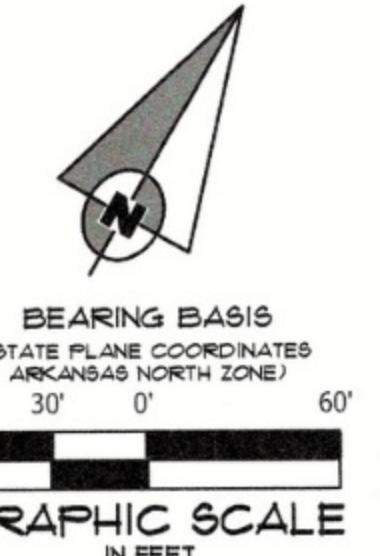
DATE OF BOUNDARY SURVEY: 01/16/2023

RECORD
PLAT

SHEET 4 OF 8

GREENSBOROUGH VILLAGE
PHASES I & II COMPLETED AND
GREENSBOROUGH HEIGHTS LOTS A-C
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
PH: 870-932-3594 • FAX: 870-935-1263



GRAPHIC SCALE
IN FEET

LEGEND

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GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

TOWN DEVELOPMENT GROUP, LLC
TERRY HESLEY, JR., REPRESENTATIVE

SURVEYOR'S CERTIFICATION

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THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT
ON THIS DATE.

DATE OF BOUNDARY SURVEY: 01/16/2023

CADD FILE: 14106-012 CHECKED: JME

DOC# 0414091.000XX SHEET

SCALE: 1" = 60' C001D

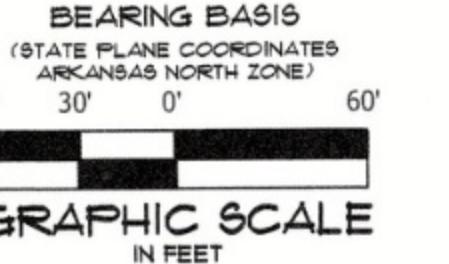
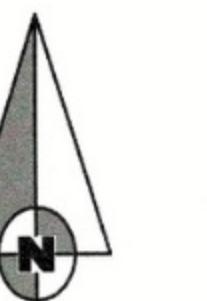
RECORD
PLAT
SHEET 5 OF 8

City of Jonesboro	DATE
	FILE #
CITY PLANNER	
CITY ENGINEER	
CITY SURVEYOR	
CITY WATER & LIGHT	



GREENSBOROUGH VILLAGE
PHASES I & II COMPLETED AND
GREENSBOROUGH HEIGHTS LOTS A-C
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3994 • FAX: 870-935-1263



LEGEND

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MS
GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

RH
J-TOWN DEVELOPMENT GROUP, LLC
JERRY HALSEY, JR., REPRESENTATIVE



RECORD
PLAT
SHEET 6 OF 8

DATE: 01/16/2023 DRAWN: CCH
CADD FILE: 14106-012 CHECKED: JME
DRAFT: 0414091.00XX SHEET
SCALE: 1" = 60' C001E

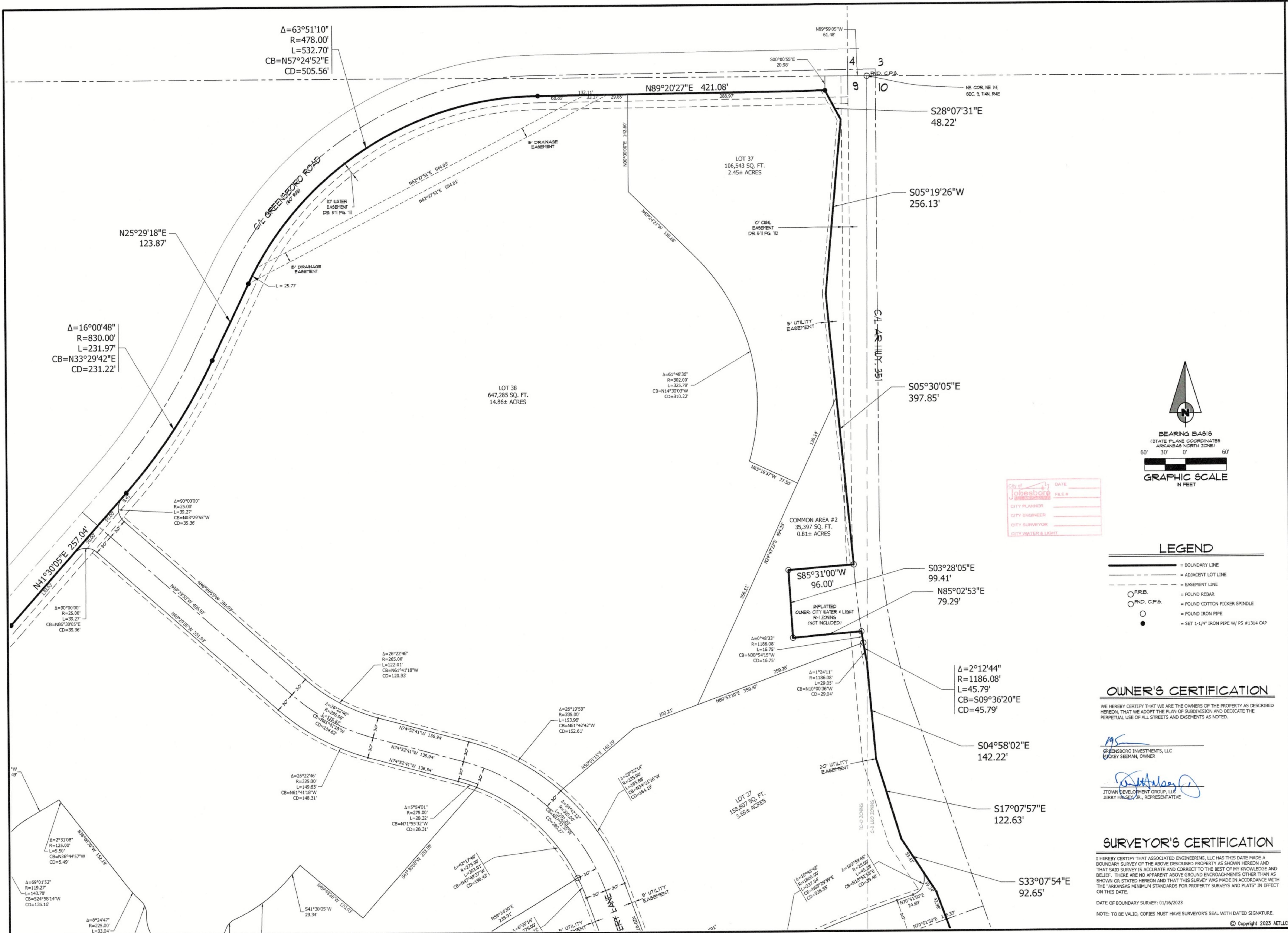
SURVEYOR'S CERTIFICATION

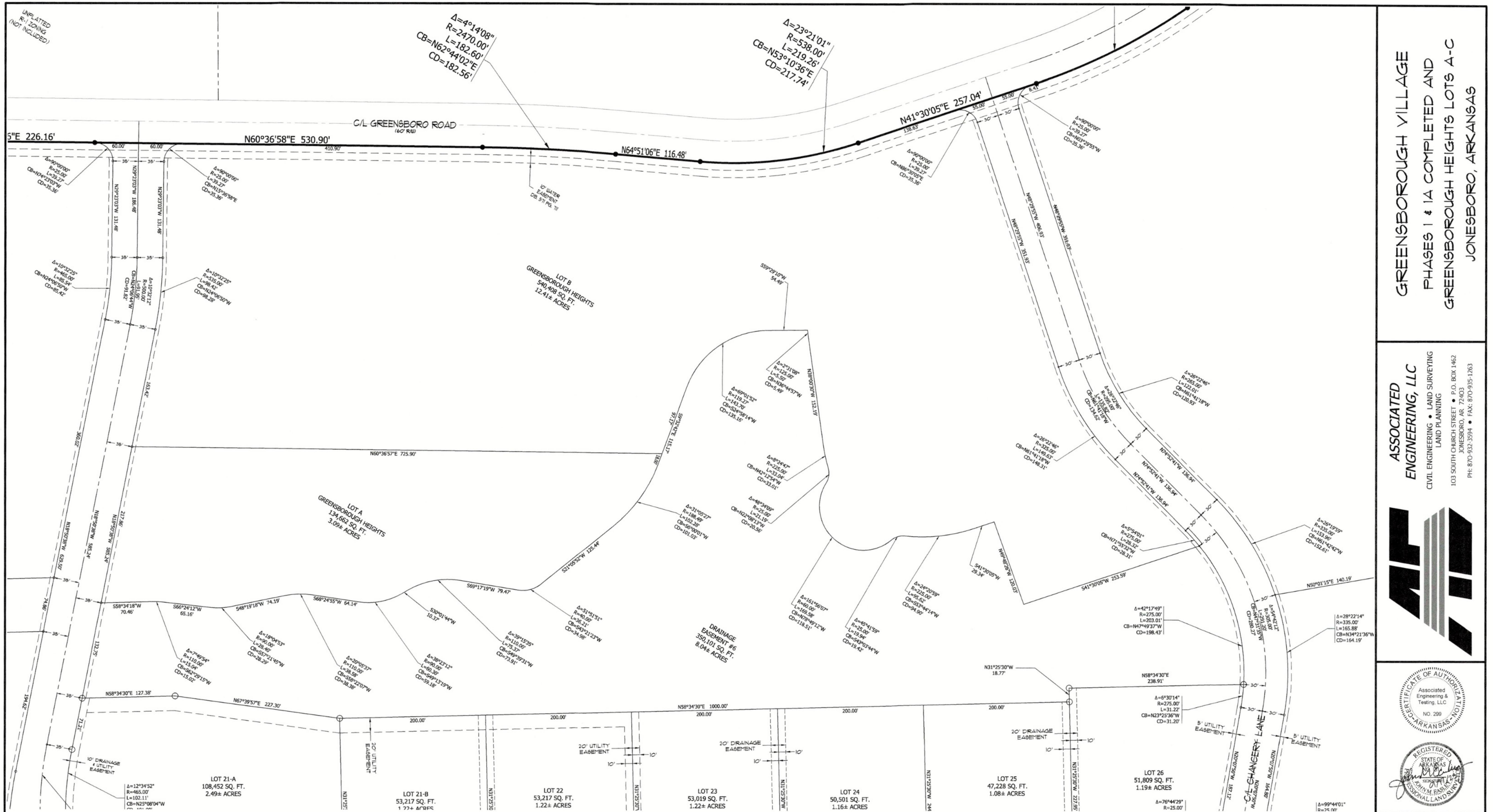
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LEGEND

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BEARING BASIS (STATE PLANE COORDINATES)

(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

60° 30° 0° 60°

GRAPHIC SCALE

IN FEET

OWNER'S CERTIFICATION

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MS
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JERRY HALSEY, JR., REPRESENTATIVE

SURVEYOR'S CERTIFICATION

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RECORD

PLAT

SHEET 1 OF 8

SHLETTER

DATE: 01/16/2023 DRAWN: (

CADD FILE: 14106-012 CHECKED:

