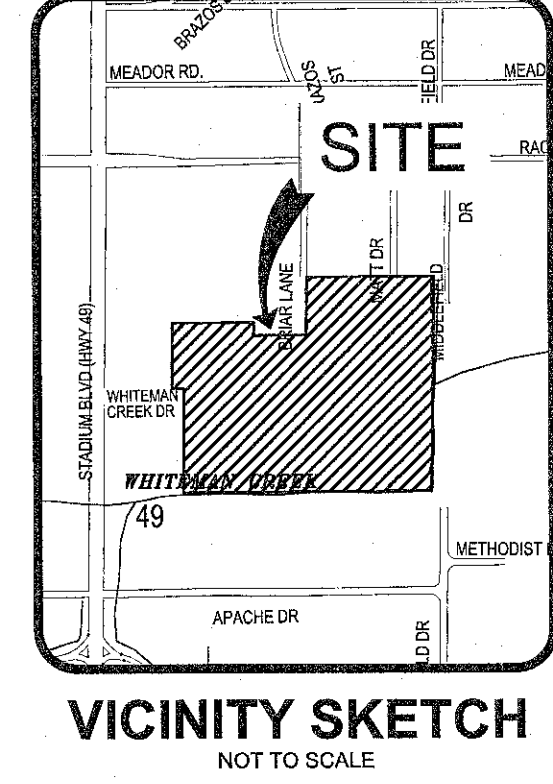
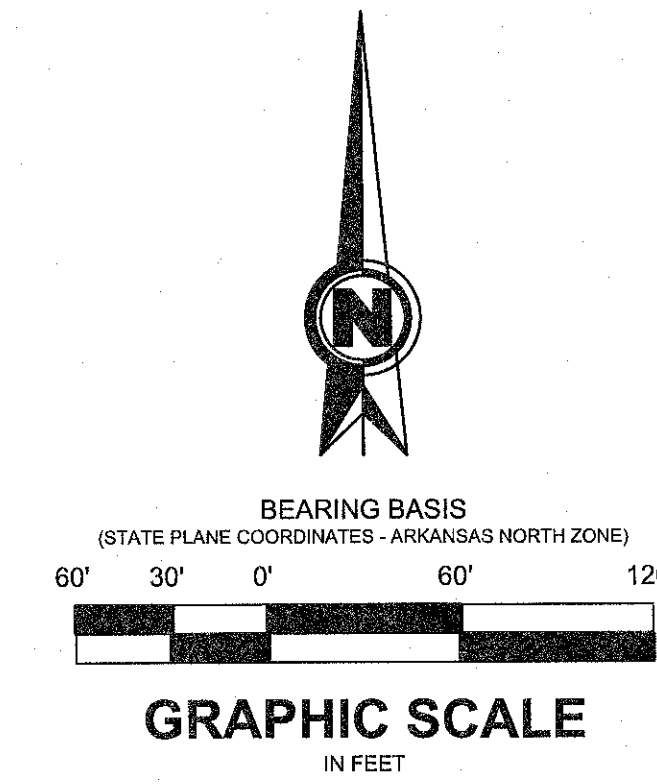
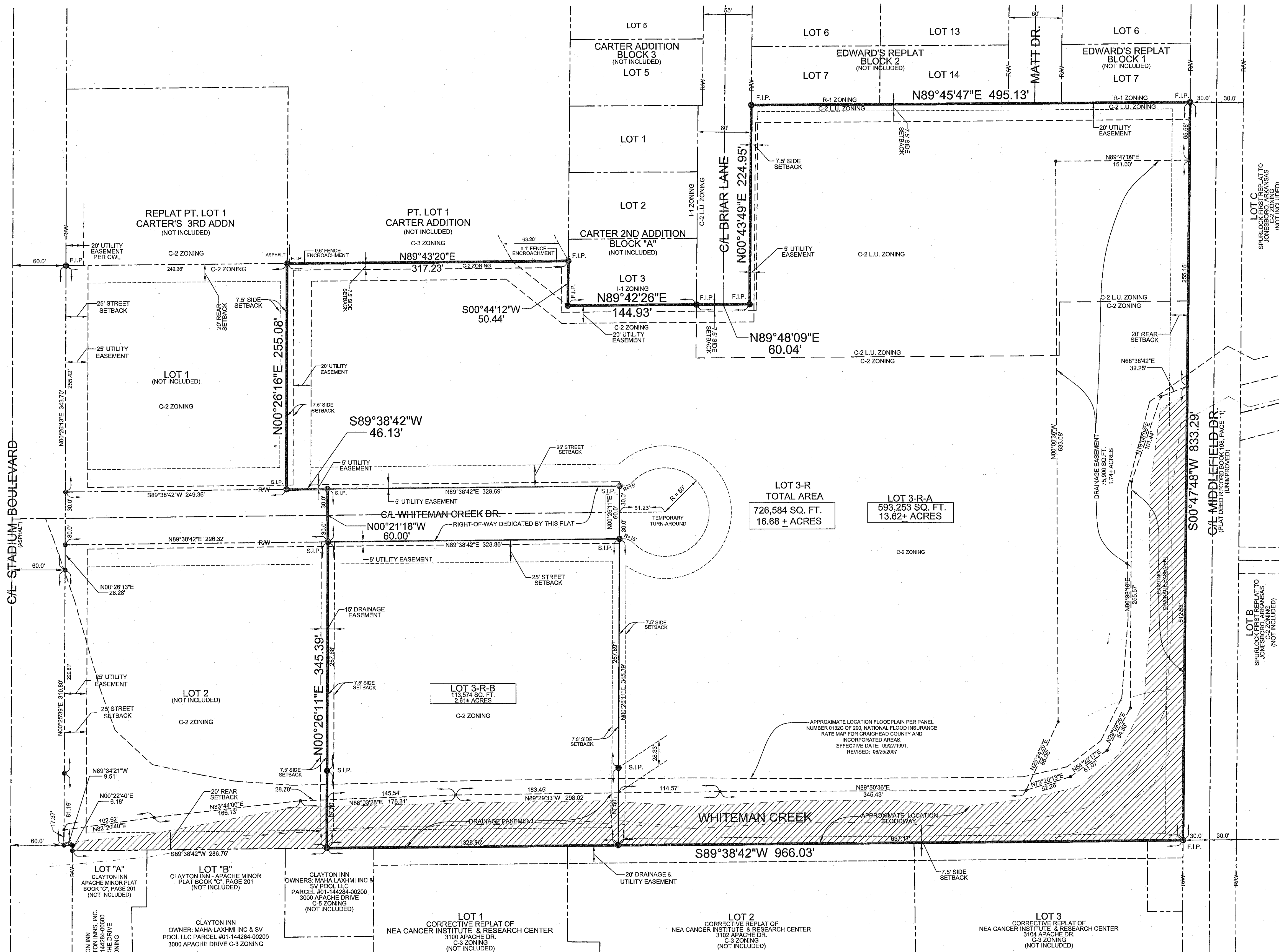


PLAT OF
G2 JONESBORO, AR LLC REPLAT OF LOT 3-R,
THE REPLAT OF LOT 3 WHITEMAN CREEK COMMONS NEA BAPTIST CLINIC
JONESBORO, ARKANSAS



LEGEND

—	= BOUNDARY LINES
- - -	= LOT LINES
- - -	= ADJACENT LOT LINES
- - -	= EASEMENT LINE
- - -	= ZONING SETBACK LINE
●	= FOUND IRON PIPE
●	= SET 1-1/4" IRON PIPE W/ PL# 11637 CAP

OWNER'S CERTIFICATION

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

NAME: Dipesh Patel NAME: Tobey Koehler
TITLE: Managing Principal TITLE: CFO
G2 VENTURE GROUP 3B HOLDINGS, LLC

SURVEYOR'S NOTES

- THIS REPLAT WAS PREPARED FOR G2 VENTURE GROUP.
- 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 C-2. C-2 ZONING IS DEFINED AS DOWNTOWN FRINGE COMMERCIAL DISTRICT. BUILDING SETBACKS FOR C-2 ARE:
FRONT= 25' SIDE= 7.5' REAR= 20'
- SUBJECT PROPERTY DOES LIE IN THE FLOOD PLAIN "ZONE AE", ACCORDING TO PANEL 132 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 27, 1991. REVISED DATE: SEPTEMBER 10, 1998 AND JUNE 26, 2007.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. REPLAT OF LOT 3, WHITEMAN CREEK COMMONS TO THE CITY OF JONESBORO, RECORDED IN PLAT CABINET "C", PAGE 236 AT JONESBORO, ARKANSAS.

DESCRIPTION

LOT 3-R OF THE REPLAT OF LOT 3 WHITEMAN CREEK COMMONS NEA BAPTIST CLINIC, JONESBORO, ARKANSAS, AS RECORDED IN PLAT CABINET "C", AT PAGE 236, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 726,584 SQ. FT. OR 16.68 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. 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: 05/02/2017

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
JONESBORO, AR 72403
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

PLAT OF
G2 JONESBORO, AR LLC REPLAT OF LOT 3-R
G2 VENTURE GROUP
BEING A REPLAT OF LOT 3-R OF A REPLAT OF LOT 3
WHITEMAN CREEK COMMONS
JONESBORO, ARKANSAS

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD
JONESBORO DISTRICT
RECORDED
10/23/2019 09:27:27 AM
PAGE: 1
JAMIE HUNNICUTT

RECORDED
PAGE 1
DATE 10/23/2019
CITY ENGINEER
CITY SURVEYOR
CITY WATER & LIGHT

DATE: 10/18/19
BY: [Signature]
DESCRIPTION: [Signature]

500-14N-04E-0-28-240-16-1637
CADD FILE: 17154-002 SCALE: 1"=60'
DATE: 11/06/17 SHEET
DWG#: 0414282-0043 1 OF 1