

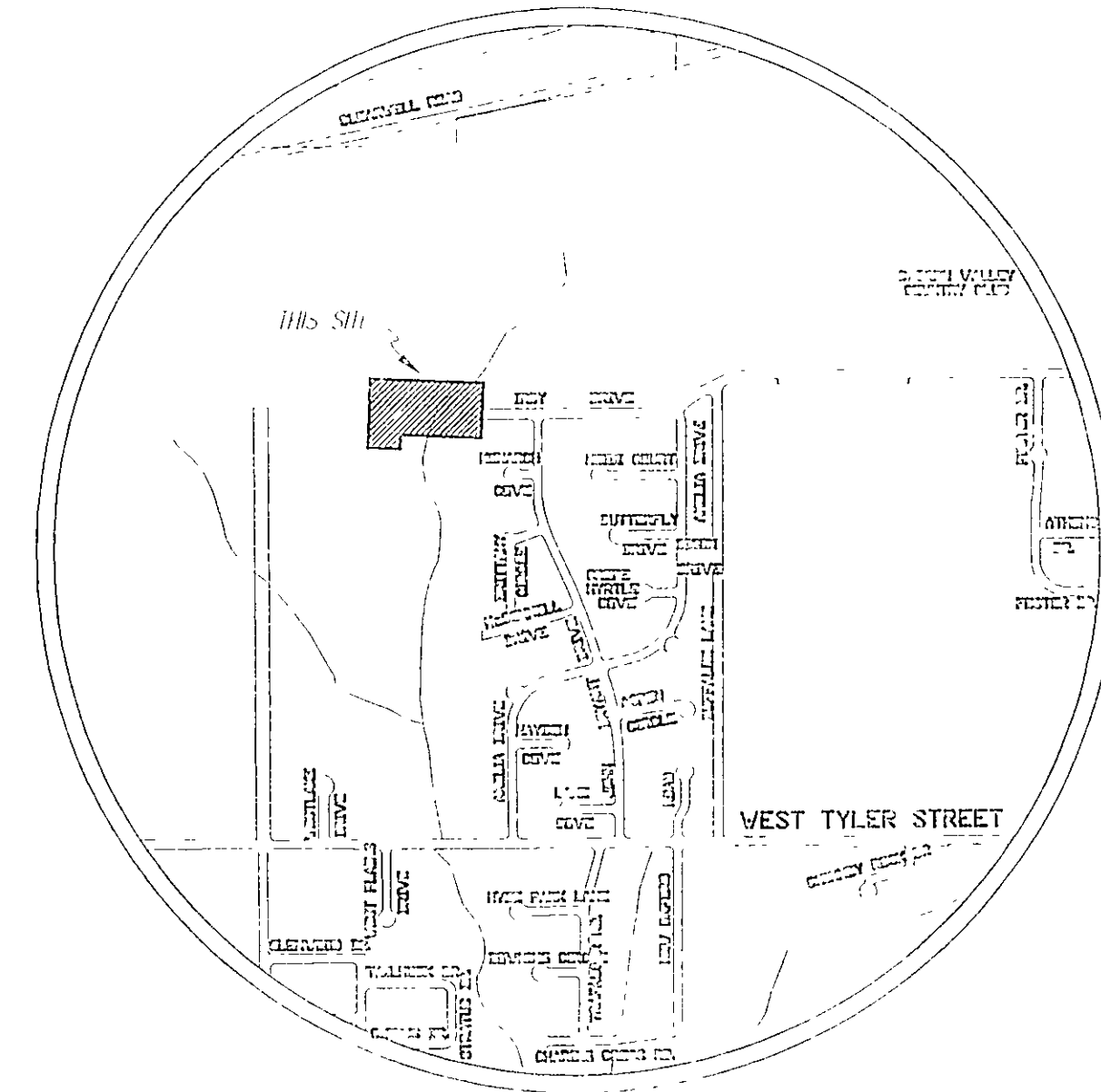
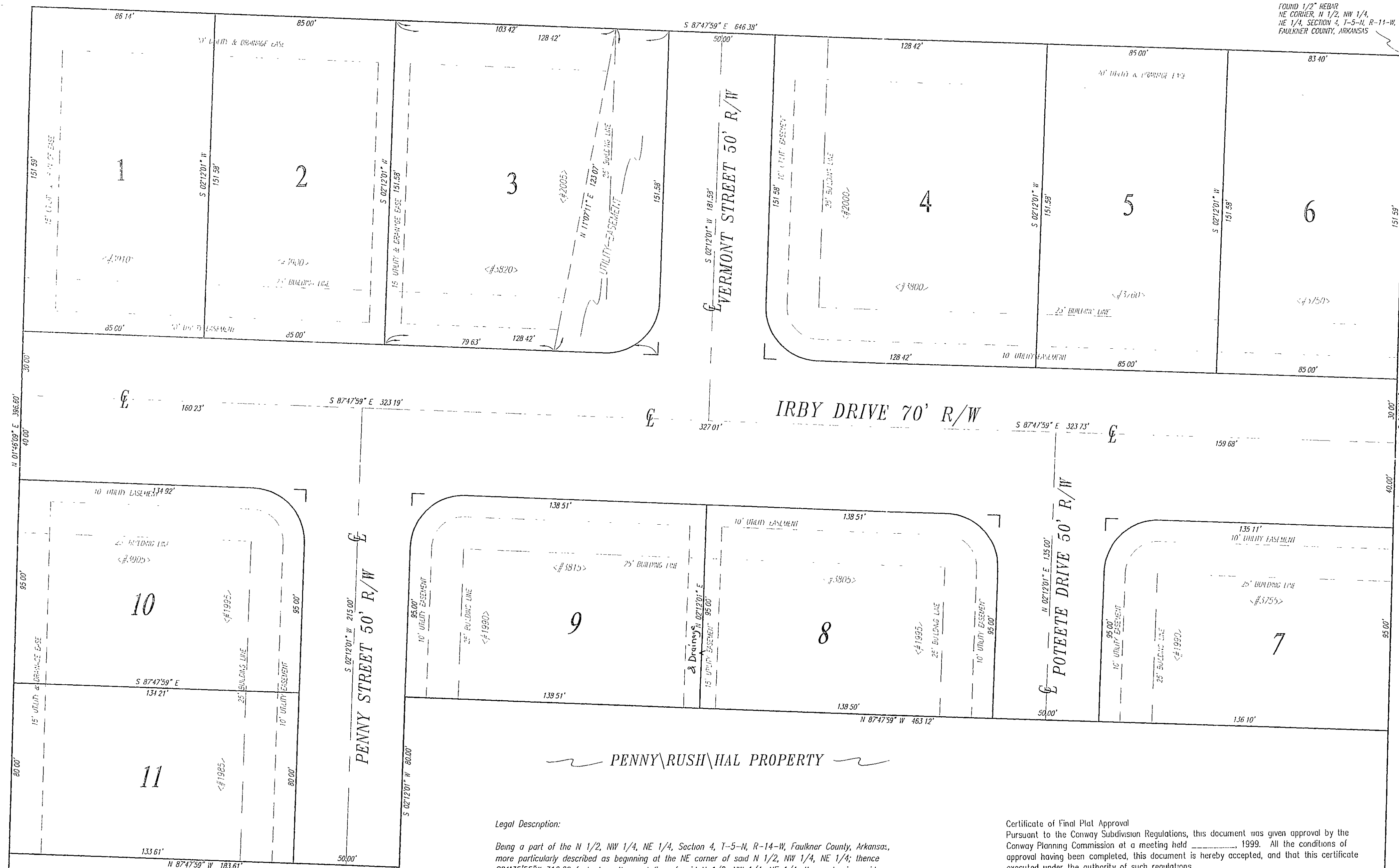
# ST. JOHN'S ADDITION PHASE III

LYING IN THE NE 1/4 NW 1/4 NE 1/4 SECTION 4  
T-5-N, R-14-W, FAULKNER COUNTY,  
ARKANSAS

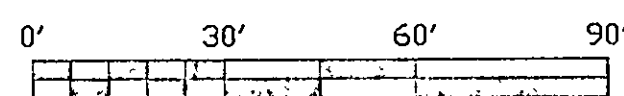
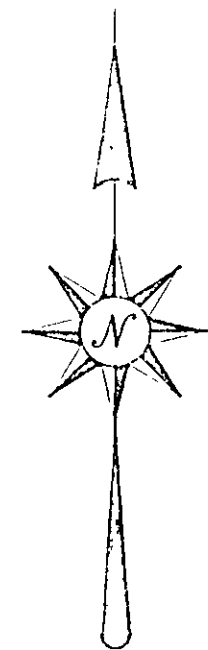
~ BUFFALO PROPERTY ~

FOUND 1" IRON PIN  
AT CORNER N 1/2, NW 1/4,  
NE 1/4 SECTION 4, T-5-N, R-14-W,  
FAULKNER COUNTY, ARKANSAS

FOUND 1/2" NAIL  
NE CORNER, N 1/2, NW 1/4,  
NE 1/4 SECTION 4, T-5-N, R-14-W,  
FAULKNER COUNTY, ARKANSAS



VICINITY MAP  
1 INCH EQUALS 1000 FEET



IRBY TOWNHOUSE P.U.D.

100

101

ST. JOHN'S ADD. PHASE II

~ PENNY\RUSH\HAL PROPERTY ~

**Legal Description:**

Being a part of the N 1/2, NW 1/4, NE 1/4, Section 4, T-5-N, R-14-W, Faulkner County, Arkansas, more particularly described as beginning at the NE corner of said N 1/2, NW 1/4, NE 1/4; thence S01°35'55"W 316.60 feet along the east line of said N 1/2, NW 1/4, NE 1/4; thence leaving said east line N87°47'59"W 463.12 feet; thence S02°12'01"W 80.00 feet; thence N87°47'59"W 183.61 feet; thence N01°46'09"E 396.60 feet to the north line of said N 1/2, NW 1/4, NE 1/4, Section 4; thence along said north line S87°47'59"E 646.38 feet to the point of beginning containing 5.04 acres, more or less.

**Certificate of Owner**

I, the undersigned, owner of the real estate shown and described herein do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the real estates in accordance with the within plat, and do hereby dedicate to the use of the public, the streets as shown on said plat.  
Date of execution 4-26-00

*Hal Crafton*  
Rush/Hal Properties Hal Crafton/Partner Conway, Arkansas 72032

**Certificate of Accuracy**

I, *Tim P. Tyler*, hereby certify that this plat correctly represents a survey made by me or under my supervision according to existing monuments in the area; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown.  
Date of execution 4-26-00

*Tim P. Tyler*  
Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243

**Certificate of Final Plat Approval**

Pursuant to the Conway Subdivision Regulations, this document was given approval by the Conway Planning Commission at a meeting held \_\_\_\_\_, 1999. All the conditions of approval having been completed, this document is hereby accepted, and that this certificate executed under the authority of such regulations.  
Date of execution 4-26-00

*Sharon Rimmer*  
Chairman, Conway Planning Commission Secretary, Conway Planning Commission

**Certificate of Recording**

This document, Number \_\_\_\_\_, filed for record \_\_\_\_\_, 19\_\_\_\_, in Plat Book \_\_\_\_\_, page \_\_\_\_\_, For Bill of Assurances, see Deed Record Book \_\_\_\_\_, page \_\_\_\_\_.  
Date of execution 4-26-00

*Sharon Rimmer*  
Sharon Rimmer, Faulkner County Circuit Clerk, Faulkner County, Arkansas

This property is serviced by Conway Utilities. Water and Sewer - Conway, Arkansas, Faulkner County. Deed recorded in Deed Book 592, page 691.  
Zoning of property R-1

**Note:**

Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 25' radius. Distances on curves are chord distances. All easements shall be for general utilities and/or drainage. Building lines are 25'. All easements are 7.5' wide on each side of lot lines unless otherwise noted.

This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243  
51 West Cadron Ridge Road, Greenbrier, Arkansas 72058 679-2015 Fax 679-2138  
E-mail: survey@att.net

FILED FOR RECORD  
Date 7-5-00  
at 2:00 o'clock P.M.  
SHARON RIMMER, CLERK  
By *[Signature]* D.C.

**CERTIFICATE OF RECORD**  
State of ARKANSAS  
County of FAULKNER

I hereby certify that this instrument was FILED FOR RECORD and is RECORDED on the DATE and TIME and in the BOOK and PAGE as stamped hereon.

DATE: 7-5-2000 TIME: 2:00 pm  
BOOK: Pat 5 PAGE: 208

SHARON RIMMER  
Faulkner County Circuit Clerk  
and Ex-Officio Recorder Faulkner County  
By: *[Signature]* D.C.



<b>ST. JOHN'S ADDITION PHASE III</b>		SCALE 1"=30'
LYING IN THE NE 1/4 NW 1/4 NE 1/4 SECTION 4 T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS		JOB NO. IRBYPROP
DESIGNED BY R II	<b>TIM TYLER SURVEYING AND MAPPING</b> 51 WEST CADRON RIDGE ROAD GREENBRIER, ARKANSAS 72058 PH 679-2015 FAX 679-2138	SHEET NO 1 OF 1
CHECKED BY R II		
DATE 8 SEPTEMBER 1999	REVISED 30 SEPTEMBER 1999	18 JANUARY 2000 17 APRIL 2000