

ST. JOHNS IV SUBDIVISION FINAL PLAT

FILED
FOR RECORD
Date 10-28-05
at 3:30 o'clock P.M.
SHARON RIMMER, CLERK
By tl D.C.

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 LAYOFF, PLAT AND SUBDIVIDE THE REAL ESTATE 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 10-26-05

Hal Crafton
HAL CRAFTON
3200 W. TYLER
CONWAY AR 72034

Jimmy Eaton
JIMMY EATON
3755 IRBY DR.
CONWAY, AR 72034

CERTIFICATE OF FINAL SURVEY ACCURACY
I ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION 10-26-05

Robert D. French
ROBERT D. FRENCH, ARKANSAS PROFESSIONAL LAND SURVEYOR NO. 1363

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 10/28/05 TIME 3:30PM
BOOK K PAGE 153

SHARON RIMMER
Faulkner Co. Circuit Clerk and Ex-Officio Recorder Faulkner Co.
By amatus D C

CERTIFICATE OF FINAL PLAT APPROVAL
PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.
DATE OF EXECUTION 10/28/05

Tim Obrien
CHAIRMAN, CONWAY PLANNING COMMISSION

CERTIFICATE OF RECORDING
THIS DOCUMENT NUMBER FILED FOR RECORD IN PLAT BOOK K PAGE 153
FOR BILL OF ASSURANCE, SEE DEED RECORD BOOK , PAGE .
DATE OF EXECUTION 10-28-05

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 537 PAGE 148. AND BOOK 2000, PAGE 12702 ZONING OF PROPERTY R-1

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP #05045C0130 F, PANEL 130 OF 250, EFFECTIVE JUNE 2, 1994.

NOTES:
IRON PINS ARE SET AT ALL LOT CORNERS. ALL EASEMENTS SHALL BE FOR GENERAL UTILITIES AND OR DRAINAGE. ALL BUILDING LINES ARE 25 FOOT. ALL ROUNDED CORNERS ARE 25' RADIUS.
ALL LOTS SHALL DRAIN TO A STREET AND/OR DRAINAGE EASEMENT.

ALL EXISTING IMPROVEMENTS AND ENCROACHMENTS ARE AS SHOWN.

COORDINATES SHOWN ARE STATE PLANE ESTABLISHED USING G.P.S. FROM C.A.G.I.S. MONUMENT #1035.

THIS PROPERTY WAS SURVEYED ON JULY 21, 2004, BY ROBERT FRENCH, P.L.S. 1363
1000 FRONT ST.
CONWAY, AR. 72032
WITH AN ERROR OF CLOSURE=1:47,000.

THIS PLAT WAS DRAWN ON JULY 30, 2004.

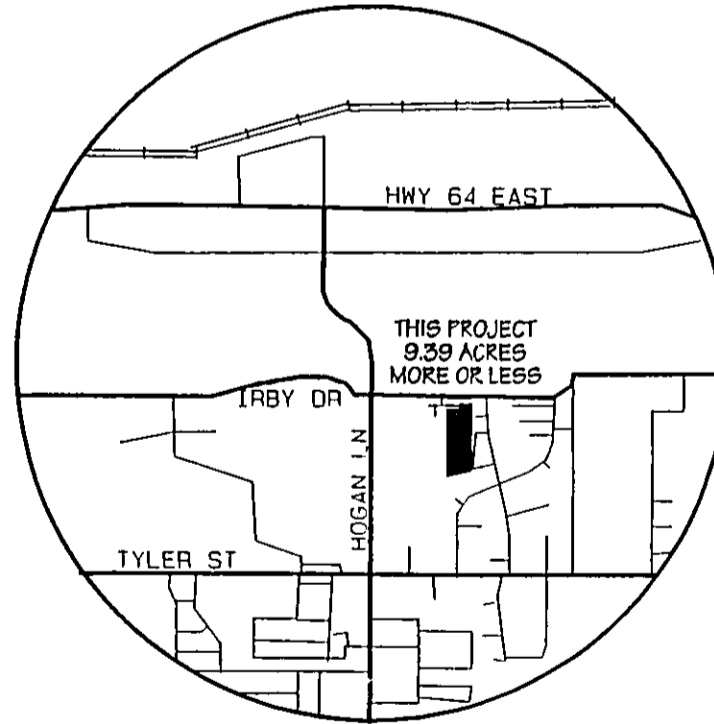
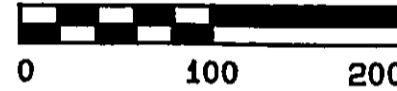
NO STRUCTURES, FILL, OR OBSTRUCTIONS SHALL BE PLACED IN THE 100 YEAR FLOODWAY EASEMENT. NO RESHAPING OF THE SURFACE WITHIN THE 100 YEAR FLOODWAY EASEMENT SHALL BE MADE WITHOUT THE APPROVAL OF THE CITY ENGINEER.
NO FENCES SHALL BE IN THE FLOODWAY EASEMENT.

LEGAL DESCRIPTION

A PART OF THE W1/2 NE1/4 OF SECTION 4, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NE CORNER OF SAID W1/2 NE1/4, SAID POINT ALSO BEING THE NW CORNER OF ST. JOHNS II SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID ST. JOHNS II SUBDIVISION 501°35'56"W, 316.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE OF ST. JOHNS II SUBDIVISION 501°35'56"W, 1155.07 FEET; THENCE LEAVING SAID WEST LINE OF ST. JOHNS II SUBDIVISION 578°01'37"W, 347.63 FEET; THENCE N02°12'52"E, 1240.21 FEET TO THE SOUTH LINE OF ST. JOHNS III SUBDIVISION; THENCE ALONG SAID SOUTH LINE OF ST. JOHNS III SUBDIVISION 587°47'08"E, 324.61 FEET TO THE POINT OF BEGINNING.
ALSO, LOT 7, ST. JOHNS III SUBDIVISION, CITY OF CONWAY, ARKANSAS, AS SHOWN IN PLAT BOOK J, PAGE 208, IN THE RECORDS OF THE FAULKNER COUNTY COURTHOUSE.
SAID PROPERTY CONTAINS 9.39 ACRES, MORE OR LESS.




SCALE 1"=100'

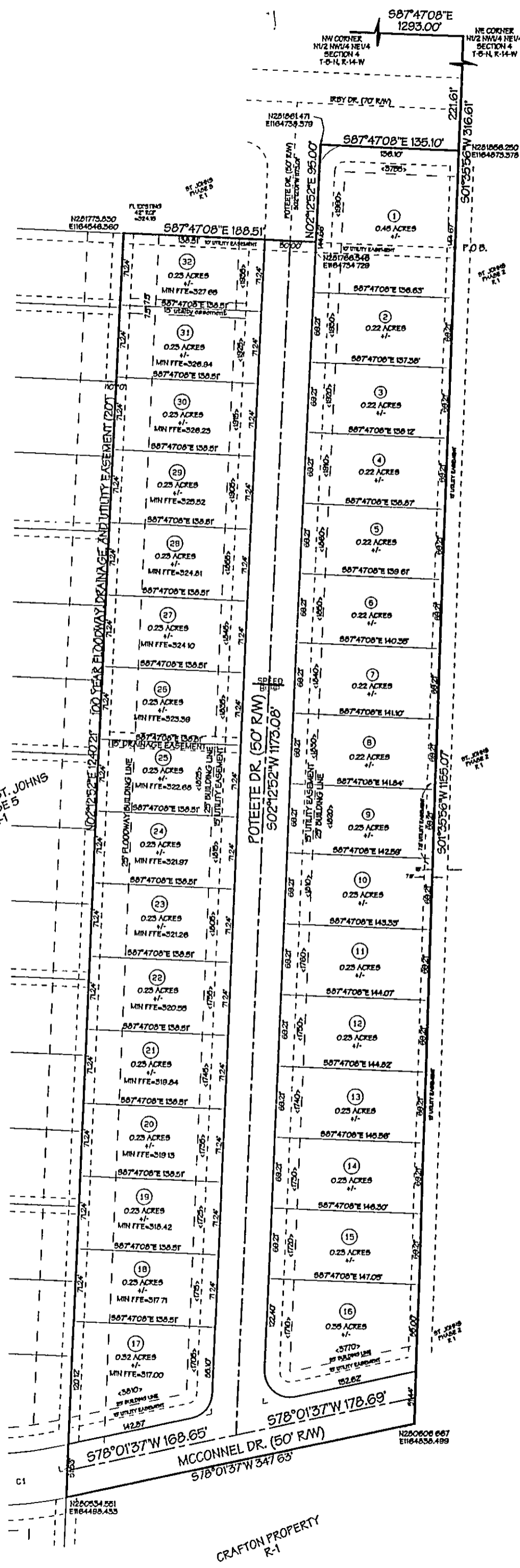


ST. JOHNS IV SUBDIVISION

CITY OF CONWAY, ARKANSAS

LOT PLAN

CENTRAL ARKANSAS PROFESSIONAL SURVEYING 	SHEET NO	1/5
	SCALE	1"=100'
	DATE	7/30/04
	REVISED	10/11/05



PROPOSED ST. JOHNS PHASES R-1

CRAFTON PROPERTY R-1