

ST. JOHN'S SUBDIVISION  
PHASE V  
CITY OF CONWAY, ARKANSAS

NW CORNER ST. JOHN'S SUB. PHASE III  
NW CORNER NW 1/4 NE 1/4 SECTION 4 T-5-N, R-14-W  
Ne CORNER NW 1/4 NE 1/4 SECTION 4 T-5-N, R-14-W  
NW CORNER ST. JOHN'S SUB. PHASE IV



CERTIFICATE OF OWNER

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 10-31-05  
SIGNED: [Signature]  
REGISTRAR DEVELOPMENT & CRAFTSMAN PARTNERS  
3700 W TYLER  
CONWAY, ARKANSAS 72034

SOURCE OF TITLE: D.R. 537  
PAGE 148

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD IN PLAT BOOK NO. 2, PAGE 152, 16/31/05 DAY, 2005  
SIGNED: [Signature]  
CIRCUIT CLERK

CERTIFICATE OF SURVEYING 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 SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 10-31-05  
SIGNED: [Signature]  
REGISTERED LAND SURVEYOR  
NO. 1363  
STATE OF ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

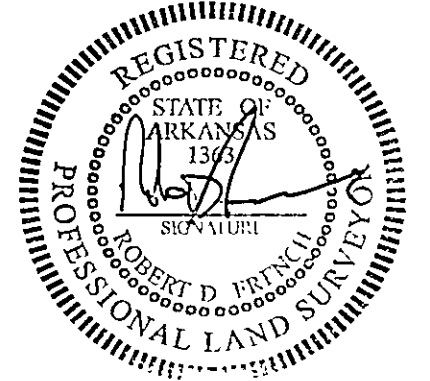
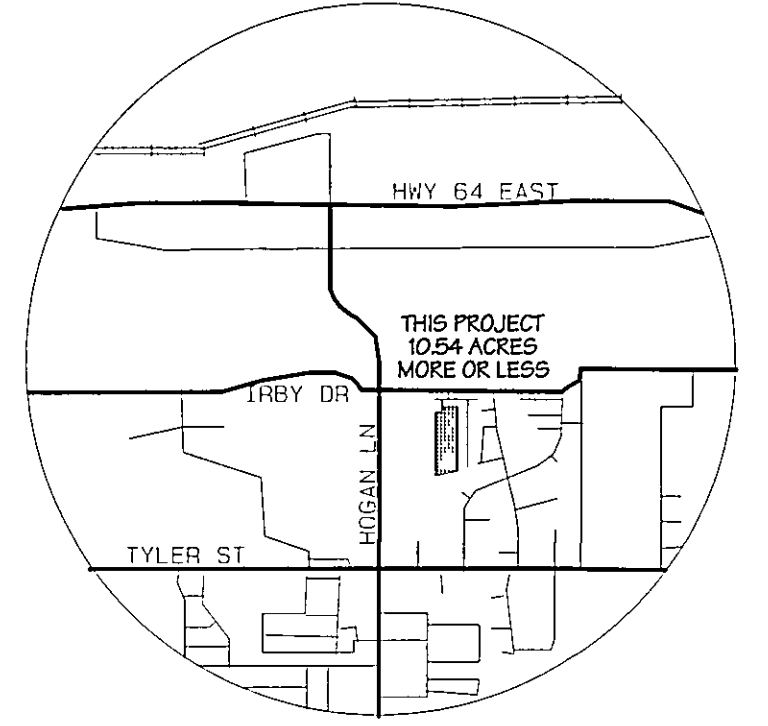
PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 10/31/05  
SIGNED: [Signature]  
PLANNING COMMISSION CHAIR

LEGAL DESCRIPTION  
A PART OF THE NW 1/4 NE 1/4 OF SECTION 4, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NW CORNER OF SAID NW 1/4 NE 1/4, AND RUN THENCE S87°47'08"E, ALONG THE NORTH LINE OF SAID NE 1/4, 646.61 FEET TO THE NORTHWEST CORNER OF ST. JOHN'S SUBDIVISION PHASE III; THENCE RUN S07°45'40"W, ALONG THE WEST LINE OF SAID SUBDIVISION, 396.60 FEET TO THE POINT OF BEGINNING; THENCE RUN S87°47'08"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 193.53 FEET; THENCE RUN N02°12'52"E, ALONG THE BOUNDARY OF SAID SUBDIVISION, 80.00 FEET; THENCE CONTINUE ALONG SAID SUBDIVISION BOUNDARY, S87°47'08"E, 138.51 FEET TO THE NORTHWEST CORNER OF ST. JOHN'S SUBDIVISION PHASE IV; THENCE RUN S02°12'52"W, ALONG THE WEST LINE OF SAID SUBDIVISION, 1494.00 FEET; THENCE RUN N88°14'09"W, 310.88 FEET; THENCE RUN N01°45'46"E, 1416.48 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 10.54 ACRES MORE OR LESS.

FILED FOR RECORD  
Date 10-31-05  
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 10/31/05 TIME 3:00 PM  
BOOK 2 PAGE 152  
SHARON RIMMER  
Faulkner Co. Circuit Clerk and Ex-Officio Recorder Faulkner Co  
By [Signature] D.C.



McCONNELL DR. DIMENSION TABLE

LINE	ARC	CHORD BEARING	RADIUS	CHORD	TANGENT
L1	28	S87°47'08"E	138.51	138.51	0.00
L2	38	S87°47'08"E	138.51	138.51	0.00
L3	6	S87°47'08"E	138.51	138.51	0.00

TEMPORARY TURN AROUND DIMENSION TABLE

LINE	ARC	CHORD BEARING	RADIUS	CHORD	TANGENT
L1	1	S87°47'08"E	138.51	138.51	0.00
L2	2	S87°47'08"E	138.51	138.51	0.00
L3	3	S87°47'08"E	138.51	138.51	0.00

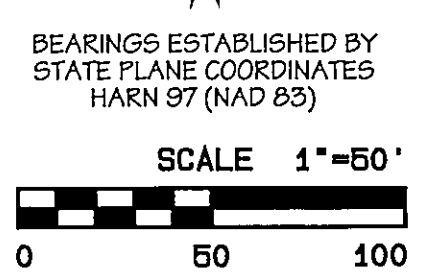
LINDSEY MANAGEMENT  
ZONED MF-3

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP #05046C0130 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 STREETS AND/OR A DRAINAGE EASEMENT.  
THIS PROPERTY IS ZONED R-1.  
ALL EXISTING IMPROVEMENTS AND ENCROACHMENTS ARE AS SHOWN.  
THIS PROPERTY IS SERVICED BY CONWAY UTILITIES WATER AND SEWER.  
COORDINATES SHOWN ARE STATE PLANE ESTABLISHED USING G.P.S. FROM C.A.G.I.S. MONUMENT #1035, HARN 1997 (1983).  
THIS PROPERTY WAS SURVEYED ON JULY 21, 2004, BY ROBERT FRENCH, P.L.S. 1563  
1000 FRONT ST.  
CONWAY, AR. 72032  
ERROR OF CLOSURE = 1:60,000  
THIS PLAT WAS DRAWN ON MAY 16, 2005.  
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 100 YEAR FLOODWAY EASEMENT.

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR
- △ W/ID CAP
- △ COMPUTED POINT UNMONUMENTED

ST. JOHN'S SUBDIVISION  
PHASE V  
CITY OF CONWAY



IRONBY ZONED A-1  
N28°02'30.519 E116°47'597  
N88°14'09"W 310.88'  
N28°02'20.949 E116°44'58.625

GENERAL ARKANSAS PROFESSIONAL SURVEYING

DATE	SCALE	REVISION
06/01/05	1"=50'	
10/18/05		