TOTAL ACRES

Lotted Area.................. 42.14[illegible] Acres
Common Properties............ [illegible] Acres
Street Area.................. [illegible]906 Acres
Total Boundary............... 5[illegible].0[illegible]0 Acres

LENGTH OF RECORDED STREETS

80' R/W................. 2,209.599 lineal feet
40' R/W................. 7,652.886 lineal feet

BLOCK 1 Lot No.	Acres
1	0.2419
2	0.2298
3	0.2488
4	0.2363
5	0.2404
6	0.2169
7	0.2377
8	0.2131
9	0.2369
10	0.2280
11	0.2481
12	0.2888
13	0.2740
14	0.2266
15	0.2156
16	0.2513
17	0.2419
18	0.2201
19	0.2548
20	0.2696
21	0.2530
22	0.2602
23	0.2395
24	0.2874

BLOCK 2 Lot No.	Acres
1	0.2515
2	0.2410
3	0.2368
4	0.2371
5	0.2370
6	0.2426
7	0.2486
8	0.2338
9	0.2616
10	0.2292
11	0.2357
12	0.2500
13	0.2396
14	0.2633
15	0.2658
16	0.2700
17	0.3301
18	0.3375
19	0.3601
20	0.3056

BLOCK 3 Lot No.	Acres
1	0.4991
2	0.3029
3	0.1877
4	0.2379
5	0.3482
6	0.3881
7	0.5635
8	0.6050
9	0.3316
10	0.3607
11	0.4422
12	0.5059
13	0.4199
14	0.2738
15	0.3033
16	0.2680
17	0.2395
18	0.2512
19	0.2399
20	0.2303
21	0.2457
22	0.2403
23	0.2519
24	0.2752
25	0.2707
26	0.2583
27	0.2587
28	0.3307
29	0.2295
30	0.2509
31	0.2880
32	0.2210
33	0.2473
34	0.2335
35	0.2024
36	0.2519
37	0.2395
38	0.2159
39	0.2138
40	0.2440
41	0.2377
42	0.2492
43	0.2549
44	0.2720
45	0.4994
46	0.5764
47	0.4753
48	0.5548
49	0.4860
50	0.3408
51	0.3698
52	0.2932
53	0.2787
54	0.2422
55	0.2311
56	0.2420
57	0.2847
58	0.2940
59	0.2878
60	0.2689
61	0.2830

BLOCK 4 Lot No.	Acres
1	0.2529
2	0.2669
3	0.2597
4	0.2644
5	0.2618
6	0.2469
7	0.2210
8	0.2457
9	0.2527
10	0.2579
11	0.2853
12	0.2264
13	0.2705
14	0.2750
15	0.2666
16	0.2813
17	0.2963
18	0.2515
19	0.3143
20	0.2053
21	0.2497
22	0.3001
23	0.2424
24	0.3014
25	0.2975
26	0.2910
27	0.2810
28	0.3025
29	0.2729
30	0.3009
31	0.2783
32	0.2507
33	0.2499
34	0.3116
35	0.2785
36	0.2617
37	0.2274
38	0.2278
39	0.2709
40	0.2874
41	0.2630
42	0.2541
43	0.2446
44	0.2806
45	0.2342

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

1. The property covered by this Plat is subject to the limitations, restrictions and easements and other provisions, contained on Bill of Assurance dated ____________ and recorded in Book ______ Page ______ in the office of the Circuit Court Clerk and Ex-officio Recorder of Fulton County, Arkansas, and said Bill of Assurance is made a part hereof by reference the same as if set out in full on this Plat.

2. This Plat is filed for record in Plat Book ____________ Page ________.

3. All roads and streets reflected upon the Plat which have not previously been so dedicated are dedicated to the general public as well as the owners, present and future, of the lots covered by this Plat.

4. The common properties reflected upon the Plat are intended to be devoted to the common use and enjoyment of the owners of the lots covered by the Plat and shall in nowise be considered as dedicated for use to the general public.

5. The reserved properties as reflected upon the Plat are not a part of the Plat and are particularly and specifically by John A. Cooper Company reserved therefrom.

6. The lots upon the Plat which have the notation "NOT IN THIS PLAT" are not a part of the Plat and are reflected thereon for identification purposes only.

7. Utility and drainage easements are reserved by John A. Cooper Company upon all property covered by the Plat pursuant to the Bill of Assurance aforesaid and as specifically designated upon the Plat.

8. Utility and drainage easements are seven and one-half feet on the interior of all lot lines unless shown otherwise on the Plat.

9. Lots are zoned as provided in the Bill of Assurance aforesaid.

10. Except as provided in the Bill of Assurance aforesaid regarding fences and sight distances at intersections, screening easements may contain trees, shrubs, fences or walls to protect and beautify the easement. Such planting or structure shall be maintained by the owner or owners over whose lot or lots such planting or structure lies and at such owner's or owners' expense. No building or structure, except a screening fence or wall or utility drainage facility shall be placed or permitted to remain in the screening easement area. No vehicular access over the screening easement shall be permitted except temporarily for the purpose of installation and maintenance of screening, utility and drainage facilities.

11. The property line along the lake is a meander line at a constant elevation one foot higher than the highest spillway elevation which is at present elevation 510.0 M.G.L. ±0.5', as determined from Bench Mark 373, U.S.E.D. 1A, 1944.

12. No structure of any type shall be built upon any lot between the high water mark as reflected on the Plat and the lake shore property line without the consent in writing of the Developer, its successors and assigns, and the Architectural Control Committee. The high water mark represents the possible level of the flood pool that could occur on the lake reflected on the Plat.

13. The setback limitations as set forth in the aforesaid Bill of Assurance shall control as to construction of any structure upon the lots reflected upon the Plat unless specifically designated otherwise on the Plat or in the Notes hereon.

John A. Cooper Company certifies that it is the owner of the property shown and described hereon, that it adopts the plan of subdivision, and dedicates all streets to public use as herein stated.

JOHN A. COOPER COMPANY

By ______________________________
Assistant Secretary

I hereby certify that the Plat shown and reflected hereon is a true and accurate survey and that the corners and monuments have been set as shown.

Dated this 23 day of July, 1971.

James F. Gore R.L.S. No. 93

JAMES F. GORE
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 93
SIGNATURE

LEGEND:

ADDITION BOUNDARY
LAND LINES OF SECTIONS
NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.
NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 520.0 M.G.L.
CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.

600

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'

DEED DESCRIPTION

ABSAROKA ADDITION - BLOCKS 1 to 4 INCLUSIVE

A parcel of land lying in the SW¼, NE¼, (25.74 AC.±); in the SE¼, NE¼, (17.41 AC.±); in the NW¼, SE¼, (4.55 AC.±); and in the NE¼, SE¼, (11.32 AC.±) of Section 14, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, being more particularly described as follows:

Commencing at the NE corner of Section 14, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas (State Plane Coordinates of North 719,261.290 and East 2,122,817.230); run west 220.947' to a point; thence run south 2,065.496' to the point of beginning on a curve; thence run southeastwardly along a curve to the left 90.715' to a point of tangency, said curve having a degree of curvature of 39°53'54" and a chord of S86°06'21"E 89.214'; thence run N75°47'50"E 14.893' to a point on a curve; thence run southeastwardly along a curve to the left 40.028' to a point of tangency, said curve having a degree of curvature of 9°17'12" and a chord of S12°20'39"E 40.021'; thence run S14°12'10"E 121.302' to a point of curvature; thence run southwestwardly along a curve to the right 230.317' to a point of common curvature, said curve having a degree of curvature of 16°43'15" and a chord of S05°03'10"W 226.086'; thence run southwestwardly along a curve to the right 249.856' to a point of tangency, said curve having a degree of curvature of 9°23'25" and a chord of S36°02'22"W 248.114'; thence run S47°46'13"W 166.842' to a point of curvature; thence run southwestwardly along a curve to the left 233.941' to a point of tangency, said curve having a degree of curvature of 10°39'21" and a chord of S35°18'22"W 232.100'; thence run S22°50'31"W 430.000' to a point; thence run N57°13'40"W 770.153' to a point; thence run N66°58'28"W 434.626' to a point; thence run N75°57'50"W 371.079' to a point; thence run S86°48'50"W 230.837' to a point; thence run N14°26'42"W 65.239' to a point; thence run N80°46'30"W 98.184' to a point; thence run N85°18'56"W 168.743' to a point; thence run N71°27'43"W 74.947' to a point; thence run N35°31'31"W 111.259' to a point; thence run N01°29'19"W 178.768' to a point; thence run N21°45'15"E 98.844' to a point; thence run N59°15'27"E 78.055' to a point; thence run S83°11'56"E 94.265' to a point; thence run N39°50'22"W 95.061' to a point; thence run N48°08'32"E 104.443' to a point; thence run N45°08'30"W 97.812' to a point; thence run N16°06'57"W 93.385' to a point; thence run N14°24'15"E 95.582' to a point; thence run N[illegible]°37'25"E 83.665' to a point; thence run N29°53'59"W 75.498' to a point; thence run N08°05'48"E 68.793' to a point; thence run N00°40'52"W 140.292' to a point; thence run N48°38'39"E [illegible] to a point; thence run N88°02'52"E 121.648' to a point; thence run S88°45'55"E 115.405' to a point; thence run S78°19'09"E 208.088' to a point; thence run N69°06'47"E 95.497' to a point; thence run N43°46'22"E [illegible] to a point; thence run S44°07'03"E 394.405' to a point; thence run S45°51'57"E 80.000' to a point on a curve; thence run southeastwardly along a curve to the left 390.374' to a point of tangency, said curve having a degree of curvature of 34°40'35" and a chord of S13°33'58"E 305.709'; thence run N88°45'00"E 679.886' to a point of curvature; thence run northeastwardly along a curve to the right 201.380' to a point of tangency, said curve having a degree of curvature of 00°59'46" and a chord of N89°45'10"E 201.370'; thence run S89°14'39"E 400.471' to a point of curvature; thence run southeastwardly along a curve to the right 212.530' to a point of tangency, said curve having a degree of curvature of 9°59'30" and a chord of S78°37'35"E 211.316'; thence run S68°00'32"E 117.100 to the point of beginning and containing a total of 59.0180 Acres.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1222
JAMES F. GORE

APPROVED: J. F. Gore
DATE: 7/23/71

RECORD PLAT

ABSAROKA ADDITION
BLOCKS 1 – 4 INCLUSIVE

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
CHEROKEE VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: BRT	SHEET 1 OF 1
DATE:	
CHECKED: DA	DWG. NO. 8-CV-491
DATE: 7-21-71	
JOB NO. ENG-8	SCALE: 1" = 100'

150 LOTS

10,500
17,000
Underpriced $4000
Lake Front
10,500