

**CREE 1st ADDITION**

A PARCEL OF LAND LYING IN THE NE 1/4 SW 1/4 (S8E31C1), SE 1/4 SW 1/4 (S8E31C1), NW 1/4 SEC 18, SW 1/4 SEC 18, NE 1/4 SEC 18, NW 1/4 SEC 18, S 1/2 SEC 18, T 15 N - R 10 W OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS, AND CONTAINING IN ALL 181.14 ACRES MORE OR LESS.

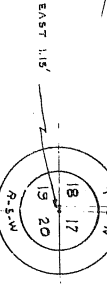
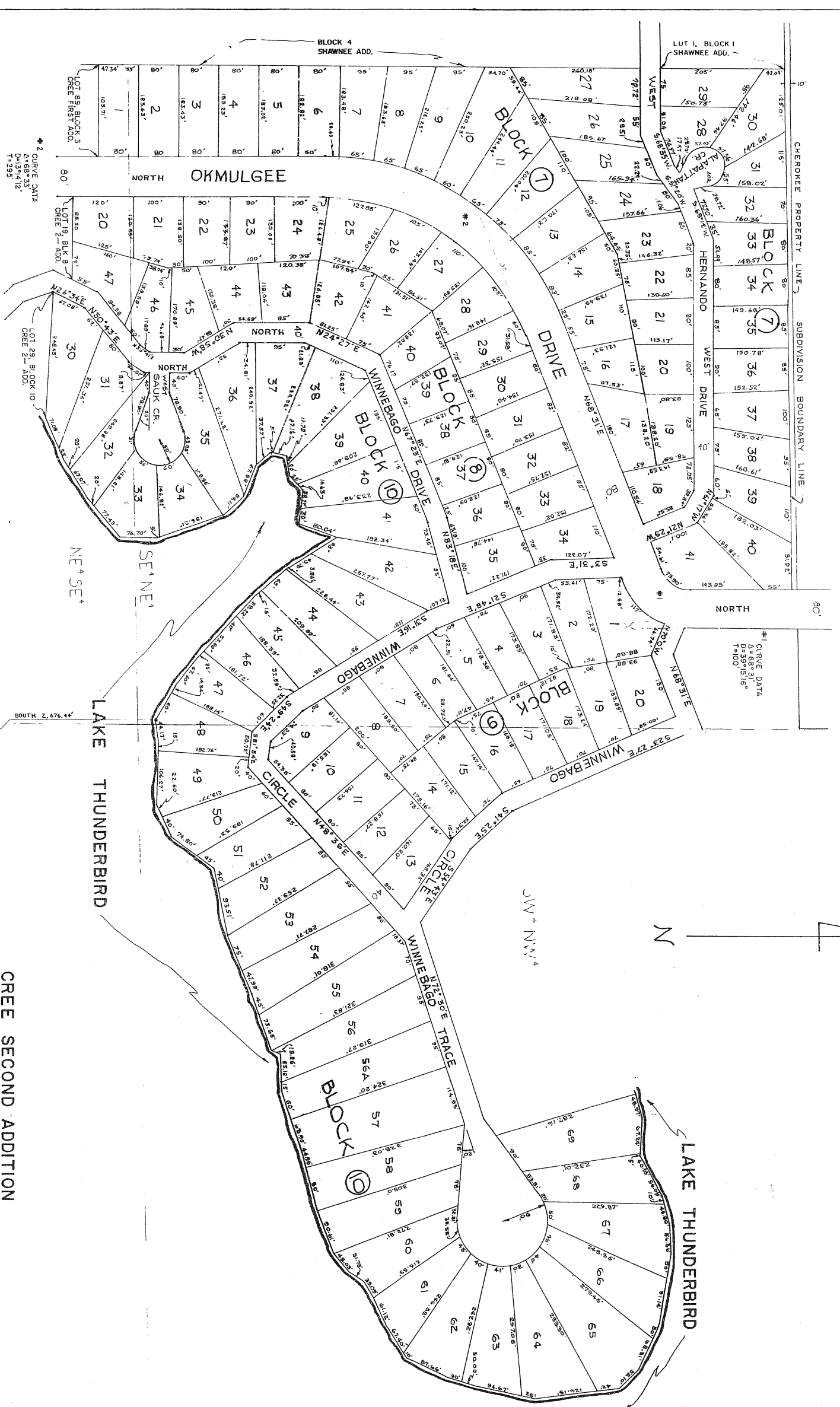
**NOTE:**  
 ALL LOTS ARE SUBJECT TO FIVE FOOT EASEMENT FOR UTILITY LINES AND SHALL BE INSTALLED BY THE INSTALLATION OF UTILITY LINES.  
 THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE DEVELOPER AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES AND THE INSTALLATION OF UTILITY LINES.  
 THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES AND THE INSTALLATION OF UTILITY LINES.

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RECORD PLAT		REVISION
DATE		
CHECKED		
DATE		
BOOK NO.		
JOB NO.		
SCALE		
1:1		
<b>CHEROKEE VILLAGE</b> <b>J. F. GORE, ENG.</b> <b>ARKANSAS</b>		<b>108-F-96</b>



**CREE SECOND ADDITION**

A PARCEL OF LAND LYING IN THE SE 1/4 NE 1/4 (36.95 ± AC.), THE NE 1/4 SE 1/4 (2.21 ± AC.), SECTION 18, AND THE SW 1/4 NW 1/4 (14.69 ± AC.), SECTION 17, T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS AND CONTAINING IN ALL 53.75 ACRES MORE OR LESS.

**RECORD PLAT**

DATE	BY	REVISIONS
7/9/13	J.F.G.	1
4/1/15	J.F.G.	2
7/16/15	J.F.G.	3

**RECORD PLAT**  
 BLKS. 7 & 9 AND PT. OF BLKS. 8, 10  
 CREE SECOND ADDITION  
 CHEROKEE VILLAGE

DRAWN BY: J.F.G.  
 CHECKED: J.F.G.  
 DATE: 7/9/13  
 BOOK NO.:  
 JOB NO.: 108  
 SCALE: 1"=100'

**J.F. GORE, Engineer**  
 CHEROKEE VILLAGE, ARK.

DWG. NO. 108-114  
 SCALE: 1"=100'

JAMES F. GORE P.E. #1222, ARK.

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

NOTE:  
 UTILITY EASEMENTS ARE 5 FEET ON STREET LINES AND NONE ON BACK LOT LINES.

NOTE:  
 THE PROPERTY LINE OF THIS ADDITION ALONG LAKE THUNDERBIRD IS DEFINED BY A MEANDER LINE AT ELEVATION 478.00 M.G.L. WHICH IS 1' IN ELEVATION ABOVE PERMANENT SPILWAY ELEVATION.

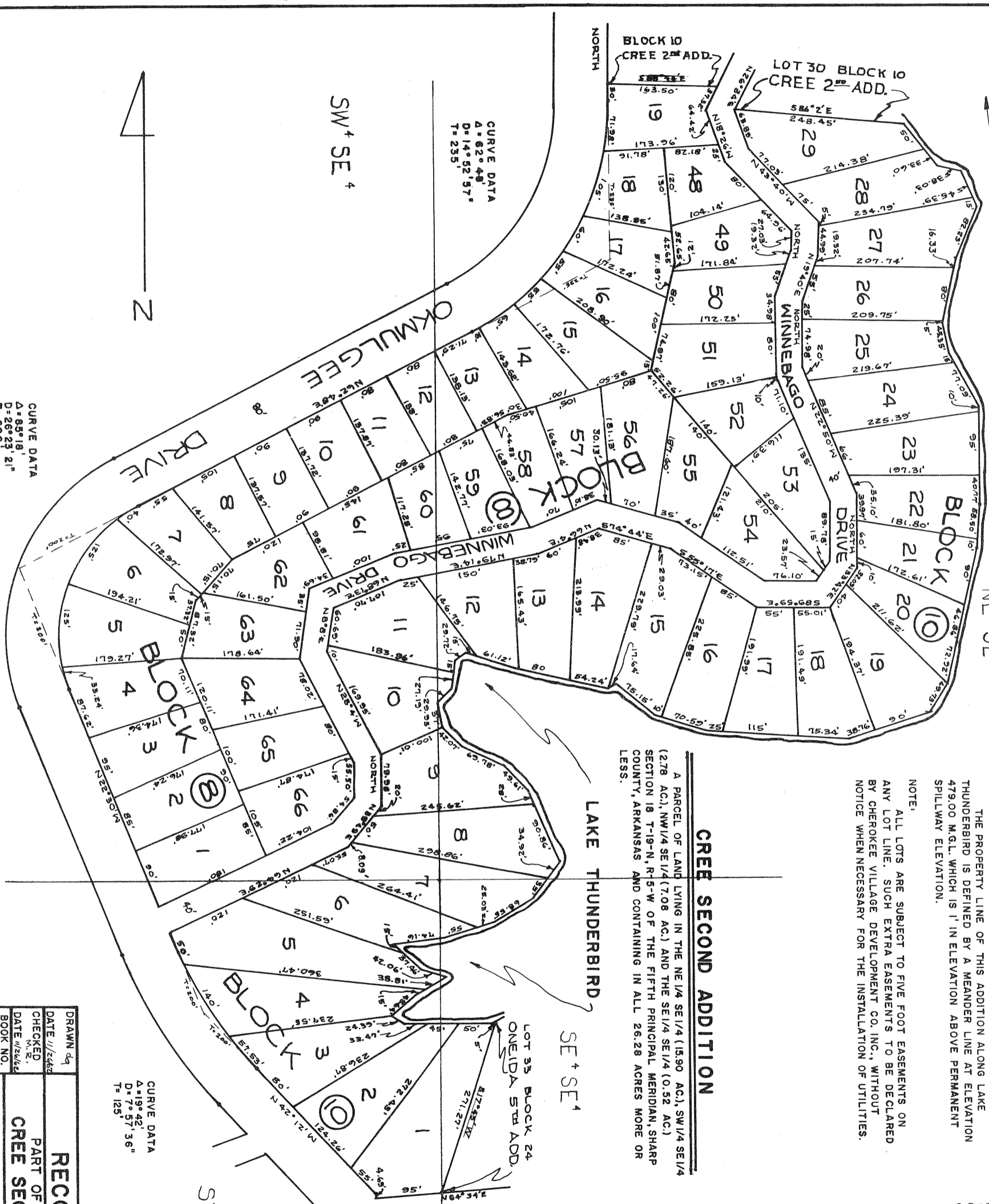
WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON THAT WE ADOPT THE PLAN OF SUB-DIVISION AND DEDICATE ALL STREETS TO PUBLIC USE AS NOTED.  
 CHEROKEE VILLAGE DEVELOPMENT COMPANY INC.

SECRETARY

NOTE:  
 ALL LOTS ARE SUBJECT TO FIVE FOOT EASEMENTS ON ANY LOT LINE. SUCH EXTRA EASEMENTS MAY BE DECLARED BY CHEROKEE VILLAGE DEVELOPMENT CO. INC., WITHOUT NOTICE WHEN NECESSARY FOR THE INSTALLATION OF UTILITIES.

THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THE LIMITATIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN BILL OF ASSURANCE DATED AND RECORDED IN BOOK PAGE IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER OF SHARP COUNTY AND SAID BILL OF ASSURANCE IS MADE A PART HEREOF BY REFERENCE THE SAME AS IF SET OUT IN FULL ON THIS PLAT.  
 PLAT RECORDED IN PLAT BOOK PAGE

LAKE THUNDERBIRD



NOTE:  
THE PROPERTY LINE OF THIS ADDITION ALONG LAKE THUNDERBIRD IS DEFINED BY A MEANDER LINE AT ELEVATION 479.00 MGL. WHICH IS 1' IN ELEVATION ABOVE PERMANENT SPILLWAY ELEVATION.

NOTE:  
ALL LOTS ARE SUBJECT TO FIVE FOOT EASEMENTS ON ANY LOT LINE. SUCH EXTRA EASEMENTS TO BE DECLARED BY CHEROKEE VILLAGE DEVELOPMENT CO. INC., WITHOUT NOTICE WHEN NECESSARY FOR THE INSTALLATION OF UTILITIES.

**CREE SECOND ADDITION**

A PARCEL OF LAND LYING IN THE NE 1/4 SE 1/4 (15.90 AC.), SW 1/4 SE 1/4 (2.78 AC.), NW 1/4 SE 1/4 (7.08 AC.) AND THE SE 1/4 SE 1/4 (0.52 AC.) SECTION 18 T-19-N, R-75-W OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS AND CONTAINING IN ALL 26.28 ACRES MORE OR LESS.

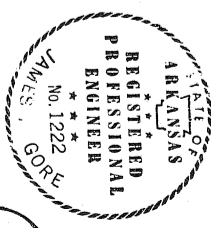
WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON THAT WE ADAPT THE PLAN OF SUBDIVISION AND DEDICATE ALL STREETS TO PUBLIC USE AS NOTED.  
CHEROKEE VILLAGE DEVELOPMENT CO. INC.  
SECRETARY

THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THE LIMITATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN BILL OF ASSURANCE DATED \_\_\_\_\_ AND RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY COURT CLERK AND EX-OFFICIO RECORDER OF DEEDS FOR AND SAID BILL OF ASSURANCE IS MADE A PART HEREOF BY REFERENCE THE SAME AS IF SET OUT IN FULL ON THIS PLAT.  
PLAT RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

NOTE:  
UTILITIES EASEMENTS ARE 5 FOOT ON STREET LINES AND NONE ON BACK LOT LINES.

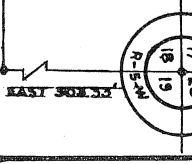
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

JAMES F. GORE, P.E., REGISTERED ENGINEER



LOT 33 BLOCK 24 ONEIDA 5TH ADD.

LOT 35 BLOCK 24 ONEIDA 5TH ADD.



CURVE DATA  
Δ=85°18' 21"  
D=26°23' 21"  
T=200'

CURVE DATA  
Δ=62°48'  
D=14°52'57"  
T=235'

CURVE DATA  
Δ=19°42'  
D=7°57'36"  
T=125'

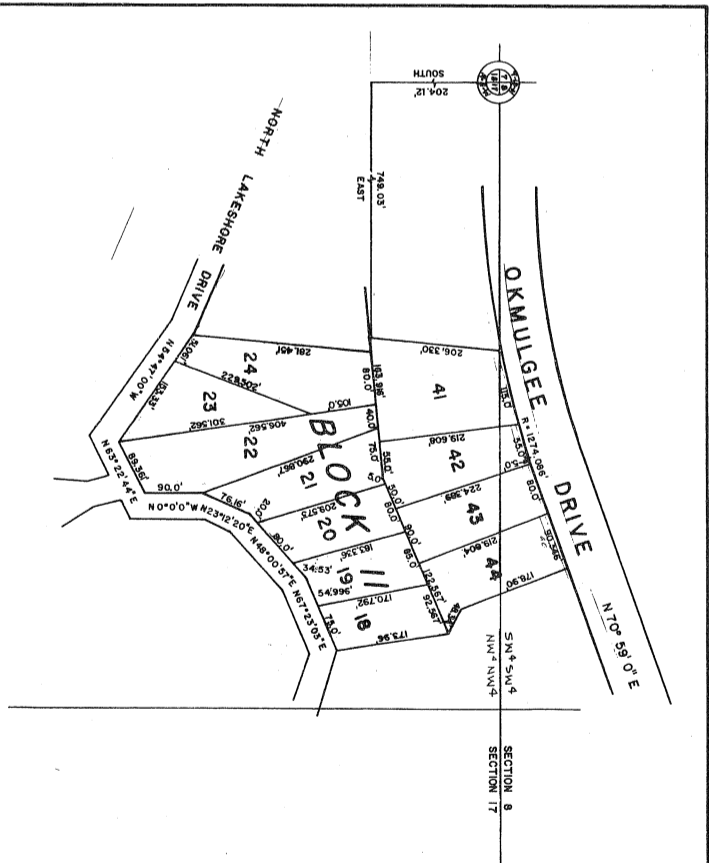
**RECORD PLAT**

PART OF BLKS. 8 AND 10  
CREE SECOND ADDITION

CHEROKEE VILLAGE  
CHEROKEE VILLAGE, ARK.

DRAWN BY	DATE	CHECKED BY	DATE	BOOK NO.	JOB NO.	SCALE	DWG. NO.
	11/24/68	M.R.	2/26/62		108	1"=100'	108-F-112

J. F. GORE, Engineer  
CHEROKEE VILLAGE, ARK.



THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THE LIMITATIONS, RESTRICTIONS, AND EASEMENTS, CONTAINED IN BILL OF ASSURANCE DATED \_\_\_\_\_ OF THE CIRCUIT COURT, CLERK AND EX-OFFICIO RECORDER OF SHARP COUNTY, ARKANSAS AND SAID BILL OF ASSURANCE IS SET OUT IN FULL ON THIS PLAT RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

WE CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON THAT WE ACCEPT THE PLAN OF SUBDIVISION, AND DEDICATE ALL STREETS TO PUBLIC USE AS NOTED.

CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.  
SECRETARY

NOTE: LOT AND DRAINAGE EASEMENTS ARE 7 1/2 FEET ON ALL FRONT AND REAR LOT LINES AND 5 FEET ON ALL SIDE LOT LINES.

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

*James F. Gore*  
JAMES F. GORE, P.E. #1222, A.R.C.

**LEGAL DESCRIPTION:**  
CREE THIRD SUBDIVISION  
PART OF BLOCK II  
A PARCEL OF LAND LYING IN THE NW 1/4 (4.55 AC.) OF SECTION 17 AND THE SW 1/4 (0.41 AC.) OF SECTION 8, ALL OF T-134N, R-54W, OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS, AND CONTAINING IN ALL 5 ACRES.

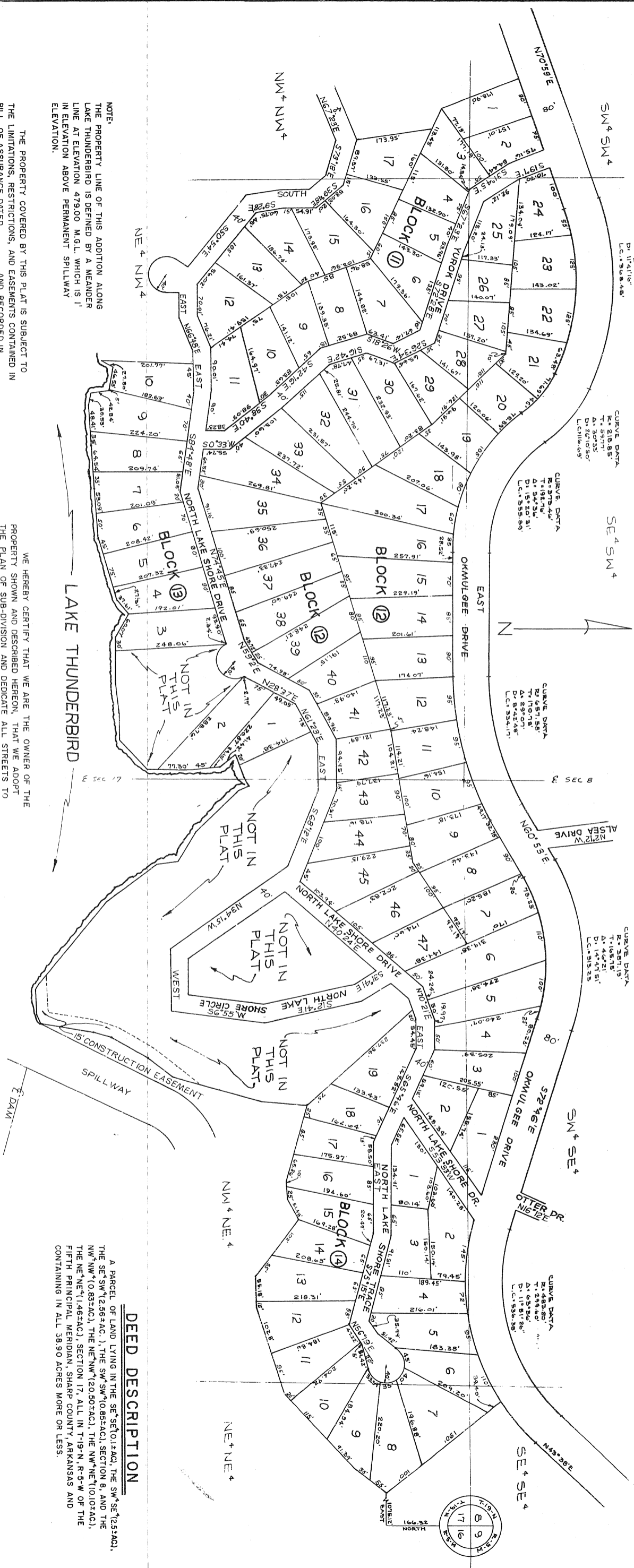
REVISIONS	
DATE BY/DESCRIPTION	

**RECORD PLAT**  
PART OF BLOCK II  
CREE THIRD SUBDIVISION  
CHEROKEE VILLAGE DEV. CO., INC.  
ENGINEERING & PLANNING DIVISION  
CHEROKEE VILLAGE, ARKANSAS

APPROVED: *[Signature]*  
DATE: 10/1/2022

DATE: 10/1/2022  
JOB NO. 108  
SCALE: 1"=100'





NOTE:  
 THE PROPERTY LINE OF THIS ADDITION ALONG LAKE THUNDERBIRD IS DEFINED BY A MEANDER LINE AT ELEVATION 479.00 M.G.L. WHICH IS 1' IN ELEVATION ABOVE PERMANENT SPILLWAY ELEVATION.

THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THE LIMITATIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN BILL OF ASSURANCE DATED AND RECORDED IN BOOK PAGE IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER OF SHARP COUNTY AND SAID BILL OF ASSURANCE IS MADE A PART HEREOF BY REFERENCE THE SAME AS IF SET OUT IN FULL ON THIS PLAT. PLAT RECORDED IN PLAT BOOK PAGE

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUB-DIVISION AND DEDICATE ALL STREETS TO PUBLIC USE AS NOTED. CHEROKEE VILLAGE DEVELOPMENT CO. INC.

NOTE:  
 ALL LOTS ARE SUBJECT TO FIVE FOOT EASEMENTS ON ANY LOT LINE. SUCH EXTRA EASEMENTS TO BE DECLARED BY CHEROKEE VILLAGE DEVELOPMENT CO. INC. WITHOUT NOTICE WHEN NECESSARY FOR THE INSTALLATION OF UTILITIES.

**DEED DESCRIPTION**

A PARCEL OF LAND LYING IN THE SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>SECTION 10, T19N, R19E, THE SW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>SECTION 10, T19N, R19E, THE SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>SECTION 10, T19N, R19E, THE NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>SECTION 10, T19N, R19E, THE NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>SECTION 17, ALL IN T-19-N, R-19-E OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS AND CONTAINING IN ALL 38.90 ACRES MORE OR LESS.

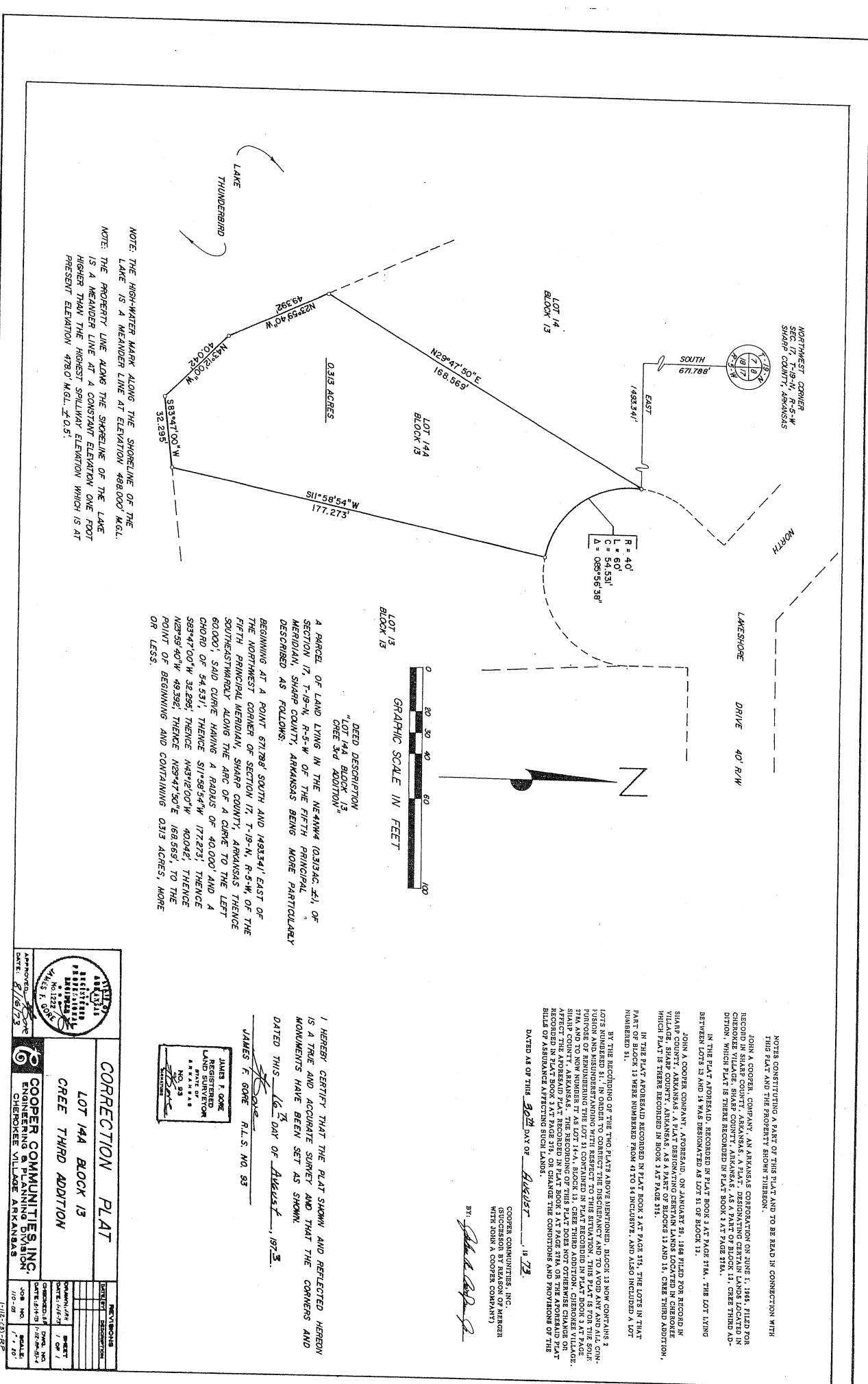
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

JAMES F. GORE  
 R.E. #1222, ARKANSAS

**RECORD PLAT**

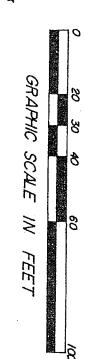
DRAWN	DATE	7/4/61
CHECKED BY	DATE	7/11/61
BOOK NO.		
JOB NO.		
SCALE		1" = 100'
CHEROKEE VILLAGE DEVELOPMENT CO. INC. ENGINEER CHEROKEE VILLAGE, ARKANSAS		
CHEROKEE VILLAGE DEVELOPMENT CO. INC. SECRETARY		





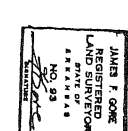
NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 488.000 M.G.L.  
 NOTE: THE PROPERTY LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST SPILLWAY ELEVATION WHICH IS AT PRESENT ELEVATION 478.0 M.G.L. I.O.S.

DEED DESCRIPTION  
 "LOT 144 BLOCK 13  
 CREE 3rd ADDITION"  
 A PARCEL OF LAND LYING IN THE NE-1/4 (0.313 AC. ±), OF SECTION 17, T-18-N, R-5-W OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 671.781' SOUTH AND 149.334' EAST OF THE NORTHWEST CORNER OF SECTION 17, T-18-N, R-5-W OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT 60.000', SAID CURVE HAVING A RADIUS OF 40.000' AND A CHORD OF 54.531', THENCE S17°58'54"W 177.273', THENCE S39°41'00"W 32.295', THENCE N49°12'00"W 40.042', THENCE N29°47'50"E 168.599', TO THE POINT OF BEGINNING AND CONTAINING 0.313 ACRES, MORE OR LESS.



NOTES CONCERNING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THIS PLAT AND THE PROPERTY SHOWN THEREON.  
 JOHN A. COOPER, COMPANY, AN ARKANSAS CORPORATION ON JUNE 1, 1984, FILED FOR RECORD IN SHARP COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LAND LOCATED IN CHEROKEE VILLAGE, SHARP COUNTY, ARKANSAS, AS A PART OF BLOCKS 13 AND 15, CREE THIRD ADDITION, WHICH PLAT IS THERE RECORDED IN PLAT BOOK 1 AT PAGE 114A.  
 IN THE PLAT ABOVE SAID, RECORDED IN PLAT BOOK 1 AT PAGE 114A, THE LOT LYING BETWEEN LOTS 13 AND 14 WAS DESIGNATED AS LOT 51 OF BLOCK 13.  
 JOHN A. COOPER, COMPANY, ARKANSAS, ON JANUARY 29, 1988 FILED FOR RECORD IN SHARP COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LAND LOCATED IN CHEROKEE VILLAGE, SHARP COUNTY, ARKANSAS, AS A PART OF BLOCKS 13 AND 15, CREE THIRD ADDITION, WHICH PLAT IS THERE RECORDED IN BOOK 1 AT PAGE 115.  
 IN THE PLAT ABOVE SAID RECORDED IN PLAT BOOK 1 AT PAGE 115, THE LOTS IN THAT PART OF BLOCK 13 WERE NUMBERED FROM 41 TO 54 INCLUSIVE, AND ALSO INCLUDED A LOT NUMBERED 51.  
 BY THE RECORDED OF THE TWO PLATS ABOVE MENTIONED, BLOCK 13 NOW CONTAINS 2 LOTS NUMBERED 51. IN ORDER TO CORRECT THE DISCREPANCY AND TO AVOID ANY AND ALL CONFLICTS OF INTEREST, THE RECORDING OF THIS PLAT IS FOR THE SOLE PURPOSE OF RENUMBERING THE LOT 51 CONTAINED IN THIS PLAT AS LOT 144, BLOCK 13, AND TO NOW NUMBER IT AS LOT 14-A, BLOCK 13, CREE THIRD ADDITION, CHEROKEE VILLAGE, SHARP COUNTY, ARKANSAS. THE RECORDING OF THIS PLAT DOES NOT OTHERWISE CHANGE OR AFFECT THE ABOVE SAID PLAT RECORDED IN PLAT BOOK 1 AT PAGE 115, OR CHANGE THE CONDITIONS AND PROVISIONS OF THE BUILD OF ASSURANCE AFFECTING SUCH LANDS.  
 DATED AS OF THIS 26th DAY OF August, 1973.  
 JOHN A. COOPER, INC.  
 ENGINEER  
 WITH JOHN A. COOPER COMPANY

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 16th DAY OF August, 1973.  
 JAMES F. GOVE R.L.S. NO. 93



APPROVED:		REGISTERED	
JAMES F. GOVE		NO. 93	
DATE: 8/16/73		STATE OF ARKANSAS	
<b>CORRECTION PLAT</b>			
LOT 144 BLOCK 13			
CREE THIRD ADDITION			
COOPER COMMUNITIES, INC.			
ENGINEERING & PLANNING DIVISION			
CHEROKEE VILLAGE ARKANSAS			
DATE: 8/16/73	SCALE: 1" = 20'	DATE: 8/16/73	SCALE: 1" = 20'