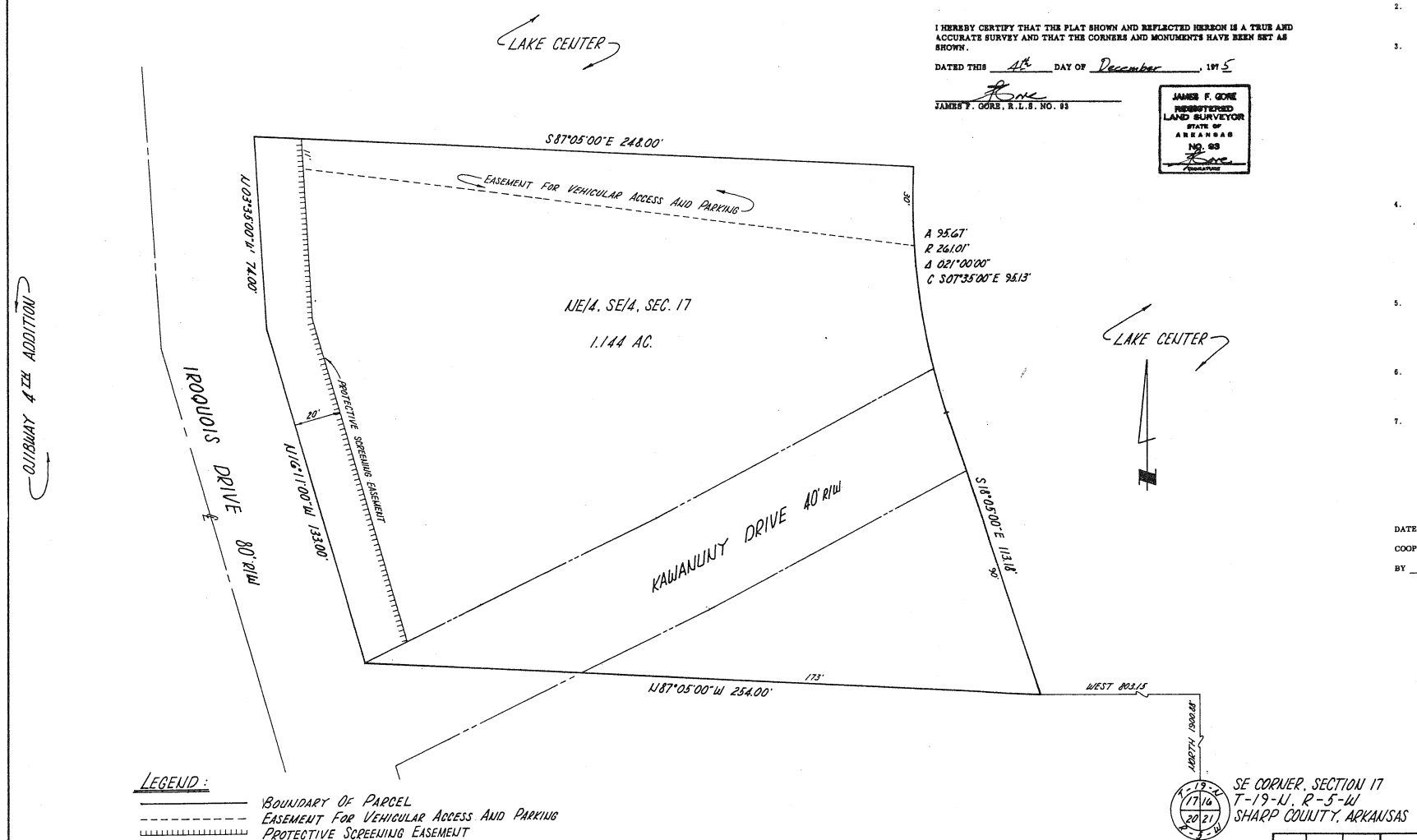

LEGEND:

- Boundary Of Parcel
- Easement For Vehicular Access And Parking
- Protective Screening Easement
- Street Boundary Line

DEED DESCRIPTION
CHRISTIAN SCIENCE CHURCH
LAKE CENTER
CHEROKEE VILLAGE, ARKANSAS

A PARCEL OF LAND LYING IN THE NE 1/4, SE 1/4 (1.144 ACRES +) OF SECTION 17, T-18-N, R-5-W, OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 1,800.88 FEET AND WEST 803.15 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 17, THENCE N 87° 05' 00" W 254.00 FEET; THENCE N 16° 11' 00" W 133.00 FEET; THENCE N 03° 35' 00" W 74.00 FEET; THENCE S 87° 05' 00" E 248.00 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT 95.67 FEET, SAID CURVE HAVING A RADIUS OF 261.01 FEET, A DELTA OF 021° 00' 00" AND A CHORD OF S 07° 35' 00" E 95.13 FEET; THENCE S 18° 05' 00" E 113.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.144 ACRES, MORE OR LESS.

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 18th DAY OF December, 1975

JAMES F. GORE, R.L.S. NO. 93

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

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

COOPER COMMUNITIES, INC., SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER (THE SAID JOHN A. COOPER COMPANY FORMERLY BEING KNOWN AS CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. EXCEPT AS PROVIDED HEREON OR INCONSISTENT HEREWITH, THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THE LIMITATIONS, RESTRICTIONS, EASEMENTS AND OTHER PROVISIONS CONTAINED IN THE BILL OF ASSURANCE FOR OJIBWAY FOURTH ADDITION, DATED DECEMBER 10, 1964 AND RECORDED IN BOOK 53 AT PAGE 475 IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER OF SHARP COUNTY, ARKANSAS, AND SAID BILL OF ASSURANCE IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT.

2. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS REFLECTED UPON SAID PLAT.

3. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT, PRIVILEGE AND RIGHT ON, IN, OVER AND UNDER THE PROPERTY REFLECTED HEREON TO ERECT, MAINTAIN AND USE ELECTRIC AND TELEPHONE POLES, WIRES, CABLES, CONDUITS, WATER MAINS, DRAINAGE LINES AND DRAINAGE DITCHES, OR DRAINAGE STRUCTURES, SEWERS AND OTHER SUITABLE EQUIPMENT AND STRUCTURES FOR DRAINAGE AND SEWERAGE COLLECTION AND DISPOSAL PURPOSES OR FOR THE INSTALLATION, MAINTENANCE, TRANSMISSION AND USE OF ELECTRICITY, TELEPHONE, GAS, LIGHTING, HEATING, WATER, DRAINAGE, SEWERAGE AND OTHER CONVENIENCES OR UTILITIES, AND RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN. IT IS SPECIFICALLY INTENDED HEREBY THAT THE AFORESAID EASEMENTS SHALL NOT BE LIMITED TO A STRIP ALONG THE INTERIOR LOT LINES BUT THAT SAME SHALL BE A BLANKET EASEMENT ON, IN, OVER AND UNDER ALL PROPERTIES REFLECTED HEREON INCLUDING THE LOT OR LOTS.

4. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT, PRIVILEGE AND RIGHT UPON, OVER AND ACROSS THE PROPERTY AS REFLECTED HEREON FOR THE PURPOSE OF VEHICULAR ACCESS AND PARKING FOR ITSELF AND FOR ITS EMPLOYEES, GUESTS AND BUSINESS INVITEES, TO THE EXCLUSION OF THE GENERAL PUBLIC, AND RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN. NO BUILDING, STRUCTURE OR OTHER USE INCONSISTENT HEREWITH SHALL BE PLACED OR PERMITTED TO REMAIN IN THE EASEMENT AREA.

5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED FOR CHURCH RELATED ACTIVITIES AND ONLY CHURCH RELATED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON. IN THE EVENT THE LOTS REFLECTED UPON THE PLAT SHALL REVERT TO COOPER COMMUNITIES, INC., ITS SUCCESSORS OR ASSIGNS, THEN COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO CHANGE THE ZONING AS TO SAID LOTS.

6. SETBACK LIMITATIONS AS SET FORTH IN THE AFORESAID BILL OF ASSURANCE SHALL CONTROL AS TO THE CONSTRUCTION OF ANY STRUCTURE UPON THE PROPERTY REFLECTED HEREON UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THESE NOTES.

7. EXCEPT AS PROVIDED IN THE BILL OF ASSURANCE AFORESAID WITH REGARD TO FENCES AND SITE DISTANCES AT INTERSECTIONS, SCREENING EASEMENTS SHALL CONTAIN TREES, SHRUBS, FENCES OR WALLS THROUGHOUT THE ENTIRE LENGTH OF SUCH AREAS AND SHALL BE MAINTAINED BY THE OWNER OR OWNERS AT THEIR EXPENSE TO FORM AN EFFECTIVE SCREEN IN ORDER TO PROTECT AND BEAUTIFY THE AREA. NO BUILDING OR STRUCTURE EXCEPT A SCREENING FENCE OR WALL OR UTILITY OR DRAINAGE FACILITIES SHALL BE PLACED OR PERMITTED TO REMAIN IN THE SCREENING EASEMENT AREA. NO VEHICULAR ACCESS OVER THE AREA SHALL BE PERMITTED EXCEPT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SCREENING, UTILITY AND DRAINAGE FACILITIES.

DATED THIS _____ DAY OF _____, 1975.

COOPER COMMUNITIES, INC.

BY _____
_____ PRESIDENT

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED BY DATE	APPROVED BY DATE
			RECORD PLAT	SCALE: 1" = 20'	
			CHRISTIAN SCIENCE CHURCH LAKE CENTER CHEROKEE VILLAGE, ARKANSAS	DRAWN: LK	DATE: 4/75
				TRACED:	DATE:
				CHECKED: JDI	DATE: 12/30/75
				APPROVED:	DATE:
			COOPER COMMUNITIES, INC. PLANNING & ENGINEERING DIV. - LOT PRODUCTION BELLA VISTA VILLAGE, ARKANSAS	DWG. NO.: 1-24-(19)-1	
				FILE: 1-24-(19)-SH-2	
				SHEET 1 OF 1	

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No 1228
JAMES F. GORE

APPROVED: [signature]
DATE: 12-26-75