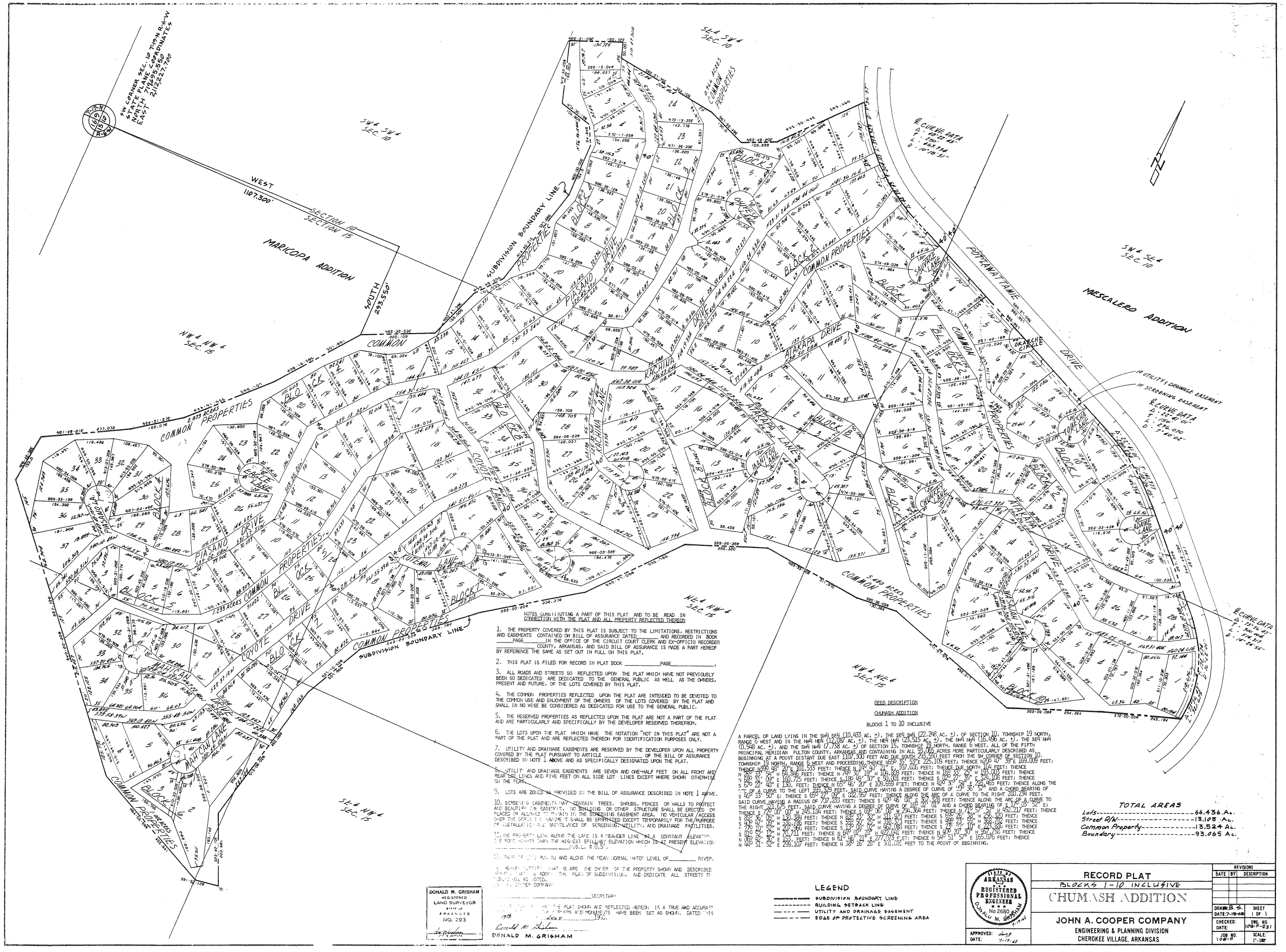

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

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

2. THIS PLAT IS FILED FOR RECORD IN PLAT BOOK _____PAGE_____.

3. ALL ROADS AND STREETS SO 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 NO WISE 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 THE DEVELOPER 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 THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE _____ OF THE BILL OF ASSURANCE DESCRIBED IN NOTE 1 ABOVE AND AS SPECIFICALLY DESIGNATED UPON THE PLAT.

8. UTILITY AND DRAINAGE EASEMENTS ARE SEVEN AND ONE-HALF FEET ON ALL FRONT AND REAR LOT LINES AND FIVE FEET ON ALL SIDE LOT LINES EXCEPT WHERE SHOWN OTHERWISE ON THE PLAT.

9. LOTS ARE ZONED AS PROVIDED IN THE BILL OF ASSURANCE DESCRIBED IN NOTE 1 ABOVE.

10. SCREENING EASEMENTS MAY CONTAIN TREES, SHRUBS, FENCES OR WALLS TO PROTECT AND BEAUTIFY THE EASEMENTS. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED ON PLACED OR ALLOWED TO REMAIN IN THE SCREENING EASEMENT AREA. NO VEHICULAR ACCESS OVER THE GROUND IN THE EASEMENT SHALL BE PERMITTED EXCEPT TEMPORARILY FOR THE PURPOSE OF INSTALLATION OR MAINTENANCE OF SCREENING, UTILITY, AND DRAINAGE FACILITIES.

11. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONTOUR ELEVATION _____ FEET HIGHER THAN THE HIGHEST SPILLWAY ELEVATION WHICH IS AT PRESENT ELEVATION _____ M.S.L. ± 0.5'.

12. REFER TO LINE PLAT TO AND ALONG THE MEAN NORMAL WATER LEVEL OF_____ RIVER.

13. ADMITTED, STATED THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE ALL STREETS TO PUBLIC USE AS NOTED.

_____ COMPANY

_____ SECRETARY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY WITH PROPER BEARINGS AND MONUMENTS HAVE BEEN SET AS SHOWN. DATED THIS _____ DAY OF _____, 19__.

Donald M. Grisham

DONALD M. GRISHAM

DONALD M. GRISHAM
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 293

DEED DESCRIPTION

CHUMASH ADDITION

BLOCKS 1 TO 10 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW¼ SE¼ (10.403 AC. ±), THE SE¼ SW¼ (22.240 AC. ±), OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 WEST AND IN THE NW¼ NE¼ (12.087 AC. ±), THE NE¼ NW¼ (23.515 AC. ±), THE NW¼ NW¼ (16.496 AC. ±), THE SE¼ NW¼ (0.568 AC. ±), AND THE SW¼ NW¼ (7.738 AC. ±) OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 6 WEST, ALL OF THE FIFTH PRINCIPAL MERIDIAN FULTON COUNTY, ARKANSAS AND CONTAINING IN ALL 92.065 ACRES MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT DUE EAST 1107.300 FEET AND DUE SOUTH 693.550 FEET FROM THE SW CORNER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 WEST AND PROCEEDING THENCE N 00° 37' 59" E 103.009 FEET; THENCE N 89° 18' 20" E 201.533 FEET; THENCE N 110° 24' 21" E 397.006 FEET; THENCE DUE NORTH 114 FEET; THENCE N 89° 35' 39" W 69.860 FEET; THENCE N 70° 37' 19" W 104.830 FEET; THENCE N 18° 37' 41" E 159.013 FEET; THENCE N 88° 21' 04" E 180.725 FEET; THENCE S 180° 16' 37" E 51.001 FEET; THENCE S 89° 37' 56" E 242.106 FEET; THENCE S 60° 22' 40" E 130.1 FEET; THENCE N 65° 46' 20" E 109.699 FEET; THENCE N 40° 30' 39" E 222.465 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 223.324 FEET, SAID CURVE HAVING A DEGREE OF CURVE OF 1° 30' 54" AND A CHORD BEARING OF S 16° 55' 34" E; THENCE S 69° 27' 05" E 222.957 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 201.291 FEET, SAID CURVE HAVING A RADIUS OF 207.355 FEET; THENCE S 40° 16' 00" E 327.308 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 201.09 FEET, SAID CURVE HAVING A DEGREE OF CURVE OF 1° 42' 01" AND A CHORD BEARING OF S 11° 25' 51" E; THENCE S 180° 00' 00" W 245.194 FEET; THENCE S 180° 00' 00" W 294.394 FEET; THENCE S 74° 57' 26" W 452.217 FEET; THENCE S 80° 16' 00" W 130.382 FEET; THENCE N 89° 33' 34" W 111.527 FEET; THENCE S 180° 00' 00" W 229.209 FEET; THENCE S 74° 00' 00" W 320.382 FEET; THENCE S 89° 54' 54" W 288.324 FEET; THENCE S 180° 00' 00" W 208.706 FEET; THENCE S 74° 00' 00" W 320.382 FEET; THENCE S 89° 54' 54" W 288.324 FEET; THENCE S 180° 00' 00" W 208.706 FEET; THENCE S 70° 00' 00" W 307.000 FEET; THENCE S 180° 00' 00" W 260.693 FEET; THENCE S 89° 54' 54" W 288.324 FEET; THENCE S 81° 00' 00" W 104.711 FEET; THENCE N 84° 00' 00" W 102.414 FEET; THENCE N 60° 30' 30" W 394.434 FEET; THENCE N 180° 00' 00" E 103.__ FEET; THENCE N 61° 16' 21" E 277.703 FEET; THENCE N 34° 51' 57" E 165.015 FEET; THENCE N 47° 51' 52" E 239.107 FEET; THENCE N 38° 15' 20" E 311.031 FEET TO THE POINT OF BEGINNING.

LEGEND

- SUBDIVISION BOUNDARY LINE
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- EDGE OF PROTECTIVE SCREENING AREA

TOTAL AREAS

Lots	66.436 Ac.
Street R/W	13.105 Ac.
Common Property	13.524 Ac.
Boundary	93.065 Ac.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No 2680
DONALD M. GRISHAM

APPROVED: [illegible]
DATE: 7-19-88

RECORD PLAT

BLOCKS 1-10 INCLUSIVE

CHUMASH ADDITION

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: B.S. DATE: 7-19-88	SHEET 1 OF 1
CHECKED: DATE:	DWG. NO. 108-P-231
JOB NO. 108-P	SCALE: 1"=100'