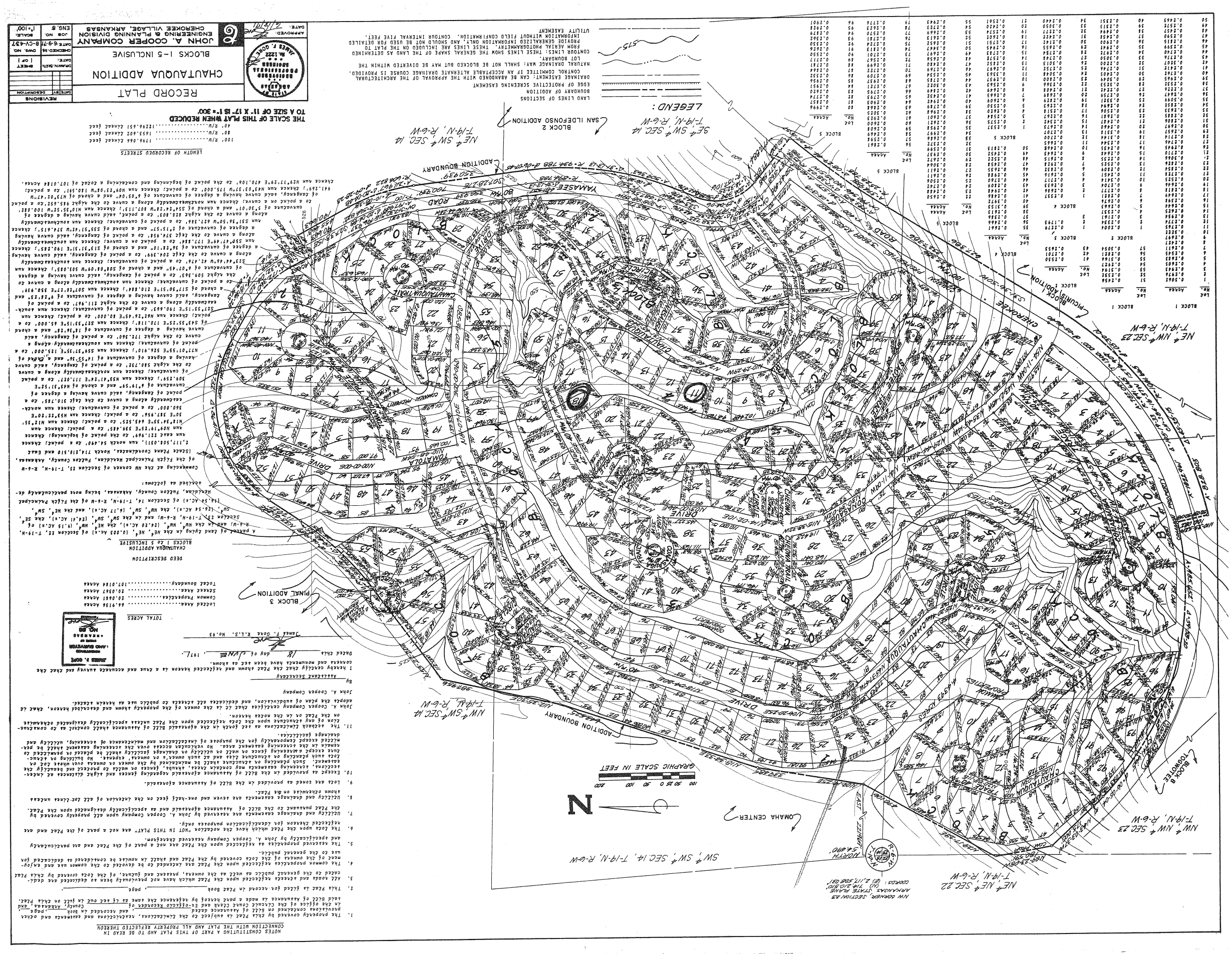
RECORD PLAT
CHAUTAUQUA ADDITION
BLOCKS 1-5 INCLUSIVE
JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
CHEROKEE VILLAGE, ARKANSAS
6
REVISIONS
DATE: 6-9-71
JOB NO. 8-CV-4-37
SCALE: 1"=100'
ENG. S
DRWN. BY
CHECKED BY
DATE
SHEET 1 OF 1
JAMES P. GOKE
REGISTERED LAND SURVEYOR
ARKANSAS
NO. 89
NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY RESTRICTED THEREON
1. The property covered by this plat is subject to the limitations, restrictions and easements and other provisions contained on this and adjacent sheet, and recorded in book ____, page ____, in the office of the Cleburne County Clerk and Ex-officio Recorder of ____ County, Arkansas, and said book of dedications 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 restricted upon the Plat which have not previously been so dedicated are dedicated to the general public or use of the owners, present and future, of the tracts covered by this Plat.
4. The common properties restricted upon the Plat are reserved to be deeded to the Common use and enjoyment of the general public or use of the owners, present and future, of the tracts covered by this Plat.
5. The reserved properties as restricted upon the Plat are not a part of the Plat and are particularly not to the general public.
6. The lots upon the Plat which have the notation "NOT IN THIS PLAT" are not a part of the Plat and are restricted therein for Cooper Company purposes only.
7. Utility and drainage easements are reserved by John A. Cooper Company upon all property covered by the Plat unless otherwise designated 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 referenced.
10. Except as provided in the Bill of Assurance referring restrictions and limitations, the Bill of Assurance covering easements may contain provisions for the purchase of the property, locations, locations, easements may contain details, lands, fences or walls to protect and preserve the easements. Such provisions or restrictions shall be maintained by the owner or owners upon which such lots are located. Such provisions or restrictions shall be deemed to be a covenant and restriction upon the property and shall be binding on the owner, his successors and assigns.
11. The address limitations as set forth in the referenced Bill of Assurance shall control as to construction of any structure upon the Plat unless specifically designated otherwise on the Plat or in the notes herein.

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 ____

Attested Secretary

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

Dated this 18 day of June, 1971

James P. Goke R.L.S. No. 93

TOTAL ACRES

Located Area ..... 44.9138 Acres
Common Properties ..... 10.0881 Acres
Street Area ..... 10.0383 Acres
Total Boundary ..... 101.0184 Acres

BLOCK 3 PINAC ADDITION

DEED DESCRIPTION
CHAUTAUQUA ADDITION
BLOCKS 1 to 5 INCLUSIVE

A parcel of land lying in the NE¼, (10.083 Ac.±) of section 23, T-19-N, R-4-W; and in the NW¼, (24.26 Ac.±), the NE¼, (9.15 Ac.±) of SW¼, (24.54 Ac.±), the NW¼, SW¼, (6.77 Ac.±), and the NE¼, SW¼, Section 23, T-19-N, R-4-W; and the SW¼, SW¼, (24.41 Ac.±), the SE¼, (24.54 Ac.±) of section 14, T-19-N, R-4-W of the Fifth Principal Meridian, Fulton County, Arkansas, being more particularly described as follows:

Commencing at the NW corner of section 23, T-19-N, R-4-W of the Fifth Principal Meridian, Fulton County, Arkansas; thence S 1°11'50E (Grid Plane Coordinates, North 714,116.510 and East 1,111,504.051), 4,44 rods, 56.40' to a point; thence East 111.99' to the point of beginning; thence N 89°34'33E 443.525' to a point; thence N 1°25'27W 339.85' to a point; thence N 89°19'25E 399.85' to a point; thence S 30°38'30E 537.95'; to a point; thence N 57°22'20E 360.00'; to a point of curvature; thence N 1°25'27W 310.75'; to a point of curvature; thence along a curve to the left 310.75'; to a point of tangency; said curve having a degree of curvature of 19°59' and a chord of N 43°31'52E 309.75'; thence N 53°47'42E 111.02'; to a point of curvature; thence N 1°25'27W 111.60'; to a point of tangency; said curve to the right 325.70'; to a point of tangency; said curve having a degree of curvature of 14°55'30" and a chord of N 11°01'55E 326.910'; thence N 59°37'35E 135.00'; to a point of curvature; thence N 30°22'25W 171.50'; to a point of tangency; said curve having a degree of curvature of 18°36'22" and a chord N 15°14'36W 65.000'; to a point of reverse curve; thence N 47°26'45E 60.000'; to a point; thence N 42°33'15E 176.18'; thence N 51°39'15E 65.000'; to a point of curvature; thence along a curve to the right 211.87'; to a point of tangency; said curve having a degree of curvature of 9°33'25" and chord N 57°33'15E 190.65'; to a point of curvature; thence N 32°27'05E 210.84'; thence N 50°33'15E 350.93'; to a point of curvature; thence N 30°22'25W 171.28'; thence along a curve to the left 206.39'; to a point of tangency; said curve having a degree of curvature of 28°22'10" and a chord of S 31°31'31E 192.25'; thence along a curve to the left 374.95'; to a point of tangency; said curve having a degree of curvature of 5°30'01" and a chord of S 55°51'41W 374.65'; thence S 1°15'57" and a chord of S 55°51'41W 374.65'; thence S 53°36'50W 421.36'; to a point of curvature; thence N 30°22'25W 101.117'; thence N 10°33'50E 101.087'; to a point of curvature; thence along a curve to the right 121.80'; to a point; said curve having a degree of curvature of 5°30'01" and a chord of S 54°24'15W 101.117'; thence N 10°33'50E 180.00'; to a point of tangency; said curve having a degree of curvature of 9°55'27" and a chord of N 13°20'47W 180.587'; to a point; thence N 43°37'25W 175.00'; to a point; thence N 59°33'10W 180.00'; to a point; thence N 43°37'25W 175.00'; to a point; thence N 46°22'35E