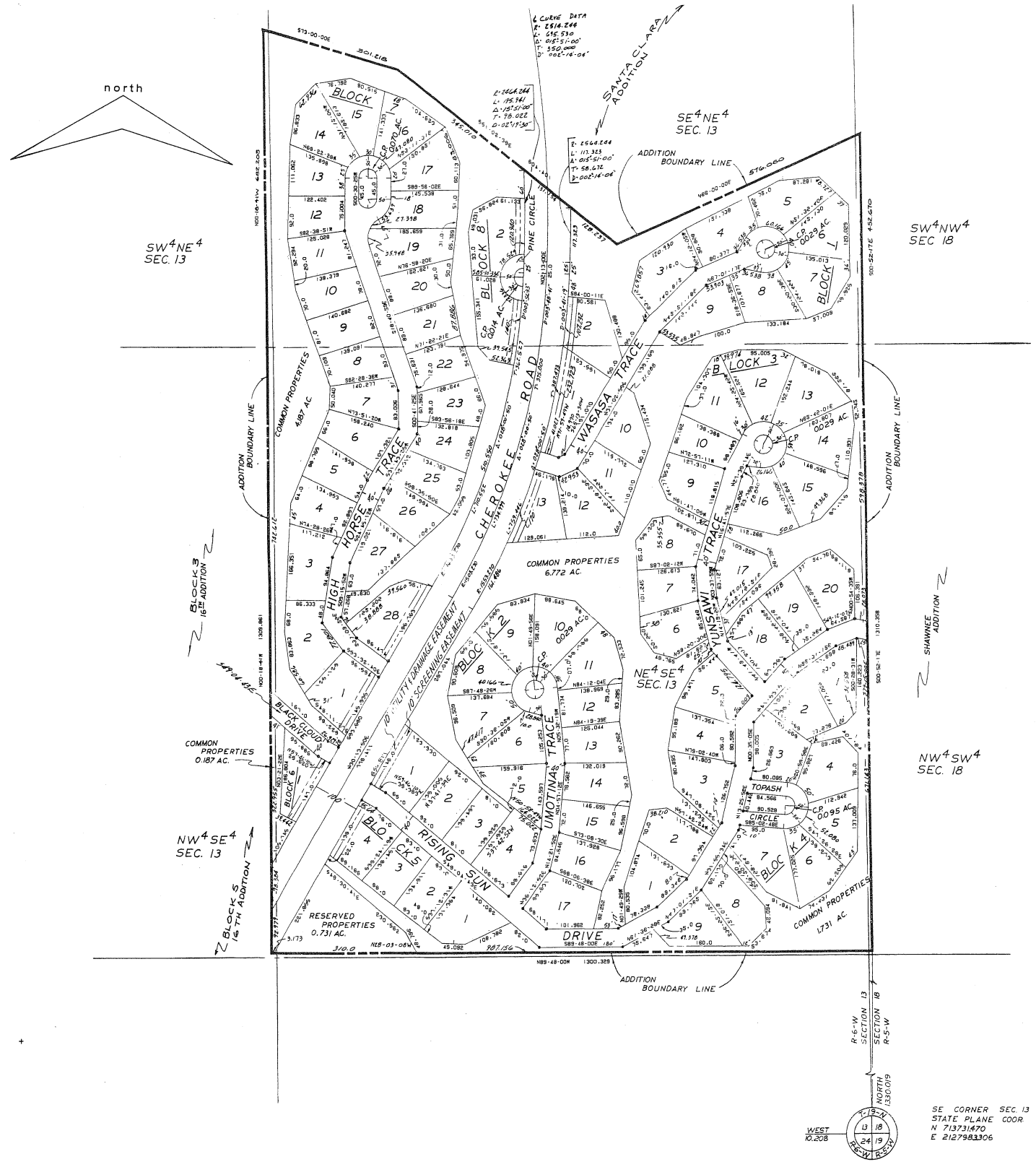

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C.P.-8	=	4132
C.P.-9	=	1256
C.P.-10	=	8109
RESERVED	=	21829
CHEROKEE	=	169475
PINECIRCLE	=	3270
WASASA	=	23529
TUNSAWA	=	29080
TOPASH	=	8551
UMOTINA	=	24574
RISING	=	83444
BLACKCLOUD	=	7170
HIGHWARBE	=	93279
SUBDIV.	=	2248846

TOTAL AREAS

Lots	1,222,077	SQ. FT.
Street R/W	372,330	" "
Common Property	272,530	" "
Reserved Property	31,829	" "
Boundary	2,248,846	" "

LEGEND

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

DEED DESCRIPTION

CASCADE ADDITION

BLOCKS 1 - 8 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW4 SW4, (0.30 AC. +/-), SW4 NW4, (0.10 AC. +/-), OF SECTION 18, T-19-N, R-5-W, OF THE FIFTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, ARKANSAS AND THE SE4 NE4, (12.46 AC. +/-), SW4 NE4, (14.16 AC. +/-), NE4 SE4, (38.31 AC. +/-), NW4 SE4, (0.30 AC. +/-), OF SECTION 13, T-19-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER SECTION 13, T-19-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, RUN WEST 10.208' TO A POINT; THENCE NORTH 1320.019 TO THE POINT OF BEGINNING; THENCE N89-48-00W 1300.329', THENCE N00-18-41W 1309.861', THENCE N00-18-41W 682.208', THENCE S73-00-00E 301.218', THENCE S51-02-39E 604.401', THENCE N66-00-00E 576.000', THENCE S00-52-17E 432.670', THENCE S00-52-17E 1310.358; TO THE POINT OF BEGINNING AND CONTAINING 51.63 ACRES MORE OR LESS.

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 CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER OF _____ COUNTY, ARKANSAS, AND SAID BILL OF ASSURANCE IS MADE A PART THEREOF BY REFERENCE THE SAME AS SET OUT IN FULL ON THIS PLAT.

2. THIS PLAT IF 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 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 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 EASEMENT. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED OR PLACED OR ALLOWED 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.

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

JOHN A. COOPER COMPANY

_____ 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 10 DAY OF April 1970.

JAMES P. GORE / R.L.S. NO. 93

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'.

RECORD PLAT

CASCADE ADDITION
BLOCKS 1-8 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: DATE: SHEET 1 OF 1
CHECKED: B.B. DATE: 4-9-70 DWG. NO. B-CV-50-B
JOB NO. ENG-B SCALE 1"=100'
APPROVED: DATE: 4/10/70