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 AND OTHER PROVISIONS CONTAINED ON BILL OF ASSURANCE DATED _____, AND RECORDED IN BOOK _____, PAGE _____ IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER OF SHARP COUNTY, ARKANSAS, AND SAID BILL OF ASSURANCE 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 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 COOPER COMMUNITIES, INC. 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 COOPER COMMUNITIES, INC. UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO THE BILL OF ASSURANCE AFORESAID 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 AFORESAID.
10. EXCEPT AS PROVIDED IN THE BILL OF ASSURANCE AFORESAID REGARDING FENCES AND SIGHT DISTANCES AT INTERSECTIONS, SCREENING EASEMENTS MAY CONTAIN TREES, SHRUBS, FENCES OR WALLS TO PROTECT AND BEAUTIFY THE EASEMENT. SUCH PLANTING OR STRUCTURE SHALL BE MAINTAINED BY THE OWNER OR OWNERS OVER WHOSE LOT OR LOTS SUCH PLANTING OR STRUCTURE LIES AND AT SUCH OWNER'S OR OWNERS' EXPENSE. NO BUILDING OR STRUCTURE EXCEPT A SCREENING FENCE OR WALL OR UTILITY OR DRAINAGE FACILITY SHALL BE PLACED OR PERMITTED 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.
11. THE SETBACK LIMITATIONS AS SET FORTH IN THE AFORESAID BILL OF ASSURANCE SHALL CONTROL AS TO CONSTRUCTION OF ANY STRUCTURE UPON THE LOTS REFLECTED UPON THE PLAT UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES HEREON.

COOPER COMMUNITIES, INC. 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.

COOPER COMMUNITIES, INC.

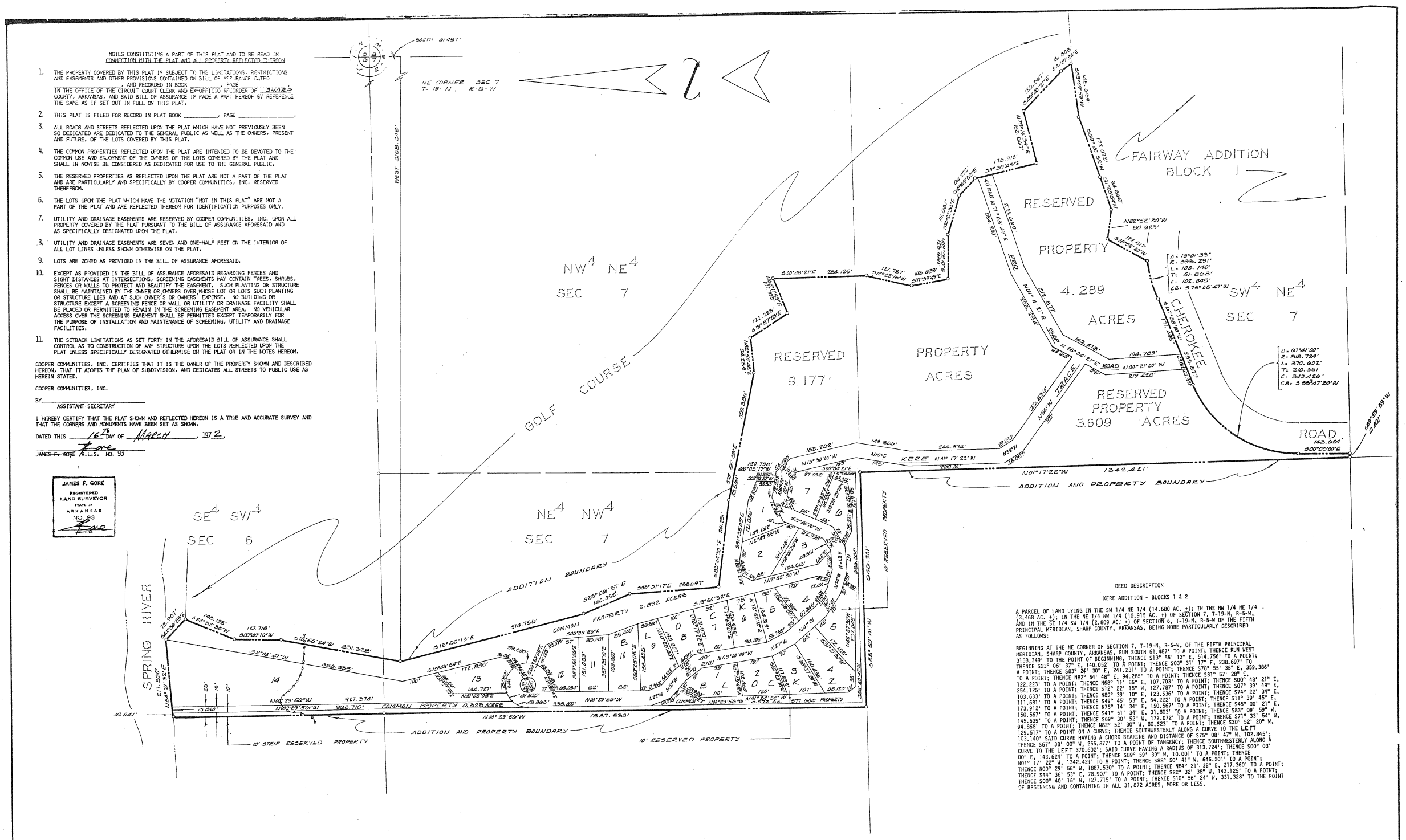
BY _____
ASSISTANT SECRETARY

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 16TH DAY OF MARCH, 1972.

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

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



DEED DESCRIPTION

KERE ADDITION - BLOCKS 1 & 2

A PARCEL OF LAND LYING IN THE SW 1/4 NE 1/4 (14.680 AC. +); IN THE NW 1/4 NE 1/4 (3.468 AC. +); IN THE NE 1/4 NW 1/4 (10.915 AC. +) OF SECTION 7, T-19-N, R-5-W, AND IN THE SE 1/4 SW 1/4 (2.809 AC. +) OF SECTION 6, T-19-N, R-5-W OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 7, T-19-N, R-5-W, OF THE FIFTH PRINCIPAL MERIDIAN, SHARP COUNTY, ARKANSAS, RUN SOUTH 61.487' TO A POINT; THENCE RUN WEST 3158.349' TO THE POINT OF BEGINNING, THENCE S13° 55' 13" E, 514.756' TO A POINT; THENCE S22° 06' 37" E, 140.052' TO A POINT; THENCE S03° 31' 17" E, 238.697' TO A POINT; THENCE S83° 24' 30" E, 241.231' TO A POINT; THENCE S78° 55' 35" E, 359.386' TO A POINT; THENCE N82° 54' 48" E, 94.285' TO A POINT; THENCE S31° 57' 28" E, 122.223' TO A POINT; THENCE N68° 11' 55" E, 107.703' TO A POINT; THENCE S00° 48' 21" E, 254.125' TO A POINT; THENCE S12° 22' 15" W, 127.787' TO A POINT; THENCE S07° 39' 49" E, 103.633' TO A POINT; THENCE N89° 39' 10" E, 123.636' TO A POINT; THENCE S74° 22' 34" E, 111.681' TO A POINT; THENCE S49° 45' 53" E, 64.222' TO A POINT; THENCE S11° 39' 45" E, 173.912' TO A POINT; THENCE N75° 14' 34" E, 150.567' TO A POINT; THENCE S46° 00' 21" E, 150.567' TO A POINT; THENCE S41° 51' 34" E, 31.803' TO A POINT; THENCE S83° 09' 59" W, 145.639' TO A POINT; THENCE S69° 30' 52" W, 172.072' TO A POINT; THENCE S71° 33' 54" W, 94.868' TO A POINT; THENCE N82° 52' 30" W, 80.623' TO A POINT; THENCE S30° 52' 20" W, 129.517' TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT 103.140' SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S75° 08' 47" W, 102.845'; THENCE S67° 38' 00" W, 255.877' TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT 370.602'; SAID CURVE HAVING A RADIUS OF 313.724'; THENCE S00° 03' 00" E, 143.624' TO A POINT; THENCE S89° 59' 39" W, 10.001' TO A POINT; THENCE N01° 17' 22" W, 1342.421' TO A POINT; THENCE S88° 50' 41" W, 646.201' TO A POINT; THENCE N00° 29' 56" W, 1887.530' TO A POINT; THENCE N84° 21' 32" E, 217.360' TO A POINT; THENCE S44° 36' 53" E, 78.907' TO A POINT; THENCE S22° 32' 38" W, 143.125' TO A POINT; THENCE S00° 40' 16" W, 127.715' TO A POINT; THENCE S10° 56' 24" W, 331.326' TO THE POINT OF BEGINNING AND CONTAINING IN ALL 31.872 ACRES, MORE OR LESS.

BLOCK 1	LOT 1	.305
	2	.358
	3	.263
	4	.233
	5	.211
	6	.258
	7	.243
	8	.267
	9	.383
	10	.321
	11	.294
	12	.298
	13	.316
	14	2.062
TOTAL		5.812

BLOCK 1	LOT 1	.282
	2	.276
	3	.271
	4	.375
	5	.331
	6	.218
	7	.271
TOTAL		2.024
TOTAL LOTS		7.836

LEGEND

ADDITION BOUNDARY

LAND LINES OF SECTIONS

HIGHWATER LINE OF KNOWN MAXIMUM FLOOD

LOTS	7.837 ACRES
STREETS	3.106 ACRES
COMMON PROPERTY	3.810 ACRES
RESERVED PROPERTY	17.119 ACRES
TOTAL BOUNDARY	31.872 ACRES

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 500'

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JAMES F. GORE No. 1222

APPROVED: JFG
DATE: 3/16/72

RECORD PLAT

KERE ADDITION BLOCKS 1 AND 2

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
CHEROKEE VILLAGE ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: DEE
DATE: 3/14/72
SHEET: 1 OF 1
CHECKED: JFG
DATE: MARCH 1972
DWG. NO.: F-113-(2)-542
JOB NO.: EAG 6
SCALE: 1" = 100'