95'

138

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 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 reflected upon the Plat, which have not previously been so dedicated, are dedicated to the general public as well as to 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 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 9TH day of APRIL 1969.

Donald M. Grisham
DONALD M. GRISHAM

BLOCK 1

Lot No.	Area Sq. Ft.
1	18725.619
2	14664.772
3	15016.299
4	11337.810
5	11532.701
6	12390.030
7	13021.002
8	12440.065
9	13335.577
10	11443.065
11	12856.965
12	14643.755
13	16052.497
14	13882.883
15	12973.209
16	12823.641
17	12418.431
18	11542.709
19	11254.594
20	10329.553
21	12008.731
22	11122.875
23	12283.781
24	12924.010
25	15749.634
26	16585.051
27	14910.514

BLOCK 2

Lot No.	Area Sq. Ft.
1	16747.933
2	15461.198

BLOCK 3

Lot No.	Area Sq. Ft.
1	14026.047
2	13366.635
3	12401.961
4	11828.609
5	12193.183
6	11549.294
7	12280.193
8	16903.379
9	13809.254
10	14177.031
11	8900.509
12	10577.164
13	10763.027
14	11274.241
15	15212.243

BLOCK 4

Lot No.	Area Sq. Ft.
1	15597.159
2	11761.680
3	11089.869
4	12433.558
5	12795.698
6	13023.159
7	12517.763
8	15653.464
9	12727.985
10	10322.202
11	10307.055
12	13469.016
13	13384.768
14	11754.523
15	12493.172
16	11835.050
17	13103.639

BLOCK 5

Lot No.	Area Sq. Ft.
1	16400.024
2	16360.091
3	15486.512
4	13354.724
5	13834.444
6	13925.673
7	14102.939
8	14745.490
9	15044.804
10	14869.047
11	13274.415
12	14339.561
13	15525.882
14	17735.008
15	15373.101
16	15927.426

DEED DESCRIPTION

LAGUNA ADDITION
BLOCKS 1-5 INCLUSIVE

A parcel of land lying in the NE¼, SE¼ (0.38 AC.±) of Section 22, T-19-N, R-6-W, and in the NW¼, SW¼ (18.65 AC.±), NE¼, SW¼ (3.27 AC.±), SE¼, SW¼ (3.0 AC.±), and in the SE¼, SW¼ (6.48 AC.±) of Section 23, T-19-N, R-6-W of Fourth Principal Meridian, Faulkner County, Arkansas, being more particularly described as follows:

Commencing at the common corner to Sections 15, 16, 22 and 23, T-19-N, R-6-W of the Fourth Principal Meridian, Faulkner County, Arkansas, a rock south 8945.510 feet to a point; thence east 1023.989 feet to the point of beginning: thence N 72° 15' 19" E 393.732 feet to a point; thence S 78° 41' 28" E 229.256 feet to a point; thence S 22° 41' 53" E 225.468 feet to a point; thence S 57° 43' 28" E 159.160 feet to a point; thence S 32° 37' 09" E 85.015 feet to a point; thence S 57° 54' 27" E 538.370 feet to a point; thence N 58° 35' 14" E 163.192 feet to a point; thence S 31° 22' 24" E 42.933 feet to a point of curvature; thence southeasterly along a curve to the left 240.000 feet, said curve having a degree of curvature of 27° 14' 52" and a chord of S 44° 59' 50" E 227.164 feet; thence S 31° 43' 47" W 87.583 feet to a point; thence northwesterly along a curve to the right 239.956 feet, said curve having a degree of curvature of 19° 44' 18" and a chord of 237.555 feet; thence N 51° 24' 46" W 7.944 feet to a point; thence S 56° 35' 12" W 53.109 feet to a point; thence S 46° 55' 47" W 66.865 feet to a point; thence S 59° 05' 23" W 165.925 feet to a point; thence S 69° 53' 15" W 144.966 feet to a point; thence S 34° 12' 30" W 73.131 feet to a point; thence S 27° 24' 45" W 135.750 feet to a point; thence S 35° 39' 39" W 10.535 feet to a point; thence S 39° 57' 27" W 133.612 feet to a point; thence S 36° 05' 24" W 75.785 feet to a point; thence S 68° 15' 07" W 77.240 feet to a point; thence S 51° 57' 15" W 100.278 feet to a point; thence S 68° 57' 47" W 61.554 feet to a point; thence S 81° 03' 16" W 112.372 feet to a point; thence S 79° 15' 27" W 132.099 feet to a point; thence S 12° 51' 18" E 66.054 feet to a point; thence S 79° 08' 37" W 172.027 feet to a point; thence N 68° 29' 55" W 177.341 feet to a point; thence S 56° 18' 36" W 36.056 feet to a point; thence N 69° 20' 54" W 221.341 feet to a point; thence N 69° 51' 50" W 273.553 feet to a point; thence N 69° 25' 02" W 112.649 feet to a point; thence S 86° 31' 54" W 165.503 feet to a point; thence N 38° 01' 17" W 36.401 feet to a point; thence N 47° 01' 15" W 141.598 feet to a point; thence N 38° 01' 54" E 105.412 feet to a point; thence N 70° 25' 37" E 95.520 feet to a point; thence N 40° 00' 00" E 90.000 feet to a point; thence S 69° 51' 09" E 195.765 feet to a point; thence N 19° 38' 00" E 74.793 feet to a point; thence N 70° 22' 54" E 439.668 feet to a point; thence N 29° 30' 21" E 324.598 feet to a point; thence N 81° 27' 16" E 285.861 feet to the point of beginning and containing a total of 35.9597 acres more or less.

TOTAL AREAS

Lotted Area	1,126,283.987 Sq. Ft.
Common Properties	130,638.229 Sq. Ft.
Reserved Properties	257,771.492 Sq. Ft.
Total Acreage	1,566,693.718 Sq. Ft.

LEGEND:

- LAND LINES OF SECTIONS
- BOUNDARY OF ADDITION
- UTILITY & DRAINAGE EASEMENT
- PROTECTIVE SCREENING EASEMENT.

APPROVED: Jim G
DATE: 4-15-69

RECORD PLAT

BLOCKS 1-6 INCLUSIVE

LAGUNA ADDITION

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

DATE	
DRAWN: DATE:	SHEET 1 OF 1
CHECKED: DATE:	DWG. NO. R-CV-30-B
JOB NO. ENG-8	SCALE: 1" 100'