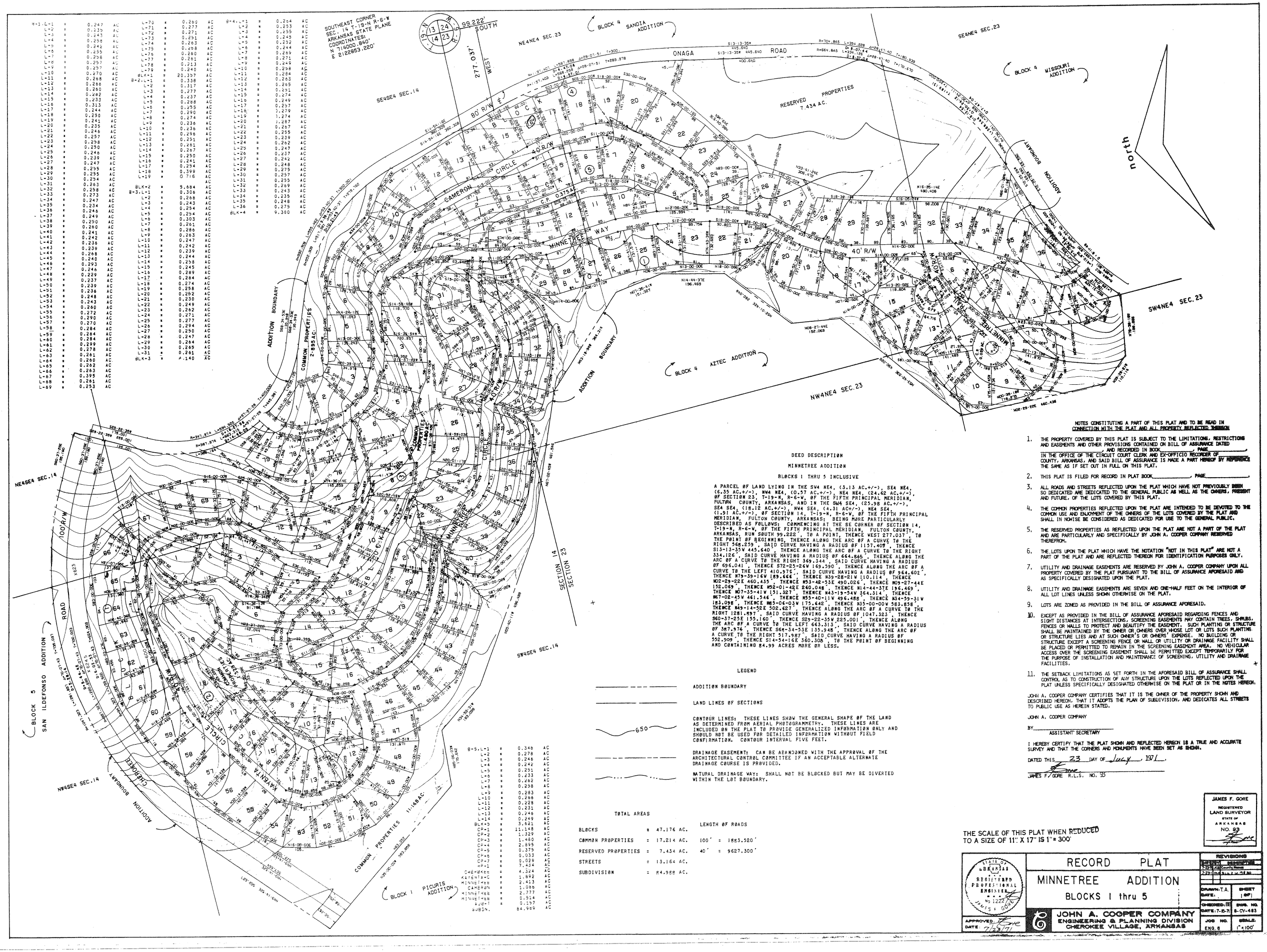

B-1-L-1	=	0.247	AC
L-2	=	0.235	AC
L-3	=	0.243	AC
L-4	=	0.258	AC
L-5	=	0.242	AC
L-6	=	0.255	AC
L-7	=	0.256	AC
L-8	=	0.257	AC
L-9	=	0.257	AC
L-10	=	0.270	AC
L-11	=	0.268	AC
L-12	=	0.266	AC
L-13	=	0.260	AC
L-14	=	0.262	AC
L-15	=	0.233	AC
L-16	=	0.313	AC
L-17	=	0.244	AC
L-18	=	0.285	AC
L-19	=	0.241	AC
L-20	=	0.235	AC
L-21	=	0.246	AC
L-22	=	0.257	AC
L-23	=	0.258	AC
L-24	=	0.290	AC
L-25	=	0.246	AC
L-26	=	0.239	AC
L-27	=	0.247	AC
L-28	=	0.255	AC
L-29	=	0.255	AC
L-30	=	0.254	AC
L-31	=	0.263	AC
L-32	=	0.258	AC
L-33	=	0.273	AC
L-34	=	0.247	AC
L-35	=	0.234	AC
L-36	=	0.246	AC
L-37	=	0.249	AC
L-38	=	0.250	AC
L-39	=	0.260	AC
L-40	=	0.241	AC
L-41	=	0.242	AC
L-42	=	0.236	AC
L-43	=	0.239	AC
L-44	=	0.268	AC
L-45	=	0.240	AC
L-46	=	0.293	AC
L-47	=	0.246	AC
L-48	=	0.229	AC
L-49	=	0.237	AC
L-50	=	0.239	AC
L-51	=	0.236	AC
L-52	=	0.248	AC
L-53	=	0.243	AC
L-54	=	0.260	AC
L-55	=	0.272	AC
L-56	=	0.290	AC
L-57	=	0.270	AC
L-58	=	0.284	AC
L-59	=	0.284	AC
L-60	=	0.284	AC
L-61	=	0.299	AC
L-62	=	0.278	AC
L-63	=	0.261	AC
L-64	=	0.260	AC
L-65	=	0.262	AC
L-66	=	0.263	AC
L-67	=	0.395	AC
L-68	=	0.261	AC
L-69	=	0.253	AC

L-70	=	0.260	AC
L-71	=	0.277	AC
L-72	=	0.271	AC
L-73	=	0.251	AC
L-74	=	0.263	AC
L-75	=	0.258	AC
L-76	=	0.280	AC
L-77	=	0.281	AC
L-78	=	0.213	AC
L-79	=	0.240	AC
BLK-1	=	20.357	AC
B-2-L-1	=	0.338	AC
L-2	=	0.317	AC
L-3	=	0.277	AC
L-4	=	0.237	AC
L-5	=	0.288	AC
L-6	=	0.255	AC
L-7	=	0.290	AC
L-8	=	0.274	AC
L-9	=	0.236	AC
L-10	=	0.236	AC
L-11	=	0.295	AC
L-12	=	0.231	AC
L-13	=	0.261	AC
L-14	=	0.267	AC
L-15	=	0.250	AC
L-16	=	0.241	AC
L-17	=	0.254	AC
L-18	=	0.399	AC
L-19	=	0.716	AC
BLK-2	=	5.684	AC
B-3-L-1	=	0.306	AC
L-2	=	0.268	AC
L-3	=	0.243	AC
L-4	=	0.254	AC
L-5	=	0.254	AC
L-6	=	0.303	AC
L-7	=	0.261	AC
L-8	=	0.286	AC
L-9	=	0.263	AC
L-10	=	0.247	AC
L-11	=	0.242	AC
L-12	=	0.239	AC
L-13	=	0.244	AC
L-14	=	0.258	AC
L-15	=	0.245	AC
L-16	=	0.289	AC
L-17	=	0.284	AC
L-18	=	0.274	AC
L-19	=	0.258	AC
L-20	=	0.262	AC
L-21	=	0.230	AC
L-22	=	0.249	AC
L-23	=	0.262	AC
L-24	=	0.271	AC
L-25	=	0.277	AC
L-26	=	0.294	AC
L-27	=	0.250	AC
L-28	=	0.247	AC
L-29	=	0.284	AC
L-30	=	0.265	AC
L-31	=	0.261	AC
BLK-3	=	8.140	AC

B-4-L-1	=	0.264	AC
L-2	=	0.253	AC
L-3	=	0.255	AC
L-4	=	0.245	AC
L-5	=	0.252	AC
L-6	=	0.244	AC
L-7	=	0.269	AC
L-8	=	0.271	AC
L-9	=	0.249	AC
L-10	=	0.258	AC
L-11	=	0.264	AC
L-12	=	0.263	AC
L-13	=	0.265	AC
L-14	=	0.251	AC
L-15	=	0.274	AC
L-16	=	0.249	AC
L-17	=	0.257	AC
L-18	=	1.279	AC
L-19	=	1.274	AC
L-20	=	1.287	AC
L-21	=	0.267	AC
L-22	=	0.255	AC
L-23	=	0.239	AC
L-24	=	0.262	AC
L-25	=	0.247	AC
L-26	=	0.237	AC
L-27	=	0.242	AC
L-28	=	0.248	AC
L-29	=	0.275	AC
L-30	=	0.257	AC
L-31	=	0.255	AC
L-32	=	0.253	AC
L-33	=	0.243	AC
L-34	=	0.235	AC
L-35	=	0.248	AC
L-36	=	0.275	AC
BLK-4	=	9.380	AC

B-5-L-1	=	0.348	AC
L-2	=	0.278	AC
L-3	=	0.246	AC
L-4	=	0.242	AC
L-5	=	0.251	AC
L-6	=	0.233	AC
L-7	=	0.262	AC
L-8	=	0.258	AC
L-9	=	0.283	AC
L-10	=	0.266	AC
L-11	=	0.228	AC
L-12	=	0.231	AC
L-13	=	0.246	AC
L-14	=	0.249	AC
BLK-5	=	3.521	AC
CP-1	=	11.148	AC
CP-2	=	1.329	AC
CP-3	=	1.480	AC
CP-4	=	2.839	AC
CP-5	=	0.375	AC
CP-6	=	0.033	AC
CP-7	=	0.029	AC
RP-1	=	7.434	AC
CHEROKEE	=	4.324	AC
KAYSINTA	=	1.892	AC
MINNETREE	=	2.413	AC
CAMERON	=	1.085	AC
MINNETREE	=	2.777	AC
MINNETREE	=	0.514	AC
AUG-1	=	0.157	AC
SUBDN.		84.959	AC

DEED DESCRIPTION

MINNETREE ADDITION

BLOCKS 1 THRU 5 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW4 NE4, (3.13 AC.+/-), SE4 NE4, (6.35 AC.+/-), NW4 NE4, (0.57 AC.+/-), NE4 NE4, (24.62 AC.+/-), OF SECTION 23, T-19-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, AND IN THE SW4 SE4, (25.98 AC.+/-), SE4 SE4, (18.12 AC.+/-), NW4 SE4, (4.31 AC+/-), NE4 SE4, (1.91 AC.+/-), OF SECTION 14, 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 OF SECTION 14, T-19-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, RUN SOUTH 99.222', TO A POINT, THENCE WEST 277.037', TO THE POINT OF BEGINNING, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 368.259', SAID CURVE HAVING A RADIUS OF 1157.409', THENCE S13-13-35W 445.640', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 334.126', SAID CURVE HAVING A RADIUS OF 664.845', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 369.344', SAID CURVE HAVING A RADIUS OF 696.041', THENCE S72-25-26W 169.590', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 410.976', SAID CURVE HAVING A RADIUS OF 964.602', THENCE N79-39-16W 189.464', THENCE N39-28-21W 110.114', THENCE N02-29-22E 460.435', THENCE N53-48-53E 490.026', THENCE N09-27-44E 152.069', THENCE N58-01-48E 260.048', THENCE N14-44-37E 196.469', THENCE N07-35-41W 151.327', THENCE N43-19-54W 364.314', THENCE N67-08-45W 461.546', THENCE N55-40-11W 494.488', THENCE N34-59-51W 183.098', THENCE N83-06-03W 175.642', THENCE N33-00-00W 583.858', THENCE N49-14-52E 302.427', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 1281.497', SAID CURVE HAVING A RADIUS OF 1047.323', THENCE S60-37-25E 155.160', THENCE S29-22-35W 225.001', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 663.313', SAID CURVE HAVING A RADIUS OF 367.974', THENCE S64-34-53E 135.948', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 517.987', SAID CURVE HAVING A RADIUS OF 552.909', THENCE S14-54-16E 260.308', TO THE POINT OF BEGINNING AND CONTAINING 84.99 ACRES MORE OR LESS.

LEGEND

ADDITION BOUNDARY

LAND LINES OF SECTIONS

650 — CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.

DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.

NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.

TOTAL AREAS

BLOCKS	=	47.176 AC.
COMMON PROPERTIES	=	17.214 AC.
RESERVED PROPERTIES	=	7.434 AC.
STREETS	=	13.164 AC.
SUBDIVISION	=	84.988 AC.

LENGTH OF ROADS

100'	=	1883.520'
40'	=	9627.300'

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 _____ 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 NOWISE 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 JOHN A. COOPER COMPANY 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 JOHN A. COOPER COMPANY 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.

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 _____
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 23 DAY OF July, 1971.

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

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

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'

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

APPROVED _____
DATE 7/23/71

RECORD PLAT

MINNETREE ADDITION

BLOCKS 1 thru 5

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

REVISIONS		
DATE	REVISION	BY
7-23-71	Add Sheets 2 & 3	J.E.G.

DRAWN-T.A. DATE:	SHEET 1 of 1
CHECKED-EG DATE: 7-15-71	ENGR. NO. 8-CV-483
JOB NO. ENG. 8	SCALE: 1" = 100'