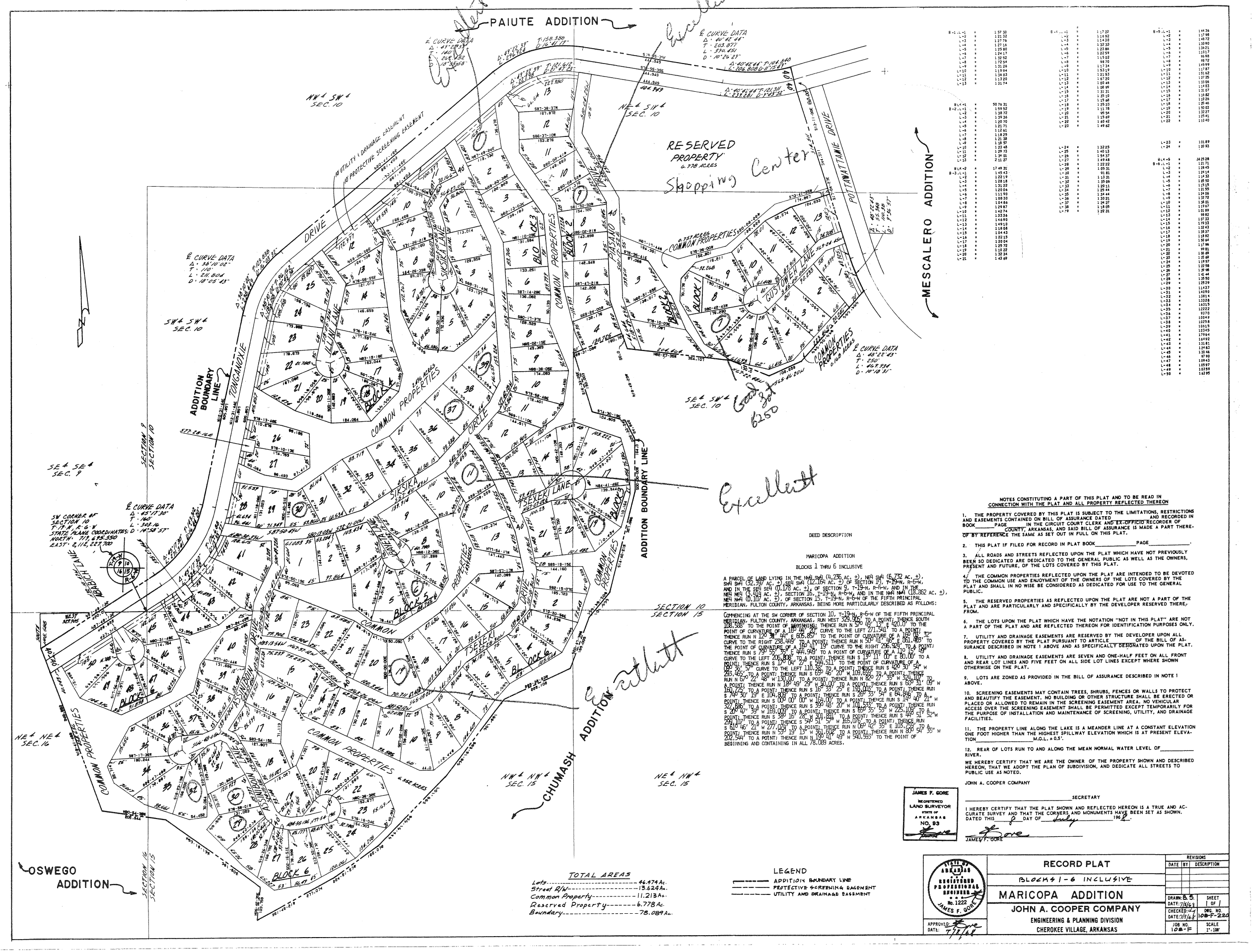

DEED DESCRIPTION

MARICOPA ADDITION

BLOCKS 1 THRU 6 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW¼ SW¼ (4.236 AC. ±), NE¼ SW¼ (6.732 AC. ±), SW¼ SW¼ (32.397 AC. ±), SEN SW¼ (12.154 AC. ±) OF SECTION 10, T-19-N, R-6-W, AND IN THE SEN SEN (0.178 AC. ±), OF SECTION 9, T-19-N, R-6-W, AND IN THE NEN NEN (3.414 AC. ±), SECTION 16, T-19-N, R-6-W, AND IN THE NW¼ NW¼ (18.062 AC. ±), NEN NW¼ (0.107 AC. ±), OF SECTION 15, T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 10, T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, RUN WEST 329.325' TO A POINT; THENCE SOUTH 108.288' TO THE POINT OF BEGINNING; THENCE RUN N 57° 18' 30" E 1220.0' TO THE POINT OF CURVATURE OF A 183.00' CURVE TO THE LEFT 271.54' TO A POINT; THENCE RUN N 20° 34' 00" E 605.85' TO THE POINT OF CURVATURE OF A 182.00' CURVE TO THE RIGHT 238.49' TO A POINT; THENCE RUN N 59° 11' 18" E 861.08' TO THE POINT OF CURVATURE OF A 150.00' CURVE TO THE RIGHT 236.50' TO A POINT; THENCE RUN S 73° 52' 42" E 144.94' TO A POINT OF CURVATURE OF A 110.00' CURVE TO THE LEFT 206.88' TO A POINT; THENCE RUN S 13° 11' 03" E 80.00' TO A POINT; THENCE RUN S 14° 44' 27" E 244.51' TO THE POINT OF CURVATURE OF A 100.00' CURVE TO THE LEFT 110.28' TO A POINT; THENCE RUN S 62° 30' 54" W 255.82' TO A POINT; THENCE RUN S 69° 46' 20" W 100.00' TO A POINT; THENCE RUN N 07° 22' 58" W 130.00' TO A POINT; THENCE RUN N 82° 37' 32" W 270.00' TO A POINT; THENCE RUN N 18° 49' 29" W 94.00' TO A POINT; THENCE RUN S 69° 31' 28" W 160.72' TO A POINT; THENCE RUN S 16° 33' 25" E 159.00' TO A POINT; THENCE RUN S 74° 30' 19" E 104.88' TO A POINT; THENCE RUN S 26° 33' 54" E 84.96' TO A POINT; THENCE RUN S 00° 00' 00" W 60.00' TO A POINT; THENCE RUN S 10° 41' 21" W 322.86' TO A POINT; THENCE RUN S 39° 16' 20" W 140.32' TO A POINT; THENCE RUN S 20° 47' 39" W 189.00' TO A POINT; THENCE RUN S 69° 35' 53" W 225.10' TO A POINT; THENCE RUN S 39° 16' 28" W 241.80' TO A POINT; THENCE RUN S 44° 51' 52" W 274.10' TO A POINT; THENCE S 54° 21' 54" W 165.07' TO A POINT; THENCE RUN S 41° 46' 21" W 277.00' TO A POINT; THENCE RUN N 69° 12' 39" E 105.00' TO A POINT; THENCE RUN N 39° 13' 13" W 204.00' TO A POINT; THENCE RUN N 69° 54' 35" W 202.54' TO A POINT; THENCE RUN N 20° 41' 49" W 540.93' TO THE POINT OF BEGINNING AND CONTAINING IN ALL 78.089 ACRES.

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 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.

11. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST SPILLWAY ELEVATION WHICH IS AT PRESENT ELEVATION _____ M.G.L. ± 0.5'.

12. REAR OF LOTS RUN TO AND ALONG THE MEAN NORMAL WATER LEVEL OF _____ RIVER.

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 8 DAY OF July 196 8

JAMES F. GORE

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

TOTAL AREAS

Lots	46.474 Ac.
Street R/W	13.624 Ac.
Common Property	11.213 Ac.
Reserved Property	6.778 Ac.
Boundary	78.089 Ac.

LEGEND

- ADDITION BOUNDARY LINE
- PROTECTIVE SCREENING EASEMENT
- UTILITY AND DRAINAGE EASEMENT

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

APPROVED: [signature]
DATE: 7/18/68

RECORD PLAT

BLOCKS 1-6 INCLUSIVE

MARICOPA ADDITION

JOHN A. COOPER COMPANY

ENGINEERING & PLANNING DIVISION

CHEROKEE VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: B.S. DATE: 7/16/68	SHEET 1 OF 1
CHECKED: DATE: 7/16/68	DWG. NO. 108-F-220
JOB NO. 108-F	SCALE 1"=100'