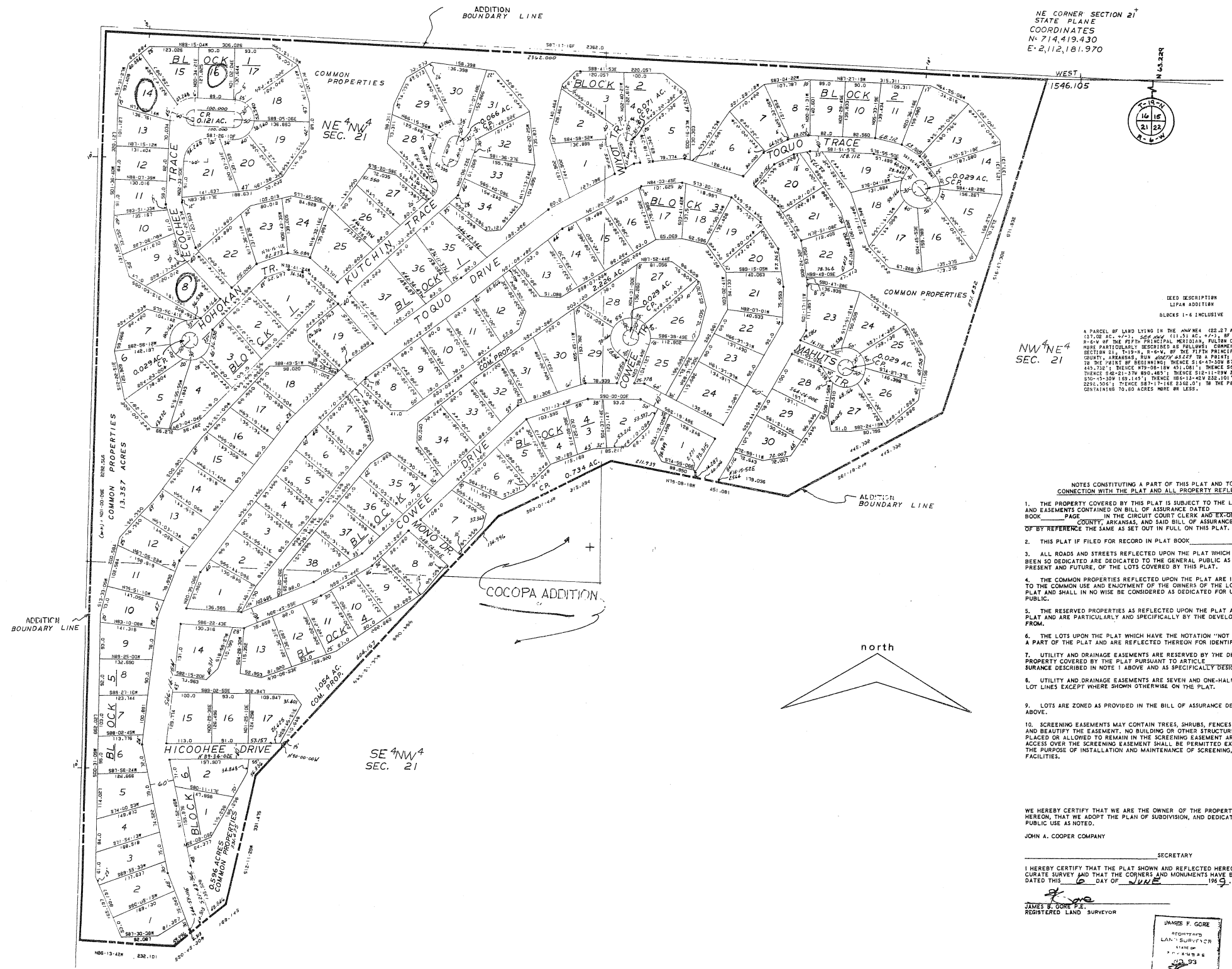
LOT AREAS

		SQ.FT.
B-1,L-1	=	13514
L-2	=	12739
L-3	=	14853
L-4	=	14853
L-5	=	14270
L-6	=	12988
L-7	=	11187
L-8	=	12777
L-9	=	12124
L-10	=	11456
L-11	=	12828
L-12	=	12848
L-13	=	11303
L-14	=	14082
L-15	=	14143
L-16	=	11947
L-17	=	11893
L-18	=	14203
L-19	=	14203
L-20	=	15335
L-21	=	13749
L-22	=	13402
L-23	=	12946
L-24	=	12946
L-25	=	13402
L-26	=	13931
L-27	=	12785
L-28	=	12150
L-29	=	13985
L-30	=	14680
L-31	=	13868
L-32	=	12957
L-33	=	12893
L-34	=	12845
L-35	=	14980
L-36	=	13846
L-37	=	18322
BLK-1	=	493895
B-2,L-1	=	15284
L-2	=	12883
L-3	=	14987
L-4	=	14987
L-5	=	14984
L-6	=	14933
L-7	=	12174
L-8	=	11982
L-9	=	12034
L-10	=	13214
L-11	=	14695
L-12	=	15159
L-13	=	15241
L-14	=	15241
L-15	=	15241
L-16	=	19525
L-17	=	13928
L-18	=	13749
L-19	=	13493
L-20	=	13345
L-21	=	13235
L-22	=	13235
L-23	=	13235
L-24	=	13235
L-25	=	13492
L-26	=	13522
L-27	=	13377
L-28	=	13620
L-29	=	16884
L-30	=	16893
BLK-2	=	498378
B-3,L-1	=	14135
L-2	=	11498
L-3	=	11425
L-4	=	10927
L-5	=	11184
L-6	=	11126
L-7	=	11988
L-8	=	11067
L-9	=	10792
L-10	=	10210
L-11	=	10662
L-12	=	12618
L-13	=	12302
L-14	=	11612
L-15	=	11669
L-16	=	10967
L-17	=	14932
L-18	=	14977
L-19	=	15990
L-20	=	16805
L-21	=	14613
L-22	=	12189
L-23	=	11579
L-24	=	15992
L-25	=	12343
L-26	=	14984
L-27	=	15331
L-28	=	15370
L-29	=	16875
L-30	=	15197
L-31	=	15197
L-32	=	11990
L-33	=	12740
L-34	=	14739
L-35	=	14192
L-36	=	11704
L-37	=	11970
L-38	=	11604
BLK-3	=	470800
B-4,L-1	=	12662
L-2	=	12405
L-3	=	10660
L-4	=	11046
L-5	=	10972
L-6	=	11324
L-7	=	11324
L-8	=	13378
L-9	=	13168
L-10	=	10886
L-11	=	11993
L-12	=	12176
L-13	=	13630
L-14	=	15151
L-15	=	15807
L-16	=	11534
L-17	=	13213
BLK-4	=	499313
B-5,L-1	=	12660
L-2	=	14319
L-3	=	13682
L-4	=	12278
L-5	=	11331
L-6	=	11137
L-7	=	12093
L-8	=	11633
L-9	=	11681
L-10	=	12002
L-11	=	13805
L-12	=	13805
L-13	=	12234
L-14	=	12818
L-15	=	12914
L-16	=	11444
L-17	=	11472
L-18	=	13797
L-19	=	14657
BLK-5	=	241324
B-6,L-1	=	12990
L-2	=	14415
BLK-6	=	27800



TOTAL AREAS

Lots	=	1,832,482 SQ.FT.
Street R/W	=	632,496 " "
Common Property	=	298,916 " "
Reserved Property	=	0 " "
Boundary	=	3,083,894 " "

LEGEND

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

DEED DESCRIPTION
LIPAN ADDITION
BLOCKS 1-6 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW¼NE¼ (22.23 AC. +/-), NE¼NW¼ (37.08 AC. +/-), SE¼NW¼ (11.51 AC. +/-), SW¼NE¼ (1 AC. +/-) OF SECTION 21, T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER SECTION 21, T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS; RUN N63°57'E (N 63.229 TO A POINT); THENCE WEST 1546.105 TO THE POINT OF BEGINNING; THENCE S16-47-30W 831.835'; THENCE S61-18-27W 145.728'; THENCE N79-08-18W 451.081'; THENCE S62-01-42W 315.294'; THENCE S42-21-37W 890.465'; THENCE S12-11-03W 231.475'; THENCE S50-45-30W 169.145'; THENCE N86-13-42W 232.101'; THENCE N01-00-09E 229.306'; THENCE S87-17-16E 2362.0' TO THE POINT OF BEGINNING AND CONTAINING 70.80 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 6 DAY OF JUNE 1969.

JAMES F. GORE
REGISTERED LAND SURVEYOR

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
93

REGISTERED PROFESSIONAL ENGINEER

APPROVED: Gore
DATE: 7/8/69

RECORD PLAT
BLOCKS 1 - 6 INCLUSIVE

LIPAN ADDITION

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: LT
DATE: 6-6-69
SHEET: 1 of 1
CHECKED: JG
DATE: 6-6-69
JOB NO. ENG-8
SCALE: 1"=100'
DWG. NO. B-CV-03-22