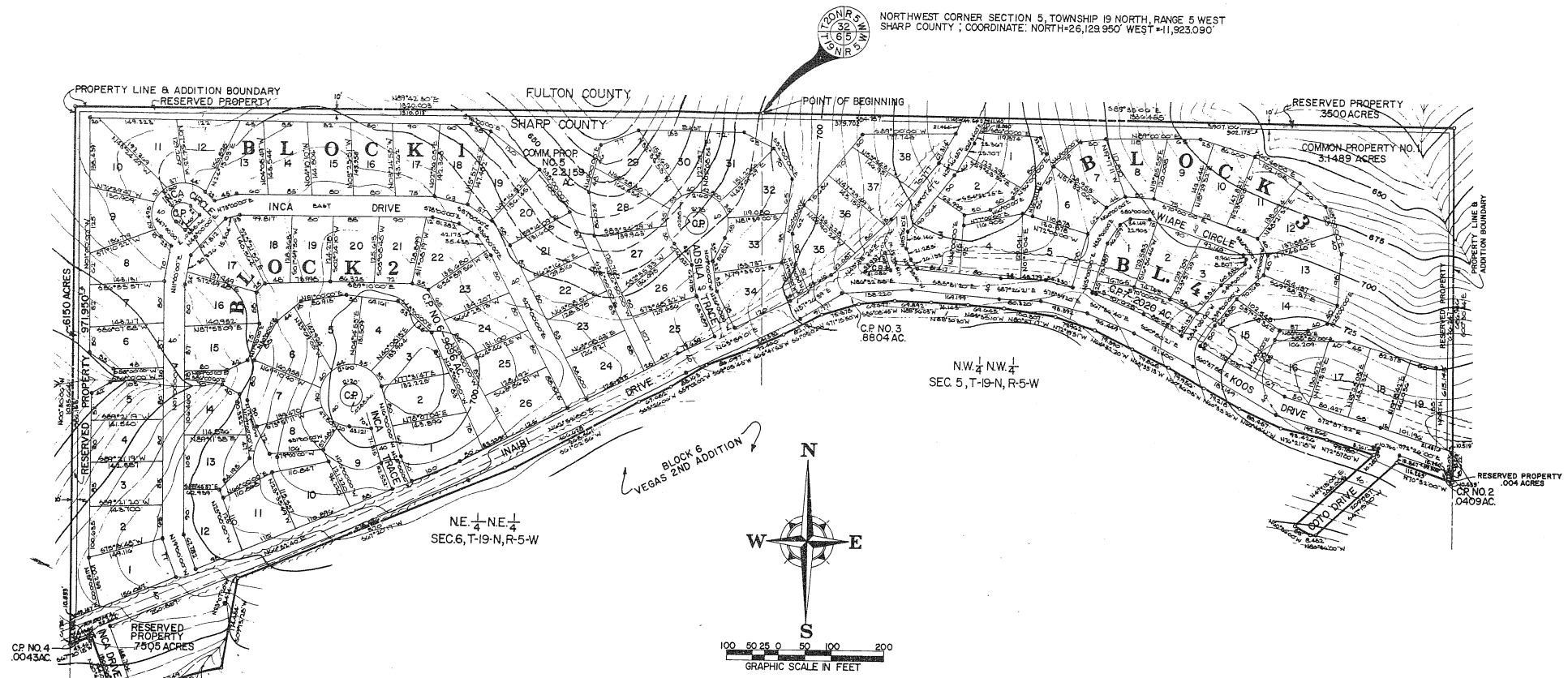

LEGEND

ADDITION BOUNDARY
LAND LINES OF SECTIONS
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.

TOTAL AREAS

LOTS	22.6571 ACRES
STREET RIGHT-OF-WAY	6.4344 ACRES
COMMON PROPERTY IN STREETS	0.1138 ACRES
COMMON PROPERTY	7.458 ACRES
RESERVED PROPERTY	1.7209 ACRES
ADDITION BOUNDARY	38.3842 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY . . . . . 7011 FEET

LOT NO.	AREA SQ.FT.
BLOCK 1	
1	13465.6
2	11943.4
3	12166.9
4	13564.8
5	10349.4
6	11382.1
7	11586.1
8	12246.7
9	11104.4
10	13848.3
11	12602.7
12	11052.8
13	12440.5
14	12303.1
15	11665.5
16	11465.3
17	11765.0
18	11864.5
19	12152.6
20	10413.7
21	10897.4
22	10455.0
23	10594.4
24	11139.1
25	12095.2
26	10469.4
27	10980.5
28	12568.5
29	12526.6
30	10902.1
31	12055.3
32	11361.3
33	12296.8
34	12662.7
35	10721.2
36	10930.6
37	11429.0
38	12537.5
BLOCK 2	
1	14039.8
2	11117.5
3	10287.9
4	10538.5
5	12102.6
6	11800.8
7	11713.0
8	10408.2
9	12882.6
10	11495.3
11	12449.4
12	11897.7
13	11020.8
14	10716.6
15	10852.8
16	11156.4
17	11681.4
18	10502.6
19	10019.2
20	10880.8
21	10209.5
22	11919.5
23	10605.6
24	10853.0
25	10490.4
26	11359.2
BLOCK 3	
1	9964.3
2	10202.8
3	12703.5
4	12965.7
5	13229.0
6	10209.5
7	10340.1
8	9680.7
9	10201.0
10	12472.5
11	11760.5
12	11523.9
13	12775.8
14	11973.7
15	12908.5
16	12129.6
17	11427.8
18	11728.1
19	11119.8
BLOCK 4	
1	9586.4
2	10620.0
3	10605.9

DEED DESCRIPTION
"INCA ADDITION"
BLOCKS 1 THRU 4

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (14.7010 ACRES) OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (23.6832 ACRES) OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN SHARP COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (COORDINATE NORTH=26,129.950' WEST=11,923.090') OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 5 WEST; THENCE S89°35'06"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, 1336.455 FEET; THENCE S00°30'44"E, ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION, 686.946 FEET; THENCE N70°32'00"W 116.269 FEET; THENCE S47°13'00"W, 209.987 FEET; THENCE N80°36'00"W, 8.452 FEET; THENCE N60°36'00"W, 35.000 FEET; THENCE N47°13'00"E, 205.005 FEET; THENCE N72°57'00"W, 95.780 FEET; THENCE N76°21'18"W, 93.426 FEET; THENCE N66°40'41"W, 88.457 FEET; THENCE N60°35'26"W, 79.218 FEET; THENCE N60°36'03"W, 79.956 FEET; THENCE N63°33'13"W, 79.868 FEET; THENCE N64°32'20"W, 79.390 FEET; THENCE N72°19'51"W, 79.962 FEET; THENCE N80°57'17"W, 100.307 FEET; THENCE N83°35'10"W, 69.645 FEET; THENCE N88°30'30"W, 74.145 FEET; THENCE N88°56'03"W, 69.892 FEET; THENCE S86°08'45"W, 69.477 FEET; THENCE S71°15'50"W, 73.378 FEET; THENCE S61°03'02"W, 82.121 FEET; THENCE S65°41'55"W, 72.460 FEET, THENCE S69°05'45"W, 86.097 FEET; THENCE S59°02'02"W, 83.163 FEET; THENCE S63°26'06"W, 67.082 FEET; THENCE S61°02'56"W, 268.561 FEET; THENCE S67°20'17"W, 57.000 FEET; THENCE S09°13'28"W, 174.434 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 642.470 FEET, AN ARC DISTANCE OF 214.720 FEET; THENCE N20°48'15"W, 144.011 FEET; THENCE S67°20'18"W, 43.463 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 5 WEST; THENCE N00°30'06"W, ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION, 1035.664 FEET; THENCE N89°42'30"E, ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION, 1320.003 FEET TO THE POINT OF BEGINNING; CONTAINING 38.3842 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 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 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 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 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 16 DAY OF FEBRUARY, 1972.

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 F. GORE

APPROVED: _____
DATE: 2/16/72

RECORD PLAT

INCA ADDITION
BLOCKS 1 THRU 4

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

REVISIONS		
DATE	BY	DESCRIPTION
10-25-71	J.F.G.	Street Name Chg. Reduced Scale

DRAWN: MGM DATE:	SHEET 1 OF 1
CHECKED: JFG DATE: 10-9-71	DWG. NO. 8-CV-539
JOB NO. ENG. 8	SCALE: 1"=100'