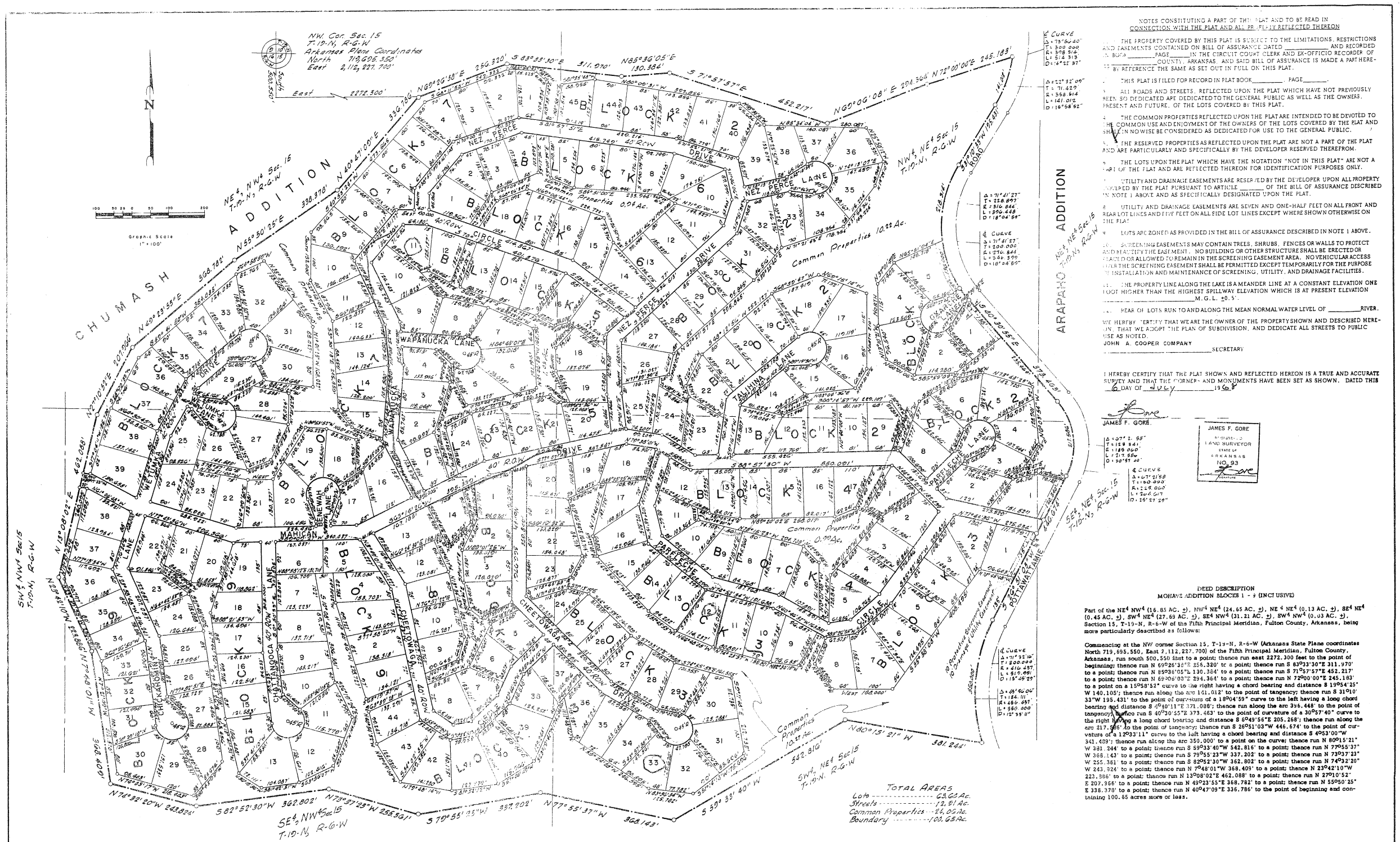

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PLATS REFLECTED THEREON

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 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 ACROSS 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 6 DAY OF July, 19 66

JAMES F. GORE

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

DEED DESCRIPTION
MOHAVE ADDITION BLOCKS 1 - 9 (INCLUSIVE)

Part of the NE¼ NW¼ (16.85 AC. ±), NW¼ NE¼ (24.65 AC. ±), NE¼ NE¼ (0.13 AC. ±), SE¼ NE¼ (0.45 AC. ±), SW¼ NE¼ (27.69 AC. ±), SE¼ NW¼ (31.21 AC. ±), SW¼ NW¼ (0.03 AC. ±), 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 NW corner Section 15, T-19-N, R-6-W (Arkansas State Plane coordinates North 719,695.550, East 2,112,227.700) of the Fifth Principal Meridian, Fulton County, Arkansas, run south 500.550 feet to a point; thence run east 2272.300 feet to the point of beginning; thence run N 69°26'32"E 856.320' to a point; thence run S 83°33'30"E 311.970' to a point; thence run N 85°36'05"E, 130.384' to a point; thence run S 71°57'57"E 452.217' to a point; thence run N 69°06'03"E 294.364' to a point; thence run N 72°00'00"E 245.183' to a point on a 15°58'52" curve to the right having a chord bearing and distance S 19°54'25" W 140.105'; thence run along the arc 141.012' to the point of tangency; thence run S 31°10' 33"W 195.431' to the point of curvature of a 18°04'59" curve to the left having a long chord bearing and distance S 4°40'11"E 371.088'; thence run along the arc 396.448' to the point of tangency; thence run S 40°30'55"E 373.463' to the point of curvature of a 30°57'40" curve to the right having a long chord bearing and distance S 6°49'56"E 205.268'; thence run along the arc 217.505' to the point of tangency; thence run S 26°51'03"W 446.674' to the point of curvature of a 12°03'11" curve to the left having a chord bearing and distance S 40°53'00"W 341.409'; thence run along the arc 350.000' to a point on the curve; thence run N 80°15'21" W 381.244' to a point; thence run S 59°33'40"W 542.816' to a point; thence run N 77°55'37" W 368.143' to a point; thence run S 79°55'23"W 337.202' to a point; thence run N 73°37'23" W 255.361' to a point; thence run S 82°52'30"W 362.802' to a point; thence run N 74°32'20" W 243.924' to a point; thence run N 79°48'01"W 368.409' to a point; thence N 23°42'10"W 223.866' to a point; thence run N 13°08'02"E 462.088' to a point; thence run N 27°10'52" E 207.966' to a point; thence run N 49°23'55"E 368.782' to a point; thence run N 55°50'25" E 338.370' to a point; thence run N 40°47'09"E 336.786' to the point of beginning and containing 100.85 acres more or less.

LEGEND

- ADDITION BOUNDARY
- LAND LINES
- UTILITY & DRAINAGE EASEMENT
- PROTECTIVE SCREENING EASEMENT

LOT AREAS BLOCK 1

Lot No.	Area (Square Feet)
1	12,549.90
2	12,939.07
3	14,837.62
4	15,407.73
5	15,475.77

LOT AREAS BLOCK 2

Lot No.	Area (Square Feet)
1	15,677.48
2	14,640.95
3	9,730.68
4	12,469.84
5	13,767.16
6	12,931.18
7	12,010.05
8	11,102.45
9	11,347.45
10	10,837.10
11	10,743.56
12	10,640.56

BLOCK 2 - CONTINUED

Lot No.	Area (Square Feet)
13	12,614.60
14	9,833.57
15	10,444.25
16	12,545.68
17	13,920.34
18	17,809.02
19	11,107.79
20	10,828.07
21	10,704.14
22	11,473.14
23	13,145.57
24	10,123.35
25	12,129.19
26	11,666.98
27	10,262.87
28	10,333.55
29	10,737.06
30	11,133.30
31	10,664.92
32	11,326.39
33	10,694.63
34	10,815.47
35	12,291.12

BLOCK 2 - CONTINUED

Lot No.	Area (Square Feet)
36	13,683.35
37	9,715.13
38	11,422.44
39	11,941.70
40	10,342.72
41	11,127.18
42	11,014.33
43	10,672.51
44	11,354.49
45	10,174.12

LOT AREAS BLOCK 3

Lot No.	Area (Square Feet)
1	13,660.56
2	12,654.32
3	10,393.27
4	11,877.63
5	12,008.09
6	15,118.74
7	17,771.58

BLOCK 3 - CONTINUED

Lot No.	Area (Square Feet)
8	12,955.61
9	10,208.68
10	11,671.42
11	11,813.22
12	12,249.61
13	12,312.73
14	11,277.80
15	10,703.54
16	11,430.91
17	10,040.49
18	12,477.76
19	8,298.54
20	13,283.14
21	10,005.42
22	11,649.06
23	10,467.38
24	7,244.33
25	10,325.89
26	10,287.27
27	11,617.01
28	10,690.[illegible]
29	11,327.37
30	12,552.87

BLOCK 3 - CONTINUED

Lot No.	Area (Square Feet)
31	14,514.28
32	12,228.50
33	13,535.23
34	11,670.20
35	12,[illegible].71
36	10,459.15
37	11,505.62
38	10,182.14
39	12,565.53
40	13,812.26
41	14,256.00
42	13,437.32
43	12,755.19
44	11,430.52

LOT AREAS BLOCK 4

Lot No.	Area (Square Feet)
1	4,828.33
2	12,291.32
3	12,320.35

BLOCK 4 - CONTINUED

Lot No.	Area (Square Feet)
4	10,759.24
5	10,555.34
6	11,105.42
7	12,141.85
8	11,772.78
9	11,033.43
10	8,395.72
11	10,471.35
12	12,469.12
13	11,186.41
14	12,172.46
15	12,221.46
16	11,945.37
17	10,585.70

LOT AREAS BLOCK 5

Lot No.	Area (Square Feet)
1	11,898.54
2	9,333.29
3	10,151.37

BLOCK 5 - CONTINUED

Lot No.	Area (Square Feet)
4	11,395.06
5	10,555.34
6	16,334.73
7	12,437.24
8	10,657.48
9	12,222.72
10	13,035.01
11	11,025.53
12	10,506.73
13	11,474.44
14	11,565.34
15	9,742.25
16	11,922.84
17	11,173.78
18	11,993.45
19	10,790.61
20	11,183.66
21	10,574.28
22	10,797.52
23	10,591.81
24	10,209.75

LOT AREAS BLOCK 6

Lot No.	Area (Square Feet)
1	12,132.81
2	9,303.06
3	10,466.80
4	9,188.11
5	9,219.07
6	10,575.36
7	10,690.34
8	9,904.01
9	11,173.96
10	12,161.37
11	10,421.20
12	10,816.78
13	10,567.66
14	12,817.81
15	11,611.74
16	11,865.01
17	11,558.45
18	10,611.47

LOT AREAS BLOCK 7

Lot No.	Area (Square Feet)
1	9,303.38
2	11,983.05
3	10,241.15
4	11,630.67
5	10,209.36
6	10,582.37
7	12,273.45
8	10,812.61
9	12,158.75
10	12,163.88
11	10,726.72
12	10,754.67
13	11,674.75
14	11,184.23
15	9,152.42
16	13,198.79
17	11,413.27
18	10,828.16
19	11,623.00
20	13,719.48
21	10,342.58
22	10,847.95
23	8,882.45

BLOCK 7 - CONTINUED

Lot No.	Area (Square Feet)
24	10,652.16
25	12,372.94
26	9,174.55
27	14,362.98
28	12,539.81
29	13,501.12
30	12,373.50
31	13,695.30
32	18,011.50
33	12,132.74
34	10,606.42
35	10,831.73
36	12,471.57
37	13,276.33
38	12,608.80
39	13,418.43

LOT AREAS BLOCK 8

Lot No.	Area (Square Feet)
1	11,958.01
2	9,567.61
3	11,613.33
4	9,523.50
5	11,046.33
6	10,240.59
7	9,578.72
8	11,192.01
9	10,154.86
10	10,556.31
11	9,781.89
12	10,903.09
13	14,847.74
14	10,585.24

LOT AREAS BLOCK 9

Lot No.	Area (Square Feet)
1	11,415.22
2	11,613.64
3	12,669.15

BLOCK 9 - CONTINUED

Lot No.	Area (Square Feet)
4	11,424.59
5	11,422.66
6	11,374.[illegible]
7	11,706.13
8	11,645.56
9	11,442.02
10	10,143.77
11	12,891.85
12	14,290.09
13	15,776.12
14	12,288.23
15	10,133.64
16	11,339.16
17	10,352.68
18	11,092.09
19	13,028.29
20	10,335.23
21	10,341.85
22	14,405.48
23	10,284.27
24	11,226.16
25	10,514.26
26	9,720.23

BLOCK 9 - CONTINUED

Lot No.	Area (Square Feet)
27	9,843.46
28	12,384.61
29	13,140.44
30	14,124.17
31	10,687.62
32	9,845.50
33	8,935.54
34	10,084.87
35	10,274.35
36	12,371.63
37	10,136.12
38	13,083.42

APPROVED: [illegible]
DATE: 7-6-66

RECORD PLAT

BLOCKS 1-9 INCLUSIVE

MOHAVE ADDITION

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN BY	SHEET - OF -
DATE 6/28/66	
CHECKED BY	DWG. NO.
DATE 7-7	JOB - P-121
JOB NO. 108	SCALE: 1"=100'