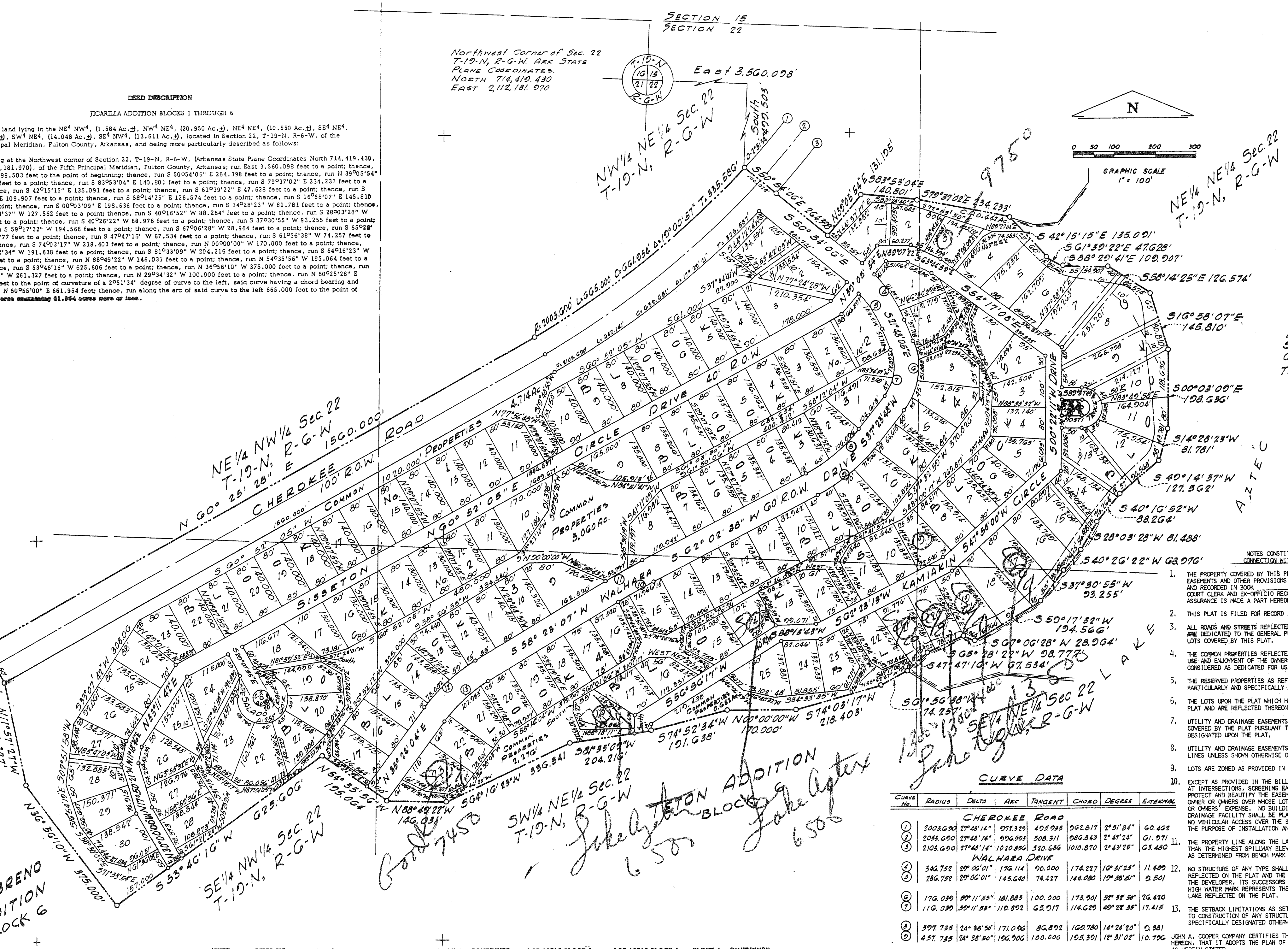

DEED DESCRIPTION

JICARILLA ADDITION BLOCKS 1 THROUGH 6

A parcel of land lying in the NE^4 NW^4, (1.584 Ac.±), NW^4 NE^4, (20.950 Ac.±), NE^4 NE^4, (10.550 Ac.±), SE^4 NE^4, (1.221 Ac.±), SW^4 NE^4, (14.048 Ac.±), SE^4 NW^4, (13.611 Ac.±), located in Section 22, T-19-N, R-6-W, of the Fifth Principal Meridian, Fulton County, Arkansas, and being more particularly described as follows:

Commencing at the Northwest corner of Section 22, T-19-N, R-6-W, (Arkansas State Plane Coordinates North 714,419.430, East 2,112,181.970), of the Fifth Principal Meridian, Fulton County, Arkansas; run East 3,560.098 feet to a point; thence, run South 499.503 feet to the point of beginning; thence, run S 50°54'06" E 264.398 feet to a point; thence, run N 39°05'54" E 131.195 feet to a point; thence, run S 83°53'04" E 140.801 feet to a point; thence, run S 79°37'02" E 234.233 feet to a point; thence, run S 42°15'15" E 135.091 feet to a point; thence, run S 61°39'22" E 47.628 feet to a point; thence, run S 88°29'41" E 109.907 feet to a point; thence, run S 58°14'25" E 126.574 feet to a point; thence, run S 16°58'07" E 145.810 feet to a point; thence, run S 00°03'09" E 198.636 feet to a point; thence, run S 14°28'23" W 81.781 feet to a point; thence, run S 49°14'37" W 127.562 feet to a point; thence, run S 40°16'52" W 88.264' feet to a point; thence, run S 28°03'28" W 81.488 feet to a point; thence, run S 40°26'22" W 68.976 feet to a point; thence, run S 37°30'55" W 93.255 feet to a point; thence, run S 59°17'32" W 194.566 feet to a point; thence, run S 67°06'28" W 28.964 feet to a point; thence, run S 65°28'22" W 98.777 feet to a point; thence, run S 47°47'16" W 67.534 feet to a point; thence, run S 61°56'38" W 74.257 feet to a point; thence, run S 74°03'17" W 218.403 feet to a point; thence, run N 00°00'00" W 170.000 feet to a point; thence, run S 74°52'34" W 191.638 feet to a point; thence, run S 81°33'09" W 204.216 feet to a point; thence, run S 64°16'23" W 336.341 feet to a point; thence, run N 88°49'22" W 146.031 feet to a point; thence, run N 54°35'56" W 195.064 feet to a point; thence, run S 53°46'16" W 625.606 feet to a point; thence, run N 36°56'10" W 375.000 feet to a point; thence, run N 11°57'27" W 261.327 feet to a point; thence, run N 29°34'32" W 100.000 feet to a point; thence, run N 60°25'28" E 1560.000 feet to the point of curvature of a 2°51'34" degree of curve to the left, said curve having a chord bearing and distance of N 50°55'00" E 661.954 feet; thence, run along the arc of said curve to the left 665.000 feet to the point of beginning; area containing 61.964 acres more or less.

CURVE DATA

Curve No.	Radius	Delta	Arc	Tangent	Chord	Degree	External
	CHEROKEE ROAD						
1	2003.690	27°48'14"	972.329	495.935	962.817	2°51'34"	60.462
2	2053.690	27°48'14"	996.593	508.311	986.843	2°47'24"	61.971
3	2103.690	27°48'14"	1020.856	520.686	1010.870	2°43'25"	63.480
	WALHARA DRIVE						
4	346.752	29°06'01"	176.114	90.000	174.227	16°31'25"	11.489
5	286.752	29°06'01"	145.640	74.427	144.080	19°58'51"	9.501
6	176.039	59°11'53"	181.885	100.000	173.901	32°32'50"	26.420
7	116.039	59°11'53"	119.892	65.917	114.629	49°22'35"	17.415
8	397.735	24°38'50"	171.096	86.892	169.780	14°24'20"	9.381
9	457.735	24°38'50"	196.906	100.000	195.391	12°31'02"	10.776
10	1565.521	3°39'31"	99.966	50.000	99.949	3°39'35"	0.798
11	1625.521	3°39'31"	103.797	51.916	103.780	3°31'29"	0.829
12	428.898	22°59'03"	172.052	87.199	170.901	13°21'23"	8.774
13	368.898	22°59'03"	147.983	75.000	146.993	15°31'54"	7.547

LEGEND

—··—— PROJECT BOUNDARY
—— —— LAND LINES SECTIONS
—·—·— UTILITY & DRAINAGE EASEMENT

LOT AREAS BLOCK 1

Lot No.	Area (Square Feet)
1	11,966.347
2	18,158.549
3	13,929.939
4	12,600.000
5	11,200.000
6	11,200.000
7	11,200.000
8	11,200.000
9	11,200.000
10	11,899.951
11	11,899.951
12	12,600.000
13	11,200.000
14	11,200.000
15	11,200.000
16	11,200.000
17	11,200.000
18	11,200.000
19	11,200.000
20	11,200.000
21	11,200.000
22	11,200.000
23	11,591.022
24	10,564.121
25	10,690.456
26	11,131.704
27	11,420.988
28	11,962.277
29	12,775.986
30	12,933.863
Total	354,125.154

LOT AREAS BLOCK 2

Lot No.	Area (Square Feet)
1	15,262.262
2	10,938.080
3	10,916.843
4	10,895.539
5	10,874.370
6	10,853.066
7	10,831.905
8	10,810.630
9	14,435.628
10	13,391.417
11	10,399.999
12	10,399.999
13	10,400.008
14	10,399.968
15	10,399.972
16	10,400.076
17	11,004.625
18	13,518.319
19	10,788.139
20	10,279.131
21	10,952.130
22	14,818.840
23	13,748.988
24	15,771.531
25	10,695.448
26	11,758.405
27	11,008.236
28	10,651.741
Total	326,605.295

LOT AREAS BLOCK 3

Lot No.	Area (Square Feet)
1	11,528.937
2	10,062.961
3	10,963.191
4	10,838.709
5	10,815.453
6	10,792.087
7	10,768.780
8	15,211.288
9	14,682.104
10	14,682.104
11	11,230.988
12	11,241.417
13	11,749.772
14	11,123.633
15	11,676.194
16	11,093.753
17	10,724.160
Total	195,727.225

LOT AREAS BLOCK 4

Lot No.	Area (Square Feet)
1	12,673.382
2	11,553.534
3	11,308.860
4	11,706.119
5	10,373.443
6	10,483.793
7	11,839.672
8	12,139.670
9	10,546.776
10	10,625.672
11	10,339.235
12	10,342.720
13	10,440.118
14	10,504.187
15	11,062.959
16	9,968.332
17	10,154.834
18	10,848.072
19	10,865.031
20	10,867.760
21	11,100.032
22	10,512.319
23	12,178.459
Total	252,434.979

LOT AREAS BLOCK 5

Lot No.	Area (Square Feet)
1	9,832.401
2	10,748.624
3	10,403.382
4	10,731.514
5	11,671.289
6	11,157.736
7	11,178.724
8	11,537.209
9	10,694.013
10	10,761.088
11	10,028.039
12	9,327.453
13	11,601.974
14	9,518.281
15	10,700.991
16	9,283.615
17	10,131.677
18	10,988.566
Total	190,296.576

LOT AREAS BLOCK 6

Lot No.	Area (Square Feet)
1	11,990.715
2	10,610.344
3	11,432.163
4	13,088.143
5	13,488.814
6	14,190.978
7	17,852.038
8	23,378.284
9	21,988.744
10	14,201.320
11	13,822.780
12	14,415.497
13	15,471.903
14	12,597.440
15	13,865.218
16	15,295.637
17	16,334.593
18	15,271.805
19	14,515.574
20	12,066.130
21	12,726.262
22	10,683.371
23	11,275.501
24	10,990.380
25	12,715.429
Total	354,269.063

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 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 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 585 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK 3/3, U.S.E.D. 1A, 1941.
12. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED ON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT THE CONSENT IN WRITING OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED ON THE PLAT.
13. 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 10 DAY OF April 1970.

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

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JAMES F. GORE

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'.

APPROVED: Gore
DATE: 4/10/70

RECORD PLAT
BLOCKS 1 THRU 6
JICARILLA ADDITION

JOHN A. COOPER DEV. CO., INC.
ENGINEERING & PLANNING DIVISION
CHEROKEE VILLAGE, ARKANSAS

REVISIONS	
DATE BY	DESCRIPTION

DRAWN: DATE: | SHEET 1 OF 1
CHECKED: DATE: 4-9-70 | DWG. NO. 8-CV-225
JOB NO. ENG. 8 | SCALE: 1"=100'