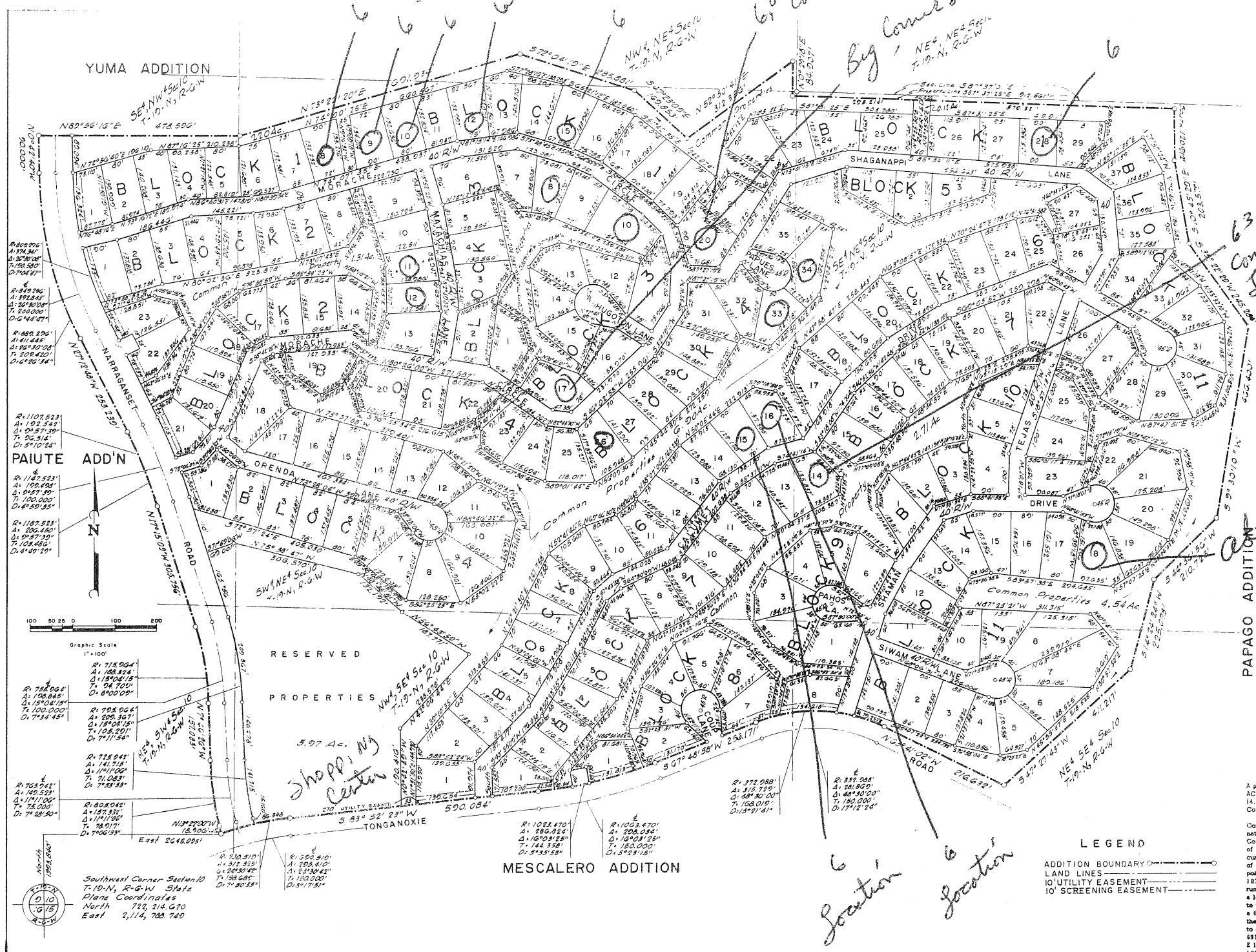

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

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 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 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 4 DAY OF July, 19 6X.

JAMES F. GORE

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

TOTAL AREAS

Lots	54.87 Ac
Streets	15.17 Ac
Reserved Property	6.99 Ac
Common Property	8.02 Ac
Total	92.75 Ac

DEED DESCRIPTION - MODOC ADDITION
BLOCKS 1 - 11 (INCLUSIVE)

A parcel of land lying in the NW¼ NE¼ (0.38 AC. ±); SE¼ NW¼ (8.69 AC. ±); SW¼ NE¼ (36.55 AC. ±); SE¼ NE¼ (28.77 AC. ±); NE¼ SW¼ (0.81 AC. ±); NW¼ SE¼ (12.88 AC. ±); NE¼ SE¼ (4.97 AC. ±), all in Section 10, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas; more particularly described as follows:

Commencing at the SW Corner Section 10, T-19-N, R-6-W (Arkansas State Plane Coordinates of North 722,214.620, East 2,114,788.749) of the Fifth Principal Meridian, Fulton County, Arkansas; run north 1993.840' to a point; thence run east 2645.093' to the point of beginning; thence run N 13°22'00"W 18.906' to the point of curvature of a 7°06'33" curve to the right having a long chord of N 7°46'25"W 157.083'; thence run along the arc of said curve 157.332' to the point of tangency; thence run N 2°10'54"W 140.228' to the point of curvature of an 8°00'09" curve to the left having a long chord of N 9°43'00"W 187.723'; thence run along the arc of said curve 188.324' to the point of tangency; thence run N 17°15'09"W 305.758' to the point of curvature of a 5°10'24" curve to the left having a long chord of N 22°13'59"W 192.300'; thence run along the arc of said curve 192.542' to the point of tangency; thence run N 27°12'48"W 253.239' to the point of curvature of a 6°26'34" curve to the right having a long chord of N 13°57'45"W 407.687'; thence along the arc of said curve 411.445' to the point of tangency; thence run N 0°42'40"W 90.000' to a point; thence run N 89°56'16" E 478.596' to a point; thence run N 73°22'20" E 691.934' to a point; thence run S 72°04'19" E 285.881' to a point; thence run S 47°23'09" E 169.853' to a point; thence run N 52°50'41" E 312.356' to a point; thence run S 0°29' 18" W 84.907' to a point; thence run S 87°37'25" E 812.561' to a point; thence run south 120.312' to a point; thence run S 10°45'29"E 203.578' to a point; thence run S 35°22'23" E 245.284' to a point; thence run S 9°30'09"W 466.400' to a point; thence run S 44°36' 56"W 210.723' to a point; thence run S 14°24'24"W 225.078' to a point; thence run S 47°27'43"W 411.218' to a point; thence run N 63°41'02"W 316.632' to the point of curvature of a 15°21'41" curve to the left having a long chord of N 83°56'03"W 306.385'; thence run along the arc of said curve 315.729' to the point of tangency; thence run S 67°48'58"W 256.171' to the point of curvature of a 5°35'53" curve to the right having a long chord of S 70°50'41"W 285.887'; thence run along the arc of said curve 286.824' to the point of tangency; thence run S 83°52'23"W 590.084' to the point of curvature of a 7°50'35" curve to the left having a chord of S 77°20'44"W 166.116'; thence run along the arc of said curve 166.476' to the point of beginning; and containing 92.75 acres more or less.

LOT AREAS BLOCK 1

Lot No.	Area (Square Feet)
1	11,278.53
2	11,305.32
3	11,067.01
4	10,275.05
5	9,931.27
6	10,674.71
7	10,437.98
8	10,715.55
9	10,734.91
10	10,643.85
11	17,260.55
12	11,554.12
13	12,215.77
14	11,776.16
15	10,873.60
16	11,599.74
17	11,028.96
18	11,024.92
19	10,653.51
20	13,956.23
21	10,670.30
22	11,754.37
23	10,609.22
24	11,706.20
25	11,856.43
26	12,061.65

BLOCK 1 - CONTINUED

Lot No.	Area (Square Feet)
27	9,651.07
28	9,620.52
29	10,650.45

LOT AREAS BLOCK 2

Lot No.	Area (Square Feet)
1	12,351.4[illegible]
2	10,405.58
3	11,519.25
4	11,494.44
5	12,079.19
6	10,404.[illegible]
7	10,336.70
8	10,108.85
9	12,456.11
10	10,612.67
11	9,636.4[illegible]
12	9,475.8[illegible]
13	12,26[illegible].04
14	11,021.09
15	11,0[illegible].65

BLOCK 2 - CONTINUED

Lot No.	Area (Square Feet)
16	10,709.55
17	10,971.00
18	8,590.18
19	3,113.87
20	5,359.72
21	10,915.[illegible]
22	12,008.60
23	12,014.61

LOT AREAS BLOCK 3

Lot No.	Area (Square Feet)
[illegible]	[illegible]

BLOCK 3 - CONTINUED

Lot No.	Area (Square Feet)
13	10,623.93
14	9,432.89
15	11,157.[illegible]
16	[illegible]
17	11,759.[illegible]

LOT AREAS BLOCK 4

Lot No.	Area (Square Feet)
[illegible]	[illegible]

BLOCK 4 - CONTINUED

Lot No.	Area (Square Feet)
16	9,795.79
17	10,932.47
18	12,291.37
19	11,172.73
20	11,4[illegible]
21	12,[illegible]
22	12,226.14
23	11,662.[illegible]
24	[illegible]
25	[illegible]
26	[illegible]
27	[illegible]
28	[illegible]
29	[illegible]
30	[illegible]
31	[illegible]
32	[illegible]
33	[illegible]

LOT AREAS BLOCK 5

Lot No.	Area (Square Feet)
1	10,442.36
2	9,931.[illegible]
3	8,882.29
[illegible]	[illegible]

LOT AREAS BLOCK 6

Lot No.	Area (Square Feet)
1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]
5	9,[illegible]
6	9,650.43
7	10,481.[illegible]
8	11,455.[illegible]
9	11,104.92
10	10,584.84
11	11,243.[illegible]
12	10,339.[illegible]
13	10,394.76
14	9,[illegible]
15	10,434.[illegible]
16	12,230.[illegible]
17	11,440.[illegible]

BLOCK 6 - CONTINUED

Lot No.	Area (Square Feet)
18	9,927.84
19	9,971.06
20	11,[illegible].84
21	12,535.48
22	12,410.[illegible]
23	[illegible]
24	10,375.[illegible]
25	9,948.[illegible]
26	11,156.[illegible]
27	11,525.[illegible]

LOT AREAS BLOCK 7

Lot No.	Area (Square Feet)
[illegible]	[illegible]

BLOCK 7 - CONTINUED

Lot No.	Area (Square Feet)
11	10,163.23
12	11,231.94
13	11,464.84
14	9,190.07
15	11,711.12
16	11,212.06
17	10,347.55
18	10,733.71
19	9,841.77
20	10,516.[illegible]
21	10,526.69
22	11,706.71

LOT AREAS BLOCK 8

Lot No.	Area (Square Feet)
1	10,772.51
2	11,477.53
3	8,217.82
4	9,526.50
5	13,334.53
6	13,751.53
7	11,485.86
8	11,547.14

LOT AREAS BLOCK 9

Lot No.	Area (Square Feet)
1	12,812.93
2	11,847.59
3	11,394.47
4	9,190.07
5	17,299.75
6	14,558.47

LOT AREAS BLOCK 10

Lot No.	Area (Square Feet)
1	11,444.14
2	10,242.9[illegible]
3	10,182.49
4	13,320.[illegible]
5	9,764.[illegible]
6	11,42[illegible]

LOT AREAS BLOCK 11

Lot No.	Area (Square Feet)
1	12,797.51
2	12,184.10
3	11,435.28
4	10,254.53
5	11,044.49
6	11,836.48
7	19,503.35
8	17,925.52
9	11,521.07
10	12,095.22
11	12,928.17
12	10,415.27
13	9,847.14
14	11,877.28
15	11,948.85
16	12,534.99
17	[illegible]
18	[illegible]
19	12,[illegible]
20	12,512.21
21	15,931.1[illegible]
22	11,423.85
23	12,640.20
24	10,774.11
25	9,916.51
26	19,811.09

BLOCK 11 - CONTINUED

Lot No.	Area (Square Feet)
27	12,305.44
28	19,943.24
29	11,227.43
30	12,295.27
31	9,330.61
32	10,280.57
33	11,380.43
34	12,844.35
35	10,914.54
36	10,249.00
37	11,122.60

	RECORD PLAT BLOCKS 1-11 INCLUSIVE	REVISIONS DATE BY DESCRIPTION
	MODOC ADDITION	DRAWN CW DATE 6/28/6[illegible]
APPROVED: [illegible] DATE: 7/4/6[illegible]	JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION BELLA VISTA VILLAGE, ARKANSAS	CHECKED DATE 6/6/6[illegible] / SHEET OF / DWG. NO. 68-F-217 / JOB NO. [illegible] / SCALE 1"=100'