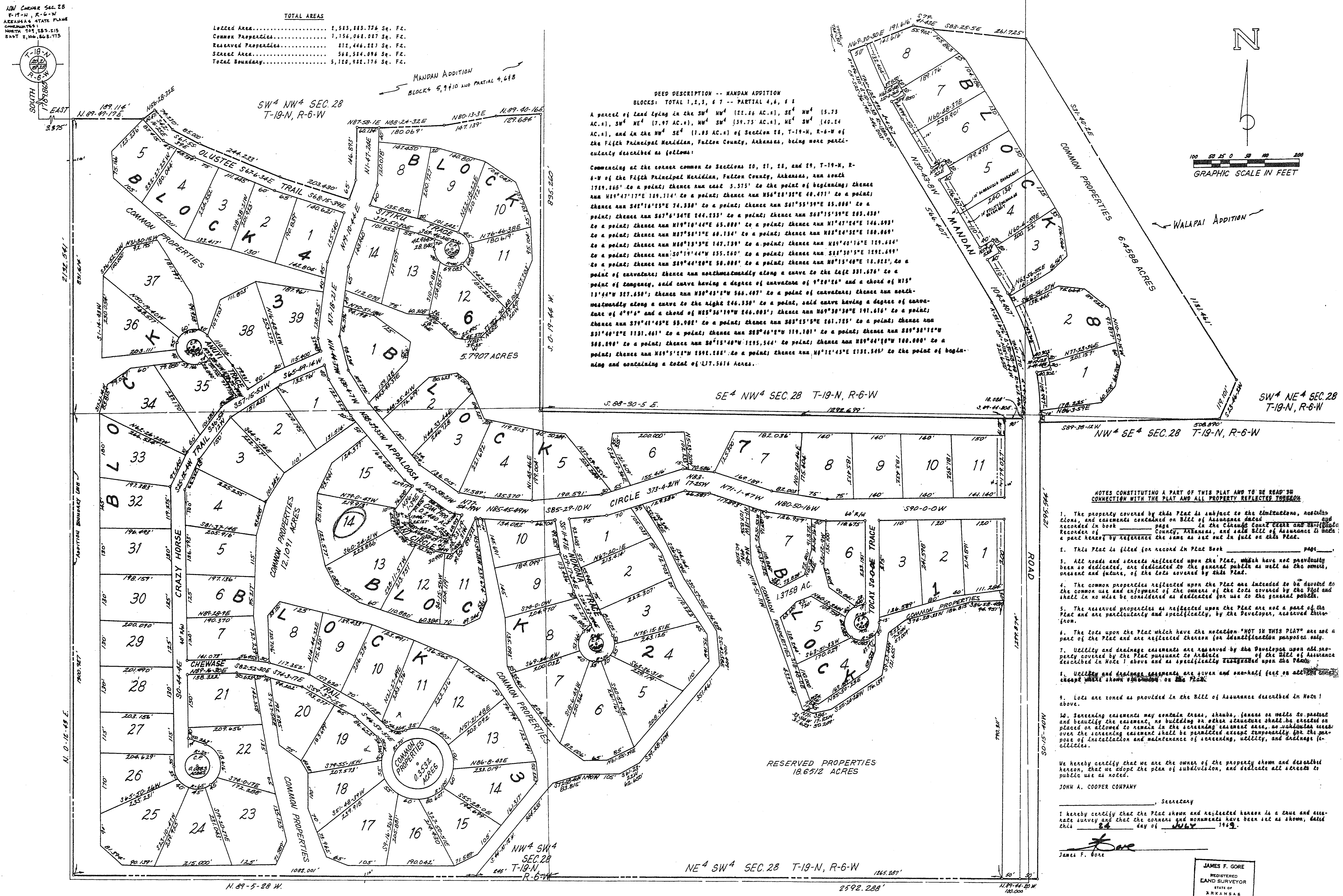


TOTAL AREAS

Lotted Area	2,583,883.776 Sq. Ft.
Common Properties	1,156,068.087 Sq. Ft.
Reserved Properties	812,446.227 Sq. Ft.
Street Area	568,584.096 Sq. Ft.
Total Boundary	5,120,982.176 Sq. Ft.

DEED DESCRIPTION -- MANDAN ADDITION
BLOCKS: TOTAL 1,2,3, & 7 -- PARTIAL 4,6, & 8

A parcel of land lying in the SW4 NW4 (22.86 AC.±), SE4 NW4 (5.73 AC.±), SW4 NE4 (7.97 AC.±), NW4 SW4 (39.73 AC.±), NE4 SW4 (40.24 AC.±), and in the NW4 SE4 (1.03 AC.±) of Section 28, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, being more particularly described as follows:

Commencing at the corner common to Sections 20, 21, 28, and 29, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, run south 1789.865' to a point; thence run east 3.375' to the point of beginning; thence run N89°47'17"E 189.114' to a point; thence run N56°28'32"E 40.471' to a point; thence run S42°16'25"E 74.330' to a point; thence run S61°55'39"E 85.000' to a point; thence run S67°6'34"E 244.233' to a point; thence run S68°15'39"E 203.430' to a point; thence run N19°10'44"E 65.000' to a point; thence run N1°47'24"E 146.893' to a point; thence run N87°58'1"E 60.134' to a point; thence run N88°24'32"E 180.069' to a point; thence run N80°13'3"E 147.139' to a point; thence run N89°40'16"E 129.684' to a point; thence run S0°19'44"W 835.260' to a point; thence run S88°30'5"E 1292.699' to a point; thence run S89°44'20"E 50.000' to a point; thence run N0°15'40"E 18.028' to a point of curvature; thence run northwestwardly along a curve to the left 331.676' to a point of tangency, said curve having a degree of curvature of 9°20'26" and a chord of N15°13'44"W 327.650'; thence run N30°43'8"W 566.407' to a point of curvature; thence run northwestwardly along a curve to the right 246.330' to a point, said curve having a degree of curvature of 4°9'6" and a chord of N25°36'19"W 246.003'; thence run N69°30'30"E 191.616' to a point; thence run S79°41'43"E 55.902' to a point; thence run S83°25'5"E 261.725' to a point; thence run S31°40'2"E 1181.461' to a point; thence run S23°46'2"W 119.101' to a point; thence run S89°38'12"W 508.890' to a point; thence run S0°15'40"W 1295.544' to point; thence run N89°44'20"W 100.000' to a point; thence run N89°5'28"W 2592.288' to a point; thence run N0°12'43"E 2132.541' to the point of beginning and containing a total of 117.5616 Acres.

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 [illegible] 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 24 day of July 1969.

James F. Gore

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

BLOCK 1

Lot No.	Area Sq. Ft.
1	23986.547
2	26911.342
3	30049.190
4	24224.022
5	22476.733
6	24510.214
7	25022.921

BLOCK 2

Lot No.	Area Sq. Ft.
1	22502.759
2	22739.211
3	22034.047
4	31637.542
5	26297.720
6	34721.933
7	27923.622
8	32116.459
9	26823.627
10	22521.111
11	27576.763
12	26562.426
13	31339.320
14	22046.216
15	29722.221

BLOCK 3

Lot No.	Area Sq. Ft.
1	26552.221
2	22073.452
3	30226.752
4	22776.579
5	25241.420
6	23254.790
7	23362.229
8	23449.359
9	23222.716
10	22615.533
11	22239.901
12	27964.336
13	22331.406
14	22716.003
15	25761.322
16	23710.624
17	33975.960
18	24135.297
19	25961.394
20	24193.595
21	29393.751
22	27756.525
23	39256.253
24	22297.552
25	36214.093
26	24976.702
27	23433.979
28	26226.435
29	25570.636
30	26352.227
31	25636.422
32	25237.630
33	30427.531
34	37969.969
35	24752.426
36	27291.943
37	37132.756
38	36242.135
39	22961.079

BLOCK 4

Lot No.	Area Sq. Ft.
1	25522.171
2	24959.223
3	25903.026
4	27642.402
5	23472.619

BLOCK 6

Lot No.	Area Sq. Ft.
8	25649.627
9	22996.101
10	27445.349
11	27943.609
12	30329.965
13	27446.306
14	23632.257

BLOCK 7

Lot No.	Area Sq. Ft.
1	32566.223
2	22441.474
3	29254.214
4	34066.917
5	22424.422
6	23769.059
7	32440.442
8	26426.793
9	25729.475
10	25503.439
11	26214.655

BLOCK 8

Lot No.	Area Sq. Ft.
1	32523.207
2	41223.479
3	31430.723
4	29723.229
5	30042.293
6	30152.753
7	30433.577
8	27259.600

LEGEND:
- LAND LINES OF SECTIONS
- BOUNDARY OF ADDITION
- UTILITY & DRAINAGE EASEMENT
- PROTECTIVE SCREENING EASEMENT

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE

APPROVED: J. Gore
DATE: 7-24-69

RECORD PLAT

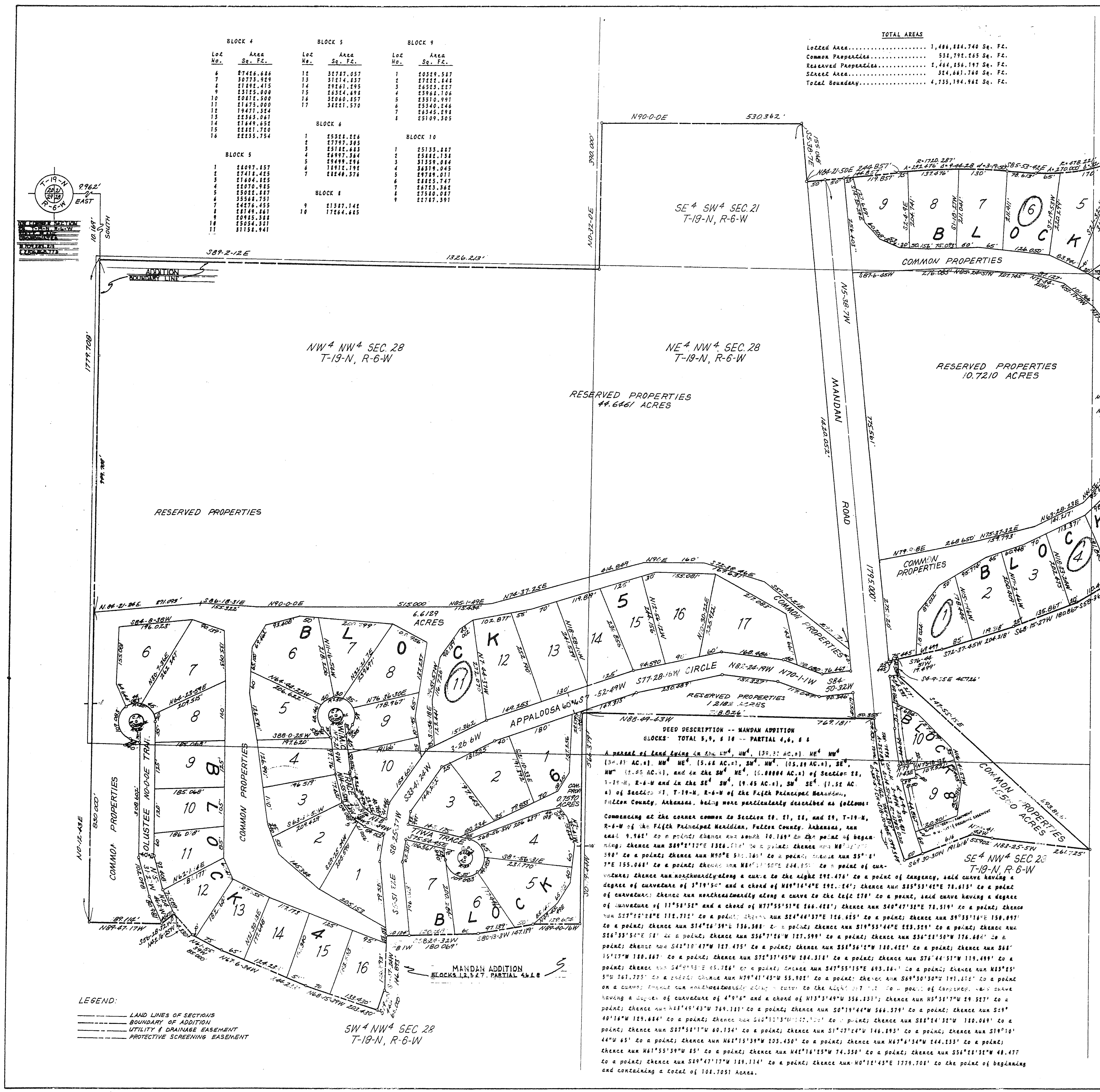
BLOCKS: TOTAL - 1, 2, 3, and 7; PARTIAL - 4, 6, and 8

MANDAN ADDITION

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN:	SHEET 1 OF 2
CHECKED:	DWG. NO.
JOB NO. ENG-8	SCALE: 1"=100'



BLOCK 4

Lot No.	Area Sq. Ft.
6	27426.686
7	30773.929
8	21892.415
9	23125.000
10	20812.500
11	21675.000
12	19471.324
13	22363.061
14	21649.652
15	22821.720
16	22235.754

BLOCK 5

Lot No.	Area Sq. Ft.
1	28097.857
2	27418.425
3	21604.825
4	22070.985
5	25022.887
6	35568.751
7	24276.455
8	28149.861
9	20985.388
10	25054.321
11	31158.941

BLOCK 5

Lot No.	Area Sq. Ft.
12	32787.057
13	31214.837
14	29261.295
15	26324.698
16	32060.857
17	38221.570

BLOCK 6

Lot No.	Area Sq. Ft.
1	25328.226
2	27797.305
3	25182.683
4	26997.364
5	29499.296
6	18912.192
7	28240.376

BLOCK 8

Lot No.	Area Sq. Ft.
9	21387.142
10	17264.685

BLOCK 9

Lot No.	Area Sq. Ft.
1	20329.587
2	27222.848
3	26523.227
4	23968.106
5	23510.991
6	25340.246
7	26345.298
8	25109.305

BLOCK 10

Lot No.	Area Sq. Ft.
1	25133.887
2	25882.138
3	31359.084
4	36319.045
5	29789.011
6	28825.747
7	26723.362
8	27580.087
9	22787.391

TOTAL AREAS

Lotted Area	1,406,884.740 Sq. Ft.
Common Properties	538,792.265 Sq. Ft.
Reserved Properties	2,464,856.197 Sq. Ft.
Street Area	324,661.760 Sq. Ft.
Total Boundary	4,735,194.962 Sq. Ft.

DEED DESCRIPTION -- MANDAN ADDITION
BLOCKS: TOTAL 5, 9, & 10 -- PARTIAL 4, 6, & 8

A parcel of land lying in the NW^4, NW^4, (39.31 AC.±), NW^4 NE^4, (5.68 AC.±), SW^4, NW^4, (15.89 AC.±), SE^4, NW^4 (5.65 AC.±), and in the SW^4 NE^4, (6.00004 AC.±) of Section 28, T-19-N, R-6-W and in the SE^4 SW^4, (9.45 AC.±), SW^4 SE^4, (1.52 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 corner common to Section 20, 21, 28, and 29, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, run east 9.962' to a point; thence run south 10.169' to the point of beginning; thence run S89°2'12"E 1326.213' to a point; thence run N0°32'0"E 390' to a point; thence run N90°E 530.362' to a point; thence run S5°38'7"E 155.068' to a point; thence run N84°21'50"E 244.857' to a point of curvature; thence run northwardly along a curve to the right 292.476' to a point of tangency, said curve having a degree of curvature of 3°19'50" and a chord of N89°14'4"E 292.224'; thence run S85°53'42"E 78.613' to a point of curvature; thence run northeastwardly along a curve to the left 270' to a point, said curve having a degree of curvature of 11°58'52" and a chord of N77°55'51"E 266.428'; thence run S40°47'32"E 78.519' to a point; thence run S27°28'28"E 112.712' to a point; thence run S24°44'37"E 126.625' to a point; thence run S9°35'16"E 150.097' to a point; thence run S14°26'39"E 136.308' to a point; thence run S19°53'44"E 223.329' to a point; thence run S26°33'54"E 58' to a point; thence run S56°7'26"W 127.599' to a point; thence run S36°28'50"W 176.608' to a point; thence run S48°10'47"W 127.475' to a point; thence run S58°36'2"W 180.422' to a point; thence run S68°15'27"W 180.867' to a point; thence run S72°37'45"W 204.318' to a point; thence run S76°44'51"W 119.499' to a point; thence run S4°9'35"E 45.726' to a point; thence run S47°55'15"E 693.864' to a point; thence run N83°25'5"W 261.725' to a point; thence run N79°41'43"W 55.902' to a point; thence run S69°30'30"W 191.616' to a point on a curve; thence run northwestwardly along a curve to the right 357 [illegible] to a point of tangency, said curve having a degree of curvature of 4°9'6" and a chord of N13°3'49"W 356.831'; thence run N5°38'7"W 29.527' to a point; thence run N88°49'43"W 769.181' to a point; thence run S0°19'44"W 566.379' to a point; thence run S89°40'16"W 129.684' to a point; thence run S8°13'3"W 147.159' to a point; thence run S88°24'32"W 180.069' to a point; thence run S87°58'1"W 60.134' to a point; thence run S1°47'24"W 146.893' to a point; thence run S19°10'44"W 65' to a point; thence run N68°15'39"W 203.430' to a point; thence run N67°6'34"W 244.233' to a point; thence run N61°55'39"W 85' to a point; thence run N42°16'25"W 74.330' to a point; thence run S56°28'32"W 48.477' to a point; thence run S89°47'17"W 189.114' to a point; thence run N0°12'43"E 1779.708' to the point of beginning and containing a total of 108.7051 Acres.

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 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 24 day of JULY 1969.

James F. Gore,

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

SW4 NE4 SEC 28 T-19-N, R-6-W

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1222
JAMES F. GORE

APPROVED:
DATE: 7/24/69

RECORD PLAT	REVISIONS	
BLOCKS: TOTAL - 5, 9, and 10 PARTIAL - 4, 6, and 8	DATE / BY / DESCRIPTION	
MANDAN ADDITION	DRAWN: / DATE:	SHEET 2 OF 2
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION CHEROKEE VILLAGE, ARKANSAS	CHECKED / DATE	DWG. NO. 8-29-41-68
	JOB NO. ENG-8	SCALE: 1"=100'