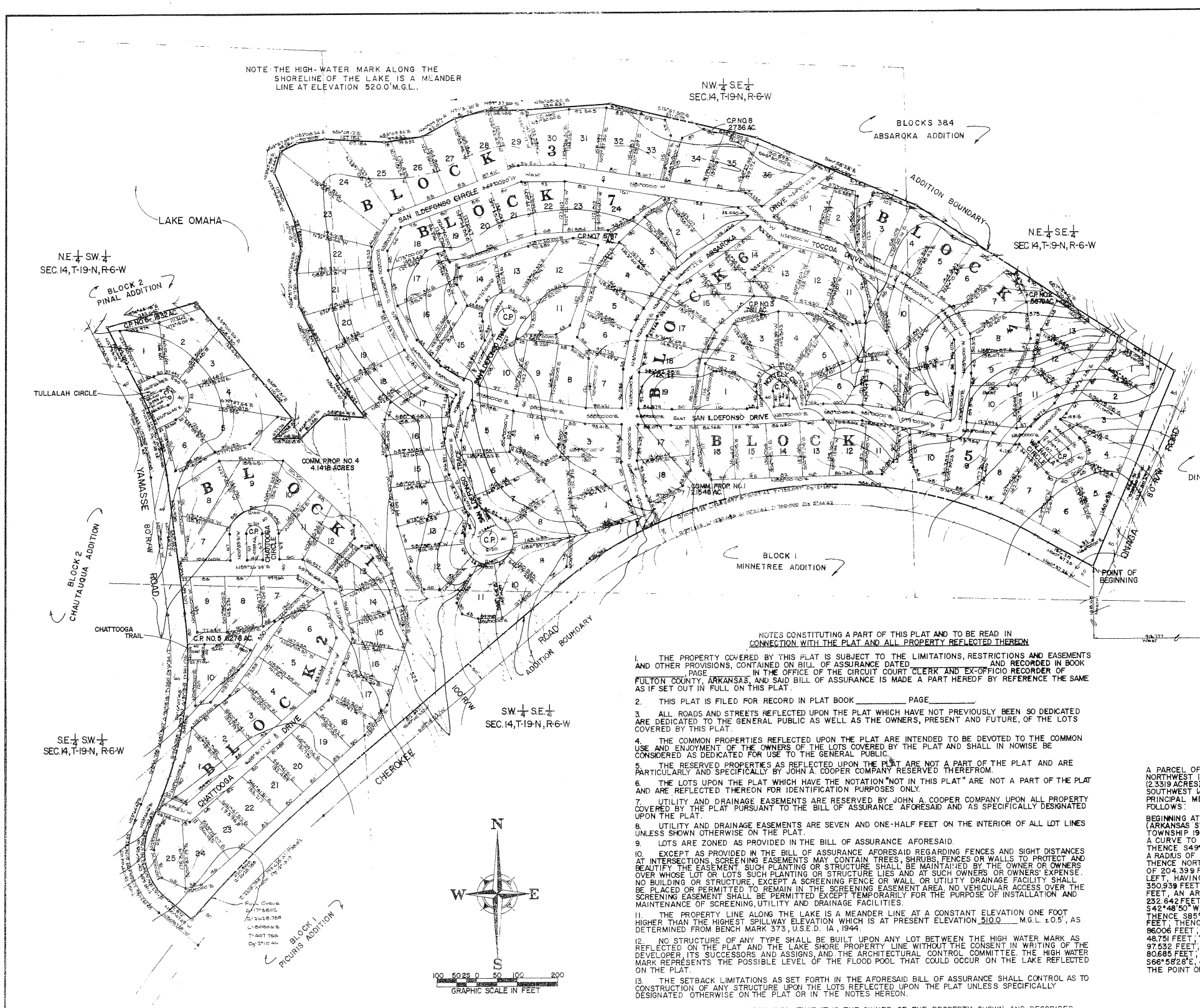

LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
BLOCK 1		BLOCK 4	
1	10988.0	1	10921.1
2	15742.1	2	10159.6
3	18928.1	3	30024.4
4	16756.6	4	24319.1
5	17054.9	5	28772.2
6	9657.9	6	30675.5
7	11087.8	7	24261.1
8	16865.0	8	24394.1
9	13206.5	9	35906.5
10	10772.4	10	20046.5
11	15907.1	11	17437.1
12	11399.8	12	10363.3
13	9757.4	13	11863.3
14	10804.1	BLOCK 5	
15	11407.0	1	10818.9
16	11118.4	2	28427.1
17	11328.8	3	15072.7
18	10399.2	4	23980.0
19	10707.2	5	38280.5
20	10733.9	6	15007.5
21	10628.1	7	30924.4
22	10954.3	8	26358.8
23	10476.2	9	24304.4
24	12398.5	10	13454.4
25	11187.1	11	91292.1
BLOCK 2		12	10993.8
1	12432.1	13	10697.3
2	11577.6	14	11530.8
3	11164.2	15	11391.1
4	10409.1	16	10802.6
5	13365.6	17	10997.0
6	14264.5	18	10766.2
7	10496.5	BLOCK 6	
8	11907.6	1	12112.9
9	11581.6	2	10311.1
10	12712.7	3	10425.0
BLOCK 3		4	21540.0
1	30844.1	5	14933.2
2	10789.6	6	13288.5
3	12937.1	7	10328.9
4	13162.3	8	14816.7
5	14183.3	9	10633.7
6	16107.1	10	21805.1
7	12856.2	11	10894.5
8	12019.7	12	13962.4
9	12749.9	13	10963.4
10	10119.9	14	14205.5
11	10865.5	15	10435.5
12	12668.8	16	10133.4
13	25430.9	17	21071.7
14	38488.1	18	10937.7
15	14099.1	19	12637.1
16	12847.1	BLOCK 7	
17	18123.3	1	13546.6
18	15223.7	2	12116.8
19	16790.5	3	16367.4
20	16596.6	4	12206.7
21	17108.1	5	10803.5
22	15009.4	6	10404.3
23	27030.7	7	16586.1
24	24951.9	8	16173.3
25	18204.6	9	14449.9
26	12014.5	10	10133.5
27	20922.5	11	12088.1
28	11470.2	12	15743.2
29	18975.1	13	12615.8
30	17018.1	14	12096.1
31	21362.4	15	13577.4
32	23622.2	16	12054.1
33	22816.1	17	11697.1
34	12156.1	18	10869.9
35	14947.1	19	34967.1
36	14812.5	20	10922.8
		21	10803.1
		22	10992.5
		23	9982.0
		24	10992.7

SOUTHEAST CORNER SECTION 14, TOWNSHIP 19 NORTH, RANGE 6 WEST, ARKANSAS STATE PLANE COORDINATE:
NORTH = 714,000.840'
EAST = 2,122,853.220'

T-19-N
R-6-W
SEC. 14

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 FULTON 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 OWNERS 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 510.0 M.G.L. ±0.5', AS DETERMINED FROM BENCH MARK 373, U.S.E.D. IA, 1944.

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 23 DAY OF July, 1971.

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

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.
- NATURAL DRAINAGE WAY. SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.

TOTAL AREAS

LOTS	40.8531 ACRES
STREET RIGHT-OF-WAY	7.5907 ACRES
COMMON PROPERTY IN STREETS	0.3200 ACRES
COMMON PROPERTY	9.4089 ACRES
ADDITION BOUNDARY	58.1727 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY ..... 8443 FEET

DEED DESCRIPTION
"SAN ILDEFONSO ADDITION"
BLOCKS 1 THRU 7

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (8.4533 ACRES), THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (33.2100 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (2.3319 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (6.8716 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (7.3059 ACRES) OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN FULTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1418.168 FEET NORTH AND 913.777 FEET WEST OF THE SOUTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE NORTH = 714,000.840' EAST = 2,122,853.220' OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 6 WEST; THENCE N60°37'25"W, 156.219 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1047.323 FEET, AN ARC DISTANCE OF 1261.893 FEET; THENCE S49°14'52"W, 812.492 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2628.788 FEET, AN ARC DISTANCE OF 420.860 FEET; THENCE N50°47'49"W, 77.872 FEET; THENCE NORTHERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.106 FEET, AN ARC DISTANCE OF 204.398 FEET; THENCE N23°44'46"E, 42.476 FEET; THENCE NORTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 934.788 FEET, AN ARC DISTANCE OF 509.363 FEET; THENCE N07°29'27"W, 350.939 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 604.822 FEET, AN ARC DISTANCE OF 211.967 FEET; THENCE N27°33'15"W, 190.663 FEET; THENCE N74°43'18"E, 232.642 FEET; THENCE S39°00'26"E, 268.630 FEET; THENCE S38°10'51"E, 110.343 FEET; THENCE S42°48'50"W, 67.274 FEET; THENCE N87°43'18"E, 68.264 FEET; THENCE N45°15'02"E, 81.486 FEET; THENCE S85°34'14"E, 101.447 FEET; THENCE N36°01'10"W, 146.624 FEET; THENCE N25°12'06"W, 181.897 FEET; THENCE N04°37'21"W, 81.720 FEET; THENCE N10°50'43"E, 57.372 FEET; THENCE N12°11'13"W, 86.006 FEET; THENCE N22°59'49"W, 119.910 FEET; THENCE N13°47'55"E, 57.443 FEET; THENCE N63°57'59"E, 48.751 FEET; THENCE N82°08'24"E, 70.503 FEET; THENCE S86°49'12"E, 147.184 FEET; THENCE N63°09'32"E, 97.532 FEET; THENCE N60°09'56"E, 92.019 FEET; THENCE N75°31'20"E, 81.174 FEET; THENCE N89°37'50"E, 80.685 FEET; THENCE N86°48'50"E, 230.837 FEET; THENCE S75°57'50"E, 371.079 FEET; THENCE S66°58'28"E, 434.626 FEET; THENCE S57°13'40"E, 770.153 FEET; THENCE S22°50'29"W, 536.151 FEET TO THE POINT OF BEGINNING. CONTAINING 58.1727 ACRES

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'

REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE ARKANSAS

RECORD PLAT

SAN ILDEFONSO ADDITION
BLOCKS 1 THRU 7

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

APPROVED _____
DATE 7-23-71

REVISIONS		
DATE	BY	DESCRIPTION
7-23-71	JFG	Original Issue

DRAWN M.T.W.	SHEET 1 OF 1
DATE:	
CHECKED BY	DWG. NO.
DATE 7-21-71	8-CV-468
JOB NO. ENG. 8	SCALE 1"=100'