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 make 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 Cooper Communities, Inc. 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 Cooper Communities, Inc. 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 or 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 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.

Cooper Communities, Inc. 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.

COOPER COMMUNITIES, INC.

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 2ND day of SEPT., 1971.

James F. Gore R.L.S. No. 93

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

DEED DESCRIPTION

PAHVANTO ADDITION - BLOCKS 1 to 6 INCLUSIVE

A parcel of land lying in the SW4, NE4, (9.40 AC.±); in the NW4, SE4, (25.16 AC.±); in the SE4, SE4, (18.71 AC.±); and in the SW4, SE4, (6.76 AC.±) of Section 24, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 24, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, (State Plane Coordinates of North 708,457.770' and East 2,128,006.668'); run west 540.045' to a point; thence run north 143.715' to the point of beginning; thence run N36°12'41"W 73.858' to a point; thence run N08°12'01"E 151.338' to a point; thence run N04°41'28"E 280.734' to a point; thence run N19°16'50"W 228.020' to a point; thence run S49°52'53"W 170.664' to a point; thence run N25°58'48"W 41.249' to a point; thence run N49°52'53"E 167.594' to a point; thence run N42°25'05"W 185.648' to a point; thence run S86°56'16"W 390.830' to a point; thence run S35°02'41"W 212.207' to a point; thence run S13°29'00"W 80.008' to a point; thence run S76°43'07"E 145.688' to a point; thence run S19°02'22"W 30.124' to a point; thence run S00°37'07"W 10.282' to a point; thence run N77°04'20"W 145.044' to a point; thence run S13°29'00"W 59.205' to a point; thence run S03°23'35"E 215.040' to a point; thence run S05°07'26"W 94.680' to a point; thence run N40°05'19"W 65.001' to a point; thence run N41°13'41"W 544.064' to a point of curvature; thence run northwestwardly along a curve to the left 20.001' to a point, said curve having a degree of curvature of 8°15'33" and a chord of N42°03'14"W 20.001'; thence run N27°01'29"E 452.319' to a point; thence run N53°44'21"W 283.084' thence N69°57'14"W 90.146' to a point; thence N89°23'40"W 195.015' to a point; thence S48°10'10"W 237.136' to a point; thence run S28°48'32"W 119.837' to a point on a curve; thence run northeastwardly along a curve to the right 247.829' to a point of tangency, said curve having a degree of curvature of 27°24'24" and a chord of N01°38'51"E 233.570'; thence run N35°36'29"E 419.718' to a point; thence run N53°53'14"W 149.394' to a point; thence run N06°05'38"E 180.390' to a point; thence run N42°12'22"W 367.076' to a point; thence run N53°12'24"E 100.007' to a point; thence run N32°25'59"E 341.347' to a point; thence run N03°53'59"E 278.498' to a point; thence run N00°36'21"E 240.018' to a point; thence run N89°23'40"W 178.014' to a point; thence run N00°36'20"E 42.001' to a point; thence run N89°23'39"W 40.003' to a point; thence run N88°07'09"W 224.075' to a point; thence run S61°04'31"W 198.844' to a point; thence run N73°15'13"W 59.501' to a point; thence run N69°18'40"E 382.210' to a point of curvature; thence run southeastwardly along a curve to the right 843.855' to a point, said curve having a degree of curvature of 12°23'57" and a chord of S58°22'23"E 731.390'; thence run N83°56'34"E 80.000' to a point on a curve; thence run northwestwardly along a curve to the left 361.101' to a point, said curve having a degree of curvature of 10°34'10" and a chord of N25°08'25"W 354.461'; thence run N65°00'00"E 291.811' to a point; thence run S60°00'00"E 297.085' to a point; thence run S00°22'11"W 1785.322' to a point; thence run S87°38'00"E 1390.112' to a point; thence run S05°51'10"W 551.754' to a point; thence run S66°28'36"W 256.823' to a point; thence run S46°15'06"E 157.608' to a point; thence run S45°06'22"W 50.016' to a point; thence run N46°15'06"W 153.774' to a point; thence run S40°24'35"W 77.088' to a point; thence run S28°19'34"W 496.093' to the point of beginning and containing a total of 60.0299 Acres, more or less.

N

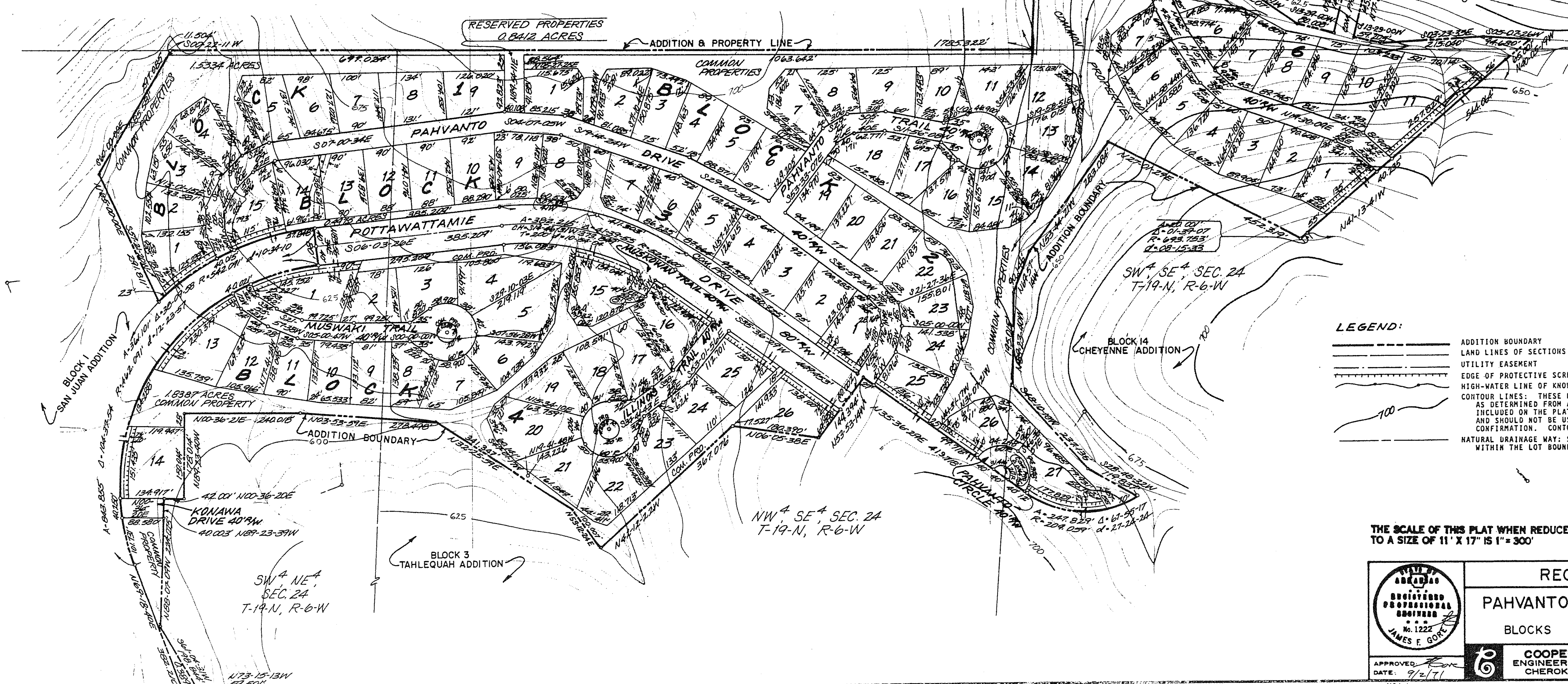
100 50 25 0 50 100 200
GRAPHIC SCALE IN FEET

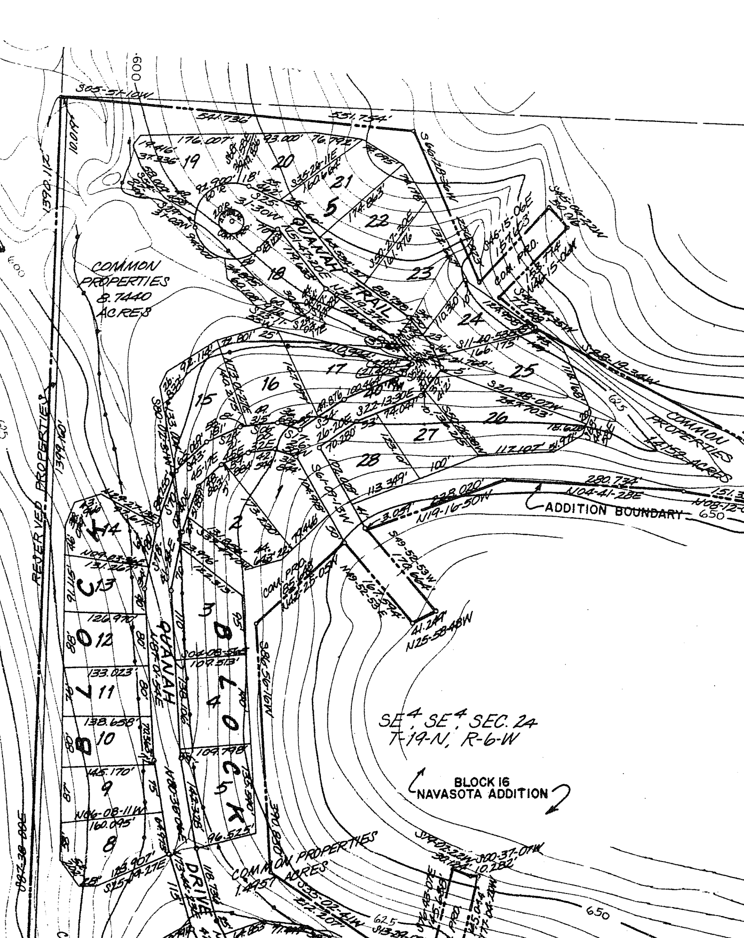
LENGTH OF RECORDED STREETS

80' R/W	1,216.877 Lineal feet
40' R/W	6,705.883 Lineal feet

TOTAL ACRES

Lotted Area	34.8021 Acres
Common Properties	16.0437 Acres
Reserved Properties	0.8412 Acres
Street Area	8.3429 Acres
Total Boundary	60.0299 Acres





SOUTHEAST CORNER SECTION 24
ARKANSAS STATE PLANE COORDINATES:
NORTH 706,457.770' T-19-N
EAST 2,128,006.668' R-6-W

BLOCK 1

Lot No.	Acres
1	0.3081
2	0.2362
3	0.2839
4	0.2865
5	0.2916
6	0.2741
7	0.2656
8	0.3370
9	0.2791

BLOCK 2

Lot No.	Acres
1	0.2616
2	0.2761
3	0.2769
4	0.2546
5	0.2783
6	0.2735
7	0.2554
8	0.2348
9	0.2545
10	0.2643
11	0.2110
12	0.3380
13	0.3121
14	0.2741
15	0.2731
16	0.2751
17	0.2611
18	0.2913
19	0.2763
20	0.2590
21	0.2587
22	0.3136
23	0.2830
24	0.2634
25	0.2878
26	0.3421
27	0.3732

BLOCK 3

Lot No.	Acres
1	0.2993
2	0.2789
3	0.2666
4	0.2798
5	0.2708
6	0.2612
7	0.2604
8	0.2805
9	0.3056
10	0.2955
11	0.2893
12	0.2868
13	0.2876
14	0.3000
15	0.3447

BLOCK 4

Lot No.	Acres
1	0.4378
2	0.2576
3	0.2746
	0.3603

BLOCK 4

Lot No.	Acres
4	0.3603
5	0.4094
6	0.2384
7	0.2676
8	0.2395
9	0.2537
10	0.2589
11	0.2476
12	0.3041
13	0.4559
14	0.4532
15	0.3973
16	0.3610
17	0.2845
18	0.2697
19	0.2871
20	0.3856
21	0.2819
22	0.3141
23	0.2983
24	0.2629
25	0.3251
26	0.3763

BLOCK 5

Lot No.	Acres
1	0.3431
2	0.2694
3	0.2846
4	0.2943
5	0.2670
6	0.2627
7	0.2436
8	0.3363
9	0.2824
10	0.2554
11	0.2430
12	0.2504
13	0.2391
14	0.2702
15	0.3487
16	0.3588
17	0.2953
18	0.2908
19	0.3311
20	0.2737
21	0.2843
22	0.3311
23	0.3741
24	0.2396
25	0.4171
26	0.4212
27	0.2590
28	0.2818

BLOCK 6

Lot No.	Acres
1	0.3013
2	0.3019
3	0.3450
4	0.3500
5	0.3465
6	0.2695
7	0.2795
8	0.2753
9	0.2859
10	0.3581
11	0.6466

LEGEND:

- ADDITION BOUNDARY
- LAND LINES OF SECTIONS
- UTILITY EASEMENT
- EDGE OF PROTECTIVE SCREENING AREA
- HIGH-WATER LINE OF KNOWN MAXIMUM FLOOD
- 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.

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

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

APPROVED: [signature]
DATE: 9/2/71

116 Lots

RECORD PLAT
PAHVANTO ADDITION
BLOCKS 1 – 6 INCLUSIVE

COOPER COMMUNITIES INC.
ENGINEERING & PLANNING DIVISION
CHEROKEE VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
9-2-71	JCB	Bndry, Deed, Area, Brng Chg

DRAWN: BrBT DATE:	SHEET 1 OF 1
CHECKED: DA DATE: 9-1-71	DWG. NO. 8-CV-523
JOB NO. ENG. 8	SCALE: 1" = 100'