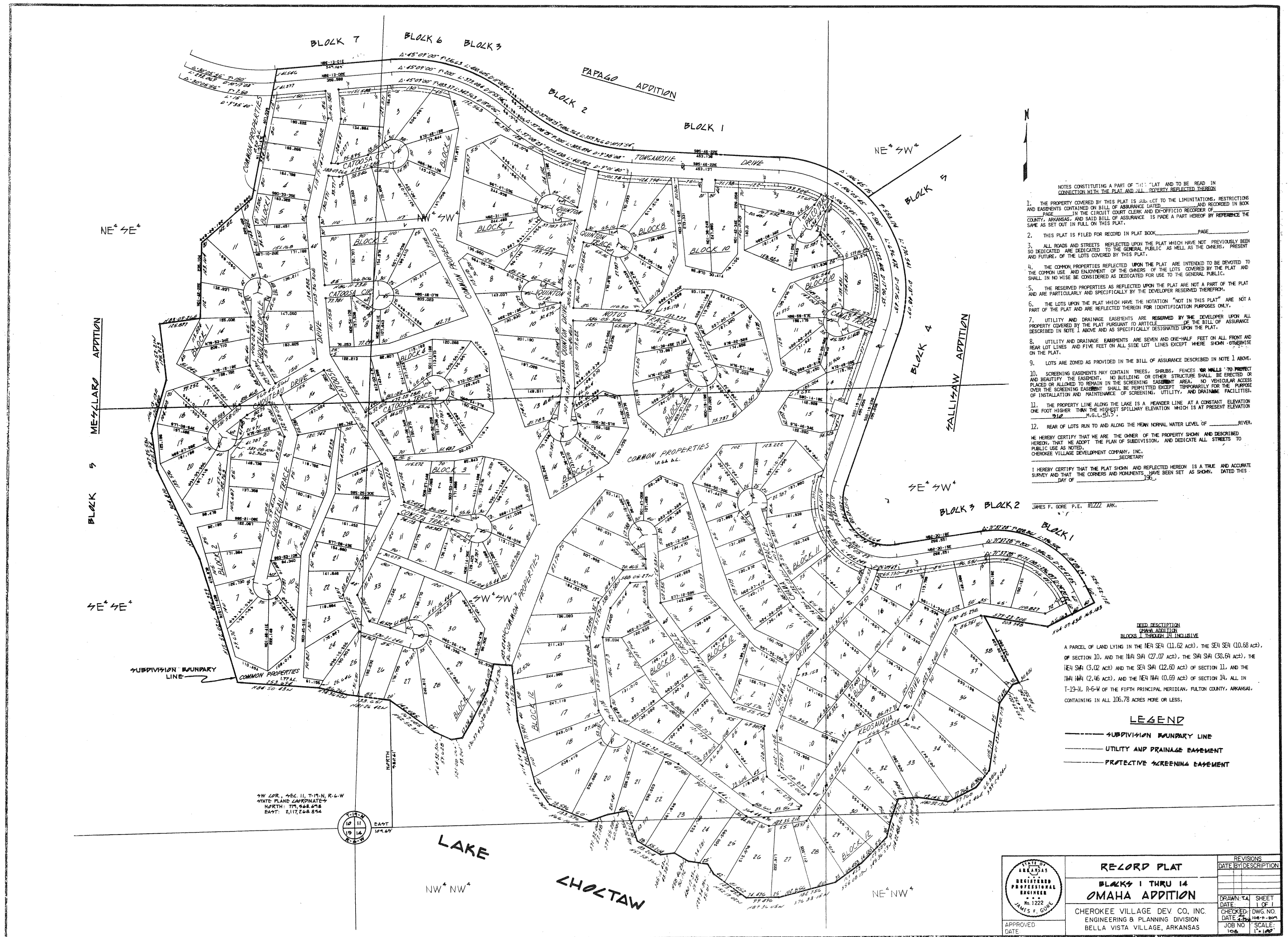


NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

1. THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THE LIMINITATIONS, 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 510 M.G.L. 10.5'.

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.

CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.
_____ 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 _____ DAY OF _____ 19__.

_____
JAMES F. GORE P.E. #1222 ARK.

DEED DESCRIPTION
OMAHA ADDITION
BLOCKS 1 THROUGH 14 INCLUSIVE

A PARCEL OF LAND LYING IN THE NE¼ SE¼ (11.62 ACS.), THE SE¼ SE¼ (10.68 ACS.), OF SECTION 10, AND THE NW¼ SW¼ (27.07 ACS.), THE SW¼ SW¼ (30.64 ACS.), THE NE¼ SW¼ (3.02 ACS) AND THE SE¼ SW¼ (12.60 ACS) OF SECTION 11, AND THE NW¼ NW¼ (2.46 ACS.), AND THE NE¼ NW¼ (0.69 ACS) OF SECTION 14, ALL IN T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, CONTAINING IN ALL 106.78 ACRES MORE OR LESS.

LEGEND

- SUBDIVISION BOUNDARY LINE
- UTILITY AND DRAINAGE EASEMENT
- PROTECTIVE SCREENING EASEMENT

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

APPROVED
DATE

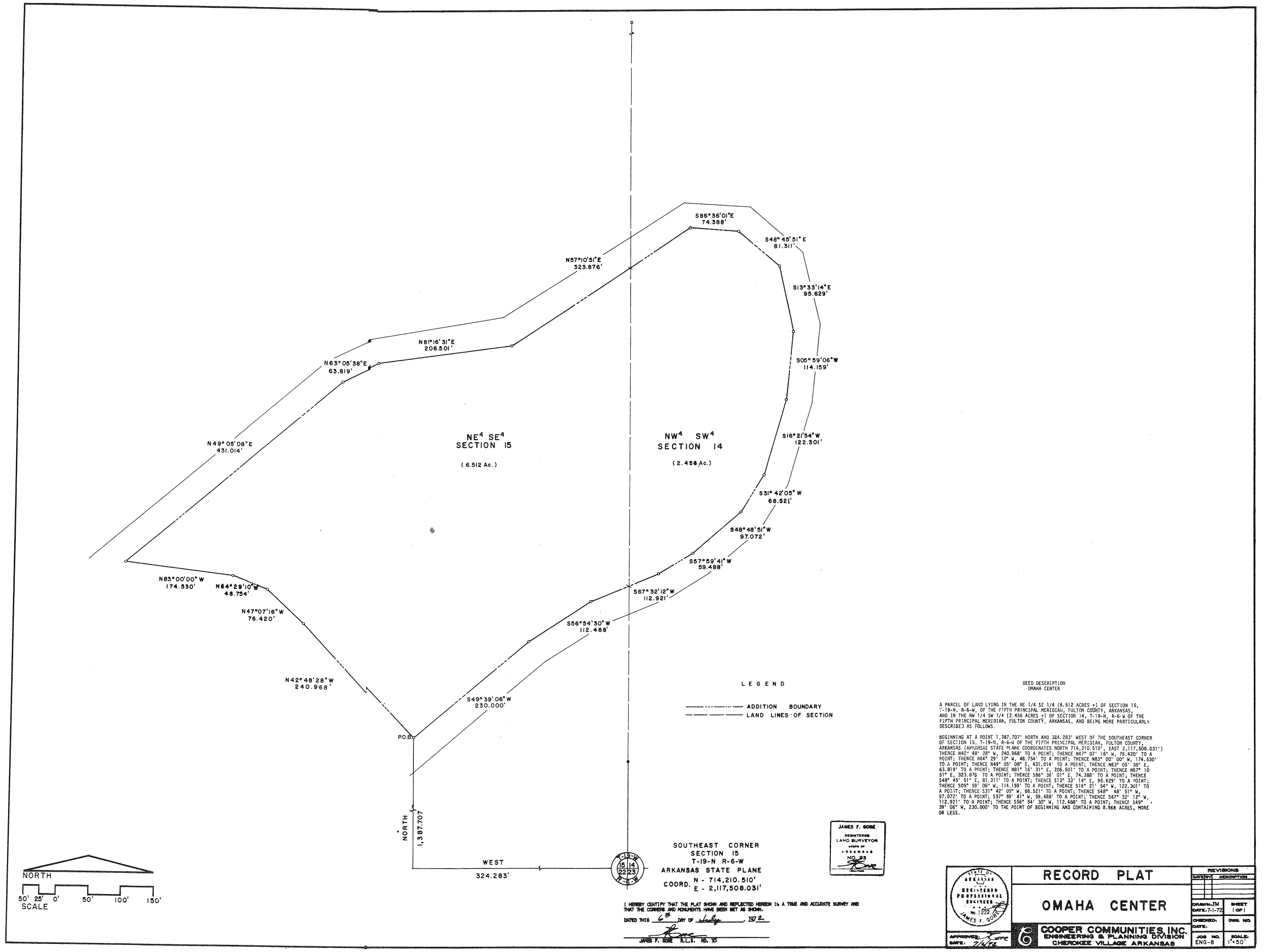
RECORD PLAT

BLOCKS 1 THRU 14
OMAHA ADDITION

CHEROKEE VILLAGE DEV. CO. INC.
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: T.A. DATE	SHEET 1 OF 1
CHECKED: DATE 4-7-76	DWG. NO. 108-P-2079
JOB NO 108	SCALE: 1"=100'



DEED DESCRIPTION
OMAHA CENTER

A PARCEL OF LAND LYING IN THE NE 1/4 SE 1/4 (6.512 ACRES +) OF SECTION 15, T-19-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, AND IN THE NW 1/4 SW 1/4 (2.456 ACRES +) OF SECTION 14, T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT 1,387.707' NORTH AND 324.283' WEST OF THE SOUTHEAST CORNER OF SECTION 15, T-19-N, R-6-W OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS (ARKANSAS STATE PLANE COORDINATES NORTH 714,210.510', EAST 2,117,508.031') THENCE N42° 48' 28" W, 240.968' TO A POINT; THENCE N47° 07' 16" W, 76.420' TO A POINT; THENCE N64° 29' 10" W, 48.754' TO A POINT; THENCE N83° 00' 00" W, 174.530' TO A POINT; THENCE N49° 05' 08" E, 431.014' TO A POINT; THENCE N63° 05' 38" E, 63.819' TO A POINT; THENCE N81° 16' 31" E, 206.501' TO A POINT; THENCE N57° 10' 51" E, 323.876 TO A POINT; THENCE S86° 36' 01" E, 74.388' TO A POINT; THENCE S48° 45' 51" E, 81.311' TO A POINT; THENCE S13° 33' 14" E, 95.629' TO A POINT; THENCE S05° 59' 06" W, 114.159' TO A POINT; THENCE S16° 21' 54" W, 122.301' TO A POINT; THENCE S31° 42' 05" W, 68.521' TO A POINT; THENCE S48° 48' 51" W, 97.072' TO A POINT; S57° 59' 41" W, 59.488' TO A POINT; THENCE S67° 32' 12" W, 112.921' TO A POINT; THENCE S56° 54' 30" W, 112.488' TO A POINT; THENCE S49° 39' 06" W, 230.000' TO THE POINT OF BEGINNING AND CONTAINING 8.968 ACRES, MORE OR LESS.