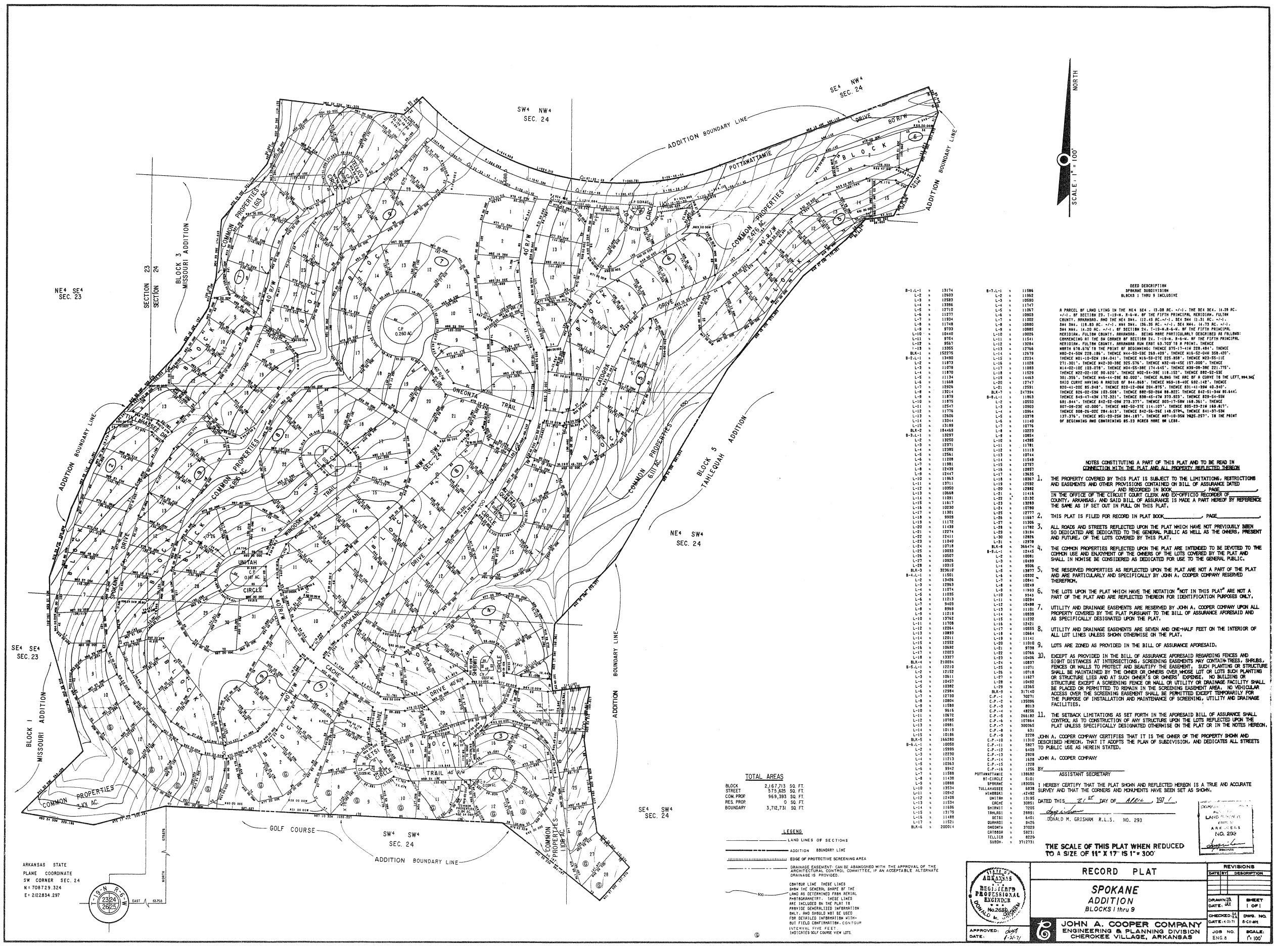

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POTTAWATTAMIE	=	138882
BT-CIRCLE	=	5101
SPOKANE	=	183056
TULLAHASSEE	=	6838
WINOOSKI	=	41492
UMITAH	=	13192
CACHE	=	30851
SHIMMIT	=	7200
TAHLRSI	=	28892
SETSI	=	6401
QUAPAHO	=	9426
ONEONTA	=	37029
CATAWBA	=	58231
TELLICO	=	8229
SUBDIV.	=	3712731

DEED DESCRIPTION
SPOKANE SUBDIVISION
BLOCKS 1 THRU 9 INCLUSIVE

A PARCEL OF LAND LYING IN THE NE¼ SE¼ - 13.08 AC. +/-/-. THE SE¼ SE¼, 14.29 AC. +/-/- OF SECTION 23, T-13-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS; AND THE NE¼ SW¼, 112.45 AC.+/-/-, SE¼ SW¼ (1-31 AC. +/-/-, SW¼ SW¼, 118.83 AC. +/-/-, NW¼ SW¼, 136.35 AC. +/-/-, SE¼ NW¼, 16.73 AC. +/-/-, SW¼ NW¼, 14.20 AC. +/-/-, OF SECTION 24, T-13-N,R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 24, T-13-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS RUN EAST 63.70'TO A POINT, THENCE NORTH 676.93'TO THE POINT OF BEGINNING; THENCE S75-17-41W 228.484'. THENCE N80-24-50W 228.186'. THENCE N44-50-50E 268.408'. THENCE N16-52-04W 359.420'. THENCE N01-13-52W 184.041'. THENCE N16-53-27E 225.858'. THENCE N23-55-11E 271.301'. THENCE N42-30-38E 325.576'. THENCE N32-46-45E 157.000'. THENCE N14-02-10E 123.078'. THENCE N04-55-38E 174.145'. THENCE N38-09-38E 221.775'. THENCE N22-02-10E 80.620'. THENCE N02-54-38E 118.152'. THENCE S82-52-53E 381.355'. THENCE N45-44-28E 80.000'. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 994.34' SAID CURVE HAVING A RADIUS OF 941.868'. THENCE N69-18-40E 582.148'. THENCE N20-41-20E 85.948'. THENCE N20-12-08W 204.835'. THENCE N31-41-39W 49.348'. THENCE N26-02-53W 103.508'. THENCE N82-50-26W 84.822'. THENCE S42-51-34W 85.644'. THENCE S49-47-43W 170.321'. THENCE S38-45-47W 373.823'. THENCE S29-54-50W 681.844'. THENCE S42-52-08W 273.377'. THENCE S03-17-58W 168.361'. THENCE S07-09-23E 42.000'. THENCE N82-52-37E 114.107'. THENCE S05-23-21W 165.817'. THENCE S08-26-05E 284.613'. THENCE S42-56-26E 148.579'. THENCE S41-37-53W 137.376'. THENCE N51-20-25W 384.187'. THENCE N87-10-35W 2425.257'. TO THE PRINT OF BEGINNING AND CONTAINING 95.23 ACRES MORE OR LESS.

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 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 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 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 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.

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 21ST DAY OF APRIL, 1971.

DONALD M. GRISHAM R.L.S. NO. 293

DONALD M. GRISHAM
No. 293
LAND SURVEYOR
STATE OF ARKANSAS

TOTAL AREAS

BLOCK	2,167,713	SQ. FT.
STREET	575,625	SQ. FT.
COM. PROP	969,393	SQ. FT.
RES. PROP	0	SQ. FT.
BOUNDARY	3,712,731	SQ. FT.

LEGEND

- LAND LINES OF SECTIONS
- ADDITION BOUNDARY LINE
- EDGE OF PROTECTIVE SCREENING AREA
- DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, IF AN ACCEPTABLE ALTERNATE DRAINAGE IS PROVIDED.
- 500 — CONTOUR LINE. 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.
- INDICATES GOLF COURSE VIEW LOTS.

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2688
DONALD M. GRISHAM

APPROVED: [illegible] DATE: 4-21-71

RECORD PLAT

SPOKANE ADDITION
BLOCKS 1 thru 9

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: JB DATE: JAN	SHEET 1 OF 1
CHECKED: DMG DATE: 4-21-71	DWG. NO. 8-CV-001
JOB NO. ENG 8	SCALE: 1" = 100'