LENGTH OF RECORDED STREETS

40' R/W..... 6,892.057 Lineal feet

TOTAL ACRES

Located Area..... 40.3331 Acres
Common Properties..... 9.0545 Acres
Reserved Properties..... 5.2377 Acres
Street Area..... 6.1974 Acres
Total Boundary..... 60.8231 Acres

BLOCK 1

Lot No.	Acres
1	0.3707
2	0.2435
3	0.2809
4	0.3194
5	0.2924
6	0.2837
7	0.2921
8	0.2651
9	0.2667
10	0.2935
11	0.2955
12	0.2923
13	0.3303
14	0.3040
15	0.3707
16	0.3776
17	0.3453
18	0.2940
19	0.2793
20	0.3093
21	0.2936
22	0.2931
23	0.2875
24	0.2369
25	0.2930
26	0.2633
27	0.2660
28	0.3242
29	0.3202
30	0.2959
31	0.2631
32	0.2500

BLOCK 1

Lot No.	Acres
33	0.2562
34	0.3392
35	0.3840
36	0.3224
37	0.2757
38	0.2429
39	0.2593
40	0.2321
41	0.2743
42	0.2390
43	0.2715
44	[illegible]
45	[illegible]
46	[illegible]

BLOCK 2

Lot No.	Acres
1	0.2957
2	0.2517
3	0.2745
4	0.2522
5	0.2432
6	0.2423
7	0.2424
8	0.2423
9	0.2442
10	0.2935
11	0.2601
12	0.3706
13	0.3123
14	0.3404
15	0.3174

BLOCK 2

Lot No.	Acres
16	0.4073
17	0.2474
18	0.2595
19	0.2745
20	0.3476
21	0.2477
22	0.2755
23	0.3043
24	0.3622
25	0.3840
26	0.2847
27	0.2780
28	0.2781
29	0.3243
30	0.2522
31	0.2815
32	0.2942
33	0.3016
34	0.2361
35	0.2743
36	0.2427
37	0.2390
38	0.3553
39	0.4072
40	0.3934
41	0.3734
42	0.4214
43	0.4126
44	0.4432
45	0.3860
46	0.3113
47	0.2889
48	0.2664

BLOCK 2

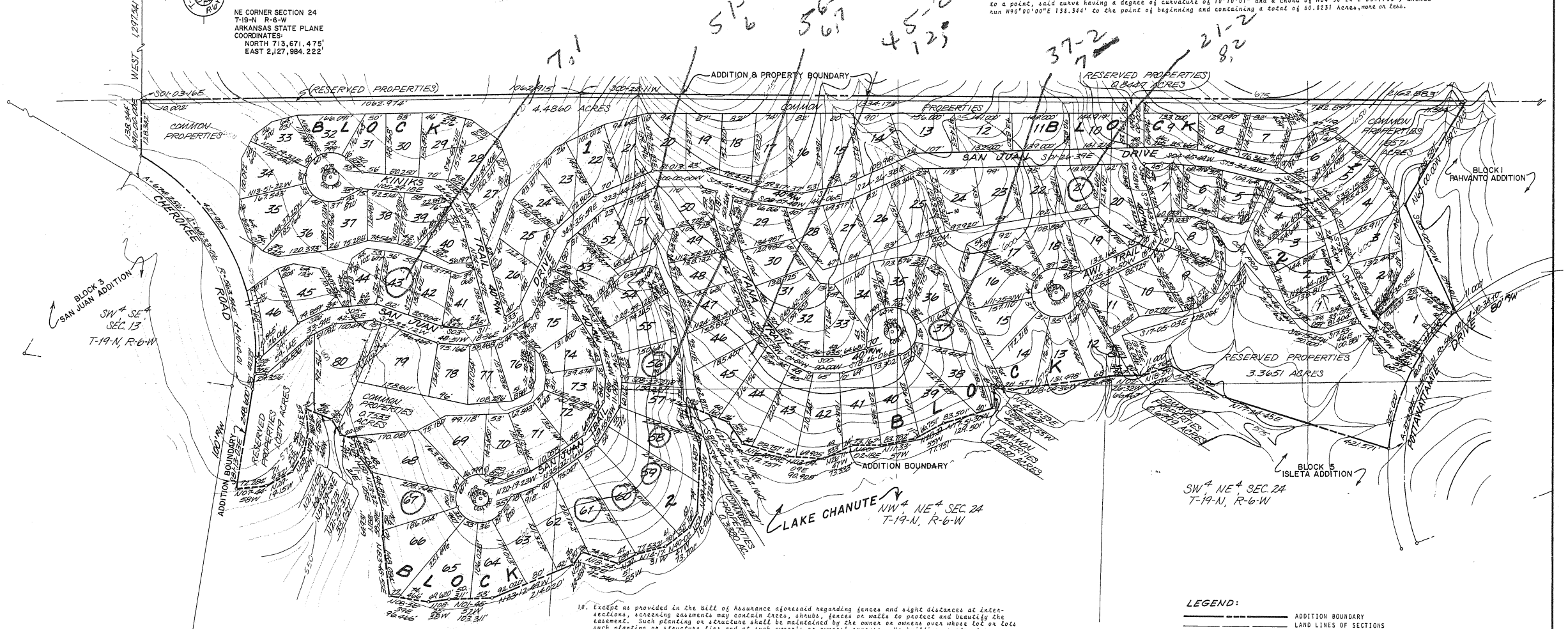
Lot No.	Acres
49	0.2316
50	0.2823
51	0.2930
52	0.2699
53	0.3152
54	0.3408
55	0.3257
56	0.3391
57	0.3810
58	0.4205
59	0.6304
60	0.5715
61	0.5066
62	0.4163
63	0.3834
64	0.3751
65	0.4745
66	0.4905
67	0.3696
68	0.5457
69	0.5833
70	0.3064
71	0.2874
72	0.2407
73	0.2607
74	0.2627
75	0.3044
76	0.2663
77	0.2871
78	0.2745
79	0.5372
80	0.5999

DEED DESCRIPTION

SAN JUAN ADDITION - BLOCKS 1 AND 2 INCLUSIVE

A parcel of land lying in the SW^4, SE^4, (20.54 AC.±) of Section 13, T-19-N, R-6-W and in the NW^4, NE^4, (26.98 AC.±); in the SW^4, NE^4, (13.31 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 NE corner of Section 24, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, (State Plane Coordinates of North 713,671.475' and East 2,127,984.222'); run north 1,175.555' to a point; thence run west 1,297.541' to the point of beginning; thence run S01°03'16"E 1062.915' to a point; thence run S00°22'11"W 2162.883' to a point; thence run N60°00'00"W 297.285' to a point; thence run S65°00' 00"W 291.811' to a point on a curve; thence run northwestwardly along a curve to the left 571.847' to a point, said curve having a degree of curvature of 10°34'10" and a chord of N64°14'40"W 371.184'; thence run N17°24'45"E 421.571' to a point; thence run N29°58'37"E 155.300' to a point; thence run N14°59'47"W 67.765' to a point; thence run N02°26'32"W 86.467' to a point; thence run N06°04'36"W 256.488' to a point; thence run N04°13'39"E 45.843' to a point; thence run S88°55'55"W 46.541' to a point; thence run N11°51'30"W 129.501' to a point; thence run N84°29'55"W 77.751' to a point; thence run N11°33'57"W 83.782' to a point; thence run N00°02'18"E 73.167' to a point; thence run N16°11'47"W 73.333' to a point; thence run N03°09'09"E 90.905' to a point; thence run N16°40'04"E 112.757' to a point; thence run N54°10'20"E 62.152' to a point; thence run N21°38'16"E 102.180' to a point; thence run S60°44'51"W 44.774' to a point; thence run S60°00'47"W 42.227' to a point; thence run N49°14'58"W 178.637' to a point; thence run N57°18'02"W 42.160' to a point; thence run N40°07'43"W 73.701' to a point; thence run N14°17'31"W 77.531' to a point; thence run N19°51'55"W 47.039' to a point; thence run N16°24'40"E 92.540' to a point; thence run N54°29'43"W 36.670' to a point; thence run N13°12'49"W 214.820' to a point; thence run N01°45'52"W 103.311' to a point; thence run N08°25' 38"W 49.820' to a point; thence run N08°36'38"E 96.466' to a point; thence run N43°48'55"E 148.084' to a point; thence run N88°58'29"E 64.931' to a point; thence run N73°32'05"E 94.882' to a point; thence run N21°25'31"E 33.037' to N50°11'21"E 48.582' to a point; thence run N49°57'17"E 47.255' to a point; thence run N21°31'03"E 66.434' to a point; thence run N59°59'52"E 42.513' to a point; thence run N54°11'49"W 53.617' to S85°39'18"W 57.311' to a point; thence run N79°41'45"W 50.729' to a point; thence run N58°11'49"W 53.617' to a point; thence run N29°19'15"W 73.932' to a point; thence run N07°44'58"W 72.214' to a point; thence run S81°13'03"E 248.600' to a point of curvature; thence run northeastwardly along a curve to the left 674.556' to a point, said curve having a degree of curvature of 10°10'01" and a chord of N64°30'24"E 634.753'; thence run N90°00'00"E 138.344' to the point of beginning and containing a total of 60.8231 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 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 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 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 570.0 M.G.L. ±0.5', as determined from Bench Mark 373, U.S.E.D. 1A, 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 peak 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.

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 hereon 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

LEGEND:

- ADDITION BOUNDARY
- LAND LINES OF SECTIONS
- UTILITY EASEMENT
- EDGE OF PROTECTIVE SCREENING AREA
- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY
- EASEMENT LIMITED TO ACCESS BY CHEROKEE VILLAGE IMPROVEMENT DISTRICT FOR PURPOSE OF MAINTENANCE OR CONSTRUCTION OF COMMON PROPERTIES
- 600 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.

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 580.0' M.G.L.

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: _____
DATE: 9/2/71

RECORD PLAT

SAN JUAN ADDITION
BLOCKS 1 & 2 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION
8-31-71	JJB	Set Corner, Revised Notes etc.

DRAWN: M-T	SHEET 1 OF 1
DATE:	
CHECKED: DA	DWG. NO. 8-CV-522
DATE: 8-31-71	
JOB NO. ENG-8	SCALE: 1"=100'

126 LOTS

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 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 16th day of March, 1972.

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

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

DEED DESCRIPTION

SAN JUAN ADDITION - BLOCKS 3 AND 4 INCLUSIVE

A parcel of land lying in the NE¼, SW¼, (0.79 AC.±); in the NW¼, SE¼, (13.16 AC.±); in the SE¼, SW¼, (0.83 AC.±); in the SW¼, SE¼, (13.18 AC.±) of Section 13, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, being more particularly described as follows:

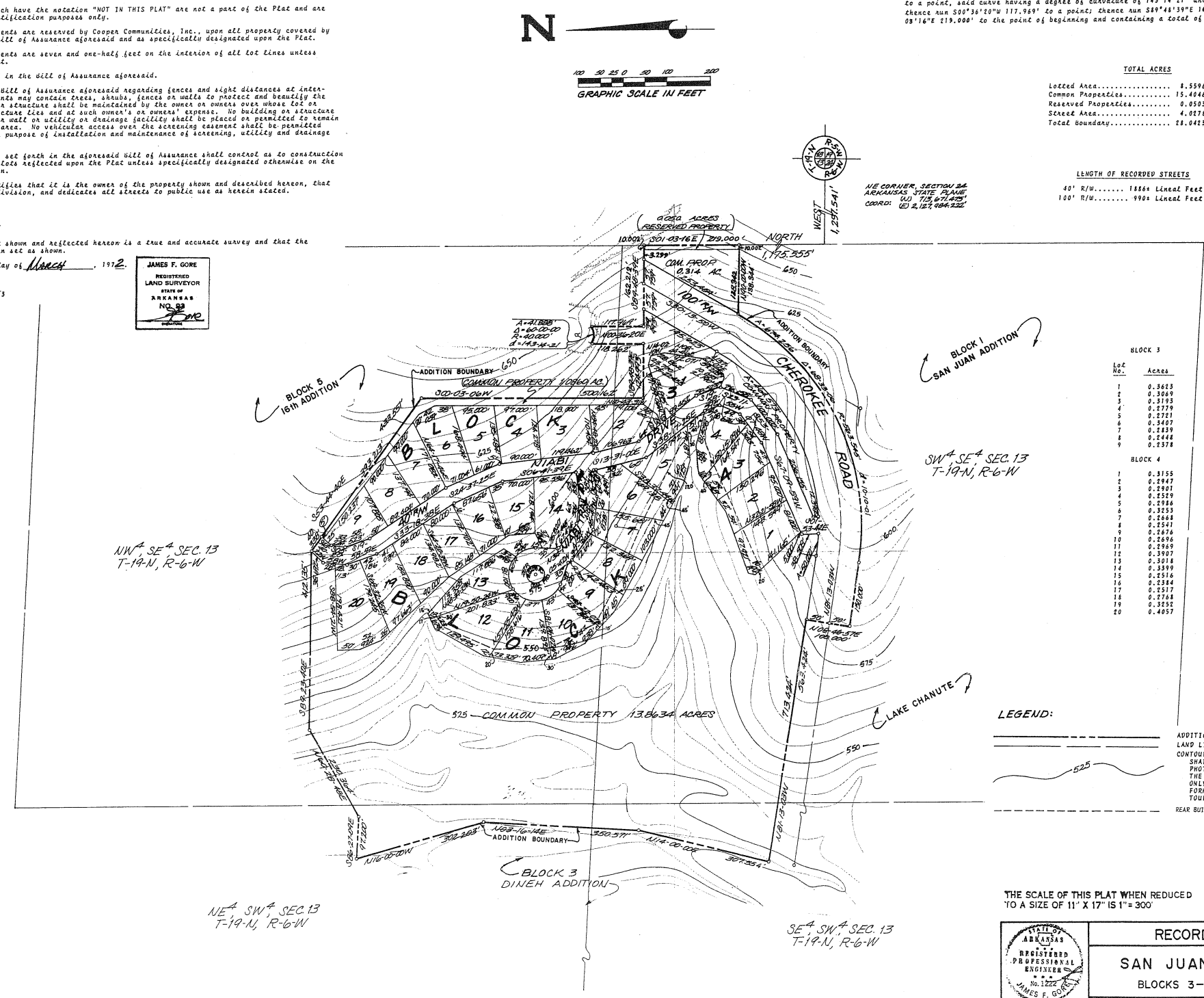
Commencing at the NE corner of Section 24, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, (State Plane Coordinates of North 713,671.475 and East 1,127,984.222); run west 1,297.841' to a point; thence run north 1,175.555' to the point of beginning; thence run N90°00'00"W 138.344' to a point on a curve; thence run southwestwardly along a curve to the right 474.256' to a point of tangency, said curve having a degree of curvature of 10°10'01" and a chord of S64°30'24"W 634.753'; thence run N81°13'03"W 150.000' to a point; thence run N08°46'57"E 100.000' to a point; thence run N81°13'03"W 543.484' to a point; thence run N14°00'00"E 307.554' to a point; thence run N03°16'14"E 350.571' to a point; thence run N16°00'00"W 301.203' to a point; thence run S86°27'09"E 97.200' to a point; thence run N60°28'48"E 230.364' to a point; thence run S89°23'40"E 412.135' to a point; thence run S53°44'40"E 433.551' to a point; thence run S00°03'06"W 500.162' to a point; thence run S89°48'39"E 124.993' to a point; thence run N00°36'20"E 118.262' to a point on a curve; thence run southeastwardly along a curve to the left 41.888' to a point, said curve having a degree of curvature of 143°14'21" and a chord of S89°23'28"E 40.000'; thence run S00°36'20"W 117.969' to a point; thence run S89°48'39"E 162.212' to a point; thence run S01°03'16"E 219.000' to the point of beginning and containing a total of 27.8295 Acres.

TOTAL ACRES

Lotted Area.....	8.5596	Acres
Common Properties.....	15.4046	Acres
Reserved Properties.....	0.0503	Acres
Street Area.....	4.0078	Acres
Total boundary.....	28.0423	Acres

LENGTH OF RECORDED STREETS

40' R/W.....	1886	Lineal Feet
100' R/W.....	990±	Lineal Feet



BLOCK 3

Lot No.	Acres
1	0.3623
2	0.3069
3	0.3193
4	0.2779
5	0.2721
6	0.3407
7	0.2839
8	0.2444
9	0.2378

BLOCK 4

Lot No.	Acres
1	0.3155
2	0.2947
3	0.2901
4	0.2529
5	0.2986
6	0.3253
7	0.2448
8	0.2547
9	0.2676
10	0.2696
11	0.2969
12	0.3907
13	0.3016
14	0.3599
15	0.2516
16	0.2584
17	0.2517
18	0.2768
19	0.3232
20	0.4057

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.

REAR BUILDING SETBACK LINE

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: _____
DATE: 3/16/72

RECORD PLAT

SAN JUAN ADDITION

BLOCKS 3-4 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION
3-16-72	LEB	REV. PER. STAKE OUT

DRAWN: T/A DATE:	SHEET 1 OF 1
CHECKED: DA DATE: 3-15-72	DWG. NO. 0116(02)-541
JOB NO. ENG. 8	SCALE: 1" = 100'