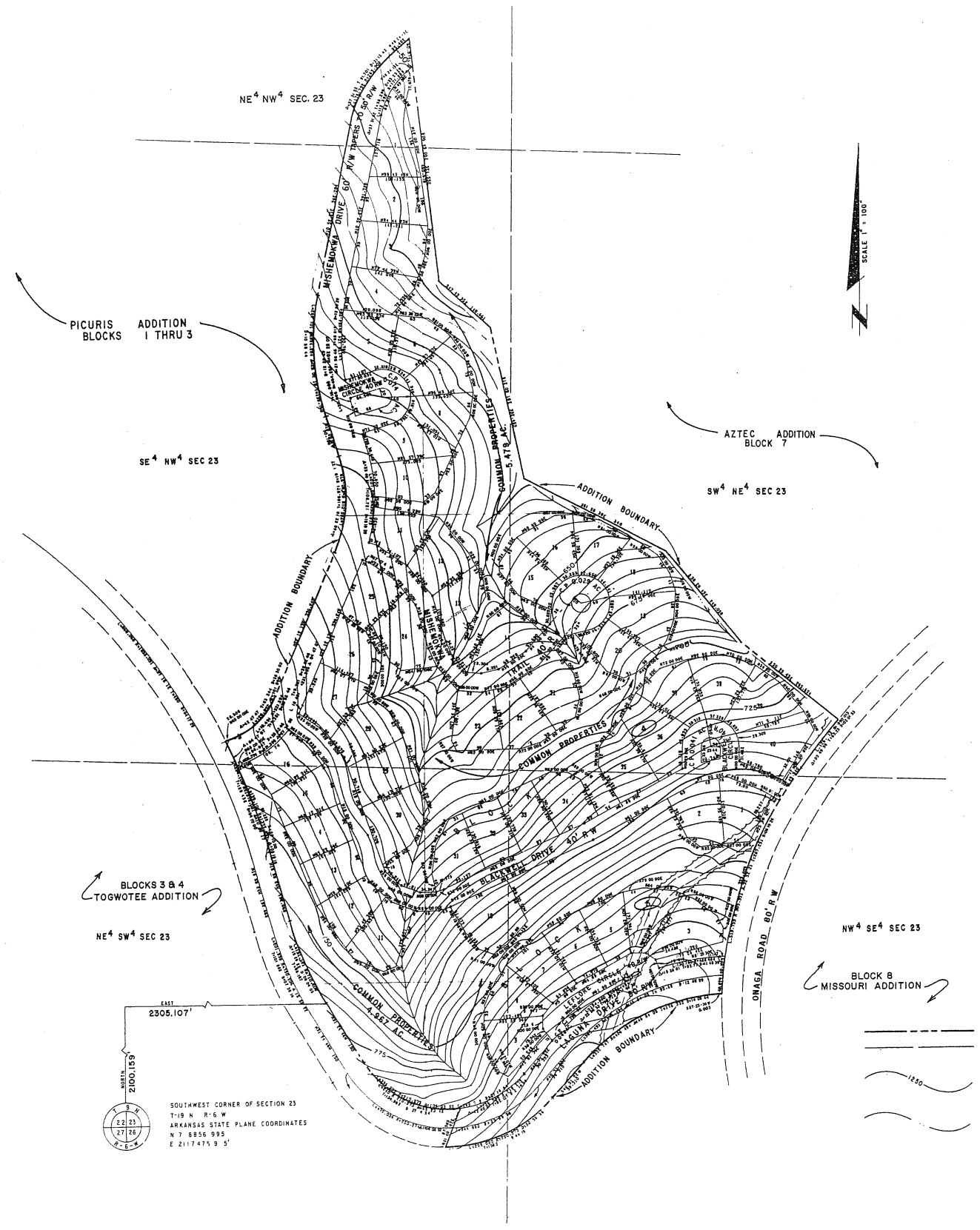


LEGEND

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	15.299 AC
COMMON PROPERTIES	10.638 AC
STREETS	6.174 AC
RESERVED PROPERTIES	0.000 AC
BOUNDARY	32.111 AC

LINEAR FEET OF STREETS:

80 R/W ..... 676.300 FT.
60 R/W ..... 1609.817 FT.
40 R/W ..... 4309.000 FT.

B-4,L-1	=	0.292	AC
L-2	=	0.284	AC
L-3	=	0.349	AC
L-4	=	0.359	AC
L-5	=	0.319	AC
L-6	=	0.238	AC
L-7	=	0.261	AC
L-8	=	0.246	AC
L-9	=	0.289	AC
L-10	=	0.273	AC
L-11	=	0.250	AC
L-12	=	0.287	AC
L-13	=	0.267	AC
L-14	=	0.293	AC
L-15	=	0.243	AC
L-16	=	0.250	AC
L-17	=	0.241	AC
L-18	=	0.291	AC
L-19	=	0.304	AC
L-20	=	0.258	AC
L-21	=	0.279	AC
L-22	=	0.284	AC
L-23	=	0.268	AC
L-24	=	0.295	AC
L-25	=	0.255	AC
L-26	=	0.249	AC
L-27	=	0.295	AC
L-28	=	0.292	AC
L-29	=	0.290	AC
L-30	=	0.329	AC
L-31	=	0.264	AC
L-32	=	0.248	AC
L-33	=	0.249	AC
L-34	=	0.254	AC
L-35	=	0.289	AC
L-36	=	0.339	AC
L-37	=	0.268	AC
L-38	=	0.287	AC
L-39	=	0.289	AC
L-40	=	0.328	AC
BLK-4	=	11.152	AC
B-5,L-1	=	0.246	AC
L-2	=	0.274	AC
L-3	=	0.288	AC
L-4	=	0.237	AC
L-5	=	0.236	AC
L-6	=	0.253	AC
L-7	=	0.243	AC
L-8	=	0.232	AC
L-9	=	0.248	AC
L-10	=	0.340	AC
L-11	=	0.294	AC
L-12	=	0.242	AC
L-13	=	0.248	AC
L-14	=	0.246	AC
L-15	=	0.249	AC
L-16	=	0.253	AC
BLK-5	=	4.147	AC
CP-3	=	5.479	AC
CP-4	=	.967	AC
CP-5	=	0.048	AC
CP-6	=	0.041	AC
CP-7	=	0.029	AC
CP-9	=	2.074	AC
LEGUNR-D	=	1.242	AC
LEFLORE-C	=	0.268	AC
BLACKWELL	=	1.227	AC
BLACKWELL	=	0.178	AC
MISHEMOKWA	=	0.809	AC
MISHEMOKWA	=	2.217	AC
MISHEMOKWA	=	0.233	AC

DEED DESCRIPTION
(CURIS ADDITION
BLOCKS 4 THRU 5 INCLUSIVE

A PARCEL OF LAND LYING W THE SW4 NE4, (6.47AC.+/-); NW4 SE4, (5.59AC.+/-); NE4 SW4, (7.34AC +/-), SE4 NW4,(11.17AC.+/-..NE4 NW4, (0.56AC.+/-) OF SECTION 23, T 19-N R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SW CORNER SECTION 23, T-19-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, RUN NORTH 2100.159' TO A POINT, THENCE EAST 2305.107' TO THE POIN OF BEGINNING, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 191.171', SAID CURVE HAVING A RADIUS OF 710.205', THENCE N15-58 244'152.665', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 258.109', SAID CURVE HAVING A RADIUS OF 1375.091', THENCE N65-00-00E 28.506', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 129.552', SAID CURVE HAVING A RADIUS OF 161.395', THENCE N22-12-13E 36.245', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 205.018' SAID CURVE HAVING A RADIUS OF 290.979', THENCE N18-09-57W 90.785', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 265.70', SAID CURVE HAVING A RADIUS OF 524.254', THENCE N10-52-2'E 362.284', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 176.79', SAID CURVE HAVING A RADIUS OF 269.803', THENCE N49-24- 3E 52.402', THENCE S06-49-08E 521.552', THENCE S47-13-35E 149.66', THENCE S12-05-18E 332.453', THENCE S61-55-39E 340.000', TH NCE S38-28-43E 219.098', THENCE S55-29-43E 265.554', THENCE ALONG HE ARC OF A CURVE TO THE LEFT 126.413' SAID CURVE HAVING A RADIUS OF 1890.013', THENCE ALONG THE ARC OF A CURVE TO LEFT 919.759', SAID CURVE HAVING A RADIUS OF 905.92', THENCE S81-25-30W 0.003', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 332.74', SAID CURVE HAVING A RADIUS OF 408.48', THENCE S40-31-22W 98.310', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 258.090', SAID CURVE HAVING A RADIUS OF 290.27', THENCE N2-40-47E 87.583', THENCE ALONG THE ARC OF A CURVE TO HE RIGHT 240.000', SAID CURVE HAVING A RADIUS OF 210.273', THENCE N31-24-46W 150.000', TO THE POINT OF BEGINNING AND CONTAINING 32.11 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 PROVISION 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 HIS 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 A 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 19 DAY OF JUNE, 1971.

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

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

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

APPROVED
DATE 6/18/71

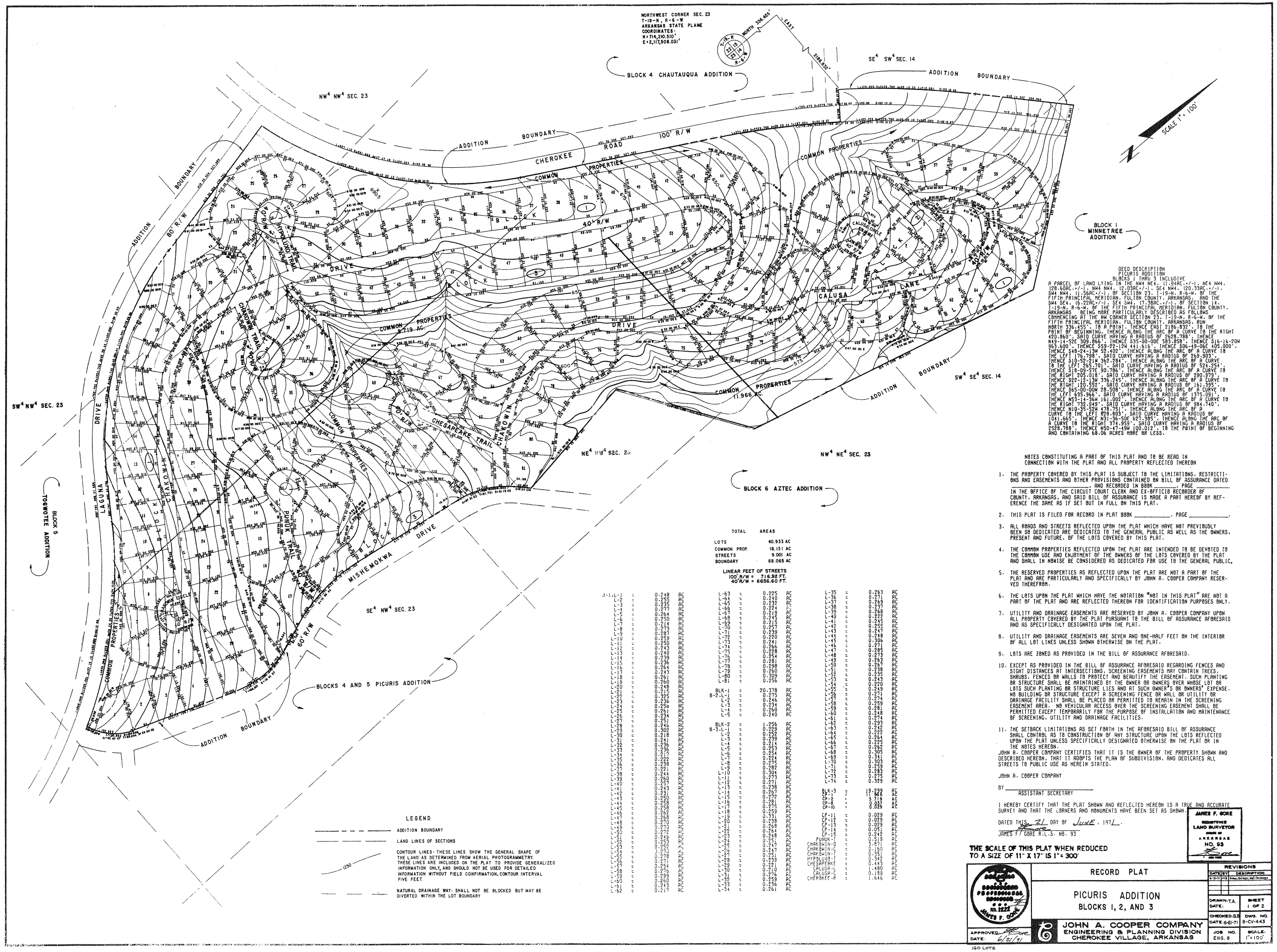
RECORD PLAT

PICURIS ADDITION
BLOCKS 4 AND 5

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

REVISIONS		
DATE	BY	DESCRIPTION
8-11	JCJ	Dev. Serv. Drawing Note

DRAWN: T.A. DATE:	SHEET 1 of 1
CHECKED: BE DATE: 6-18-71	DWG NO. 8-CV 440
JOB NO. ENG. 8	SCALE: 1" = 100'


NORTHWEST CORNER SEC. 23
T-13-N, R-6-W
ARKANSAS STATE PLANE
COORDINATES:
N=714,210.510'
E=2,117,508.031'
NORTH 336.455'
EAST
BLOCK 4 CHAUTAUQUA ADDITION
SE4 SW4 SEC. 14
ADDITION
BOUNDARY
NW4 NW4 SEC. 23
SCALE 1" = 100'
BLOCK 1 MINNETREE ADDITION
CHEROKEE ROAD
100' R/W
COMMON PROPERTIES
80' R/W
40' R/W
60' R/W
CALUSA LANE
CHAWNEE DRIVE
CHESAPEAKE TRAIL
PUNUK TRAIL
MISHEMOKWA DRIVE
SW4 NW4 SEC. 23
SW4 SE4 SEC. 14
NE4 NW4 SEC. 23
NW4 NE4 SEC. 23
SE4 NW4 SEC. 23
BLOCK 6 AZTEC ADDITION
BLOCK 5 TOGWOTEE ADDITION
BLOCKS 4 AND 5 PICURIS ADDITION
COMMON PROPERTIES 2.719 AC.
COMMON PROPERTIES 11.966 AC.
COMMON PROPERTIES 1.787 AC.
COMMON PROPERTIES 1.000 AC.
COMMON PROPERTIES 1.000 AC.
COMMON PROPERTIES 1.000