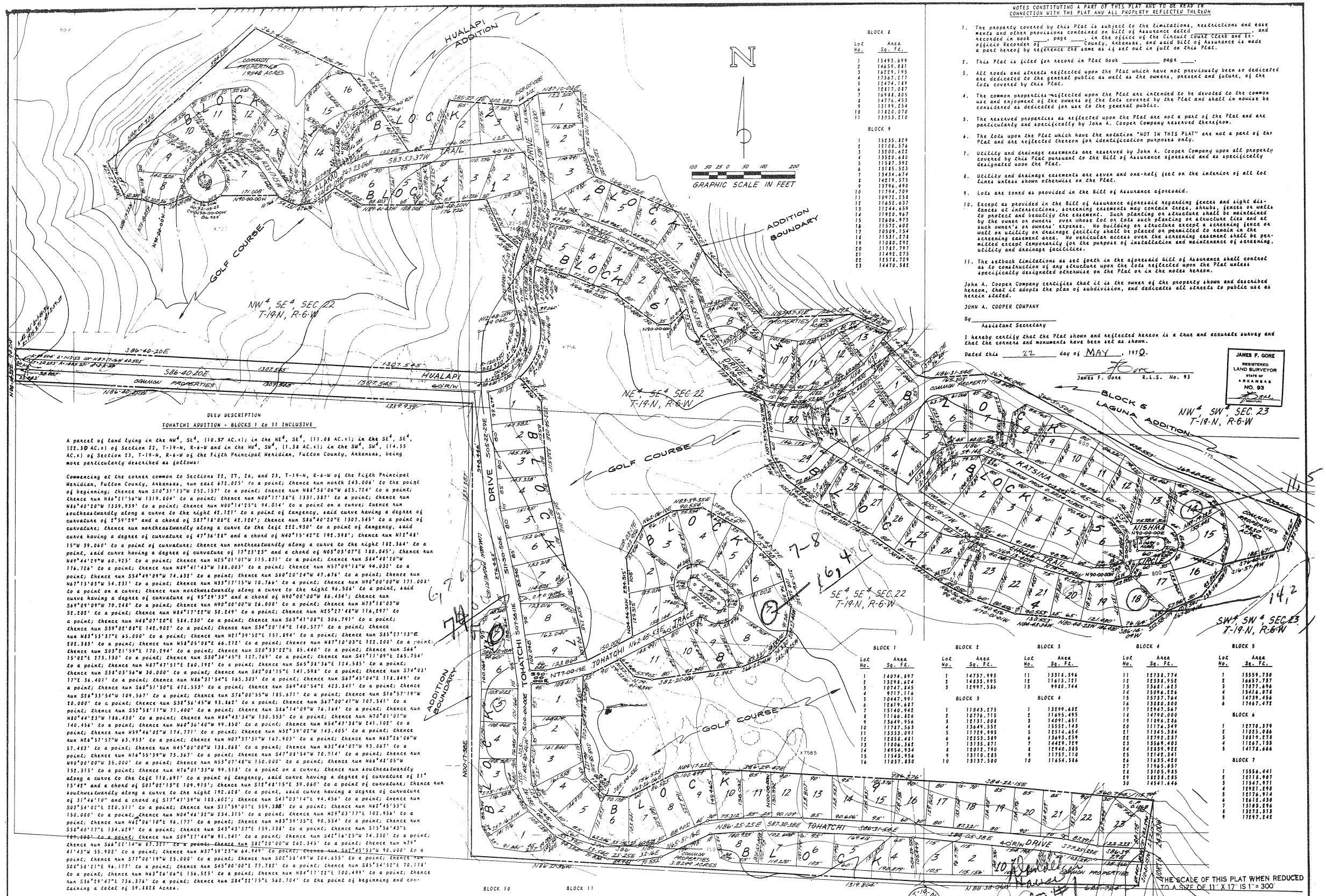
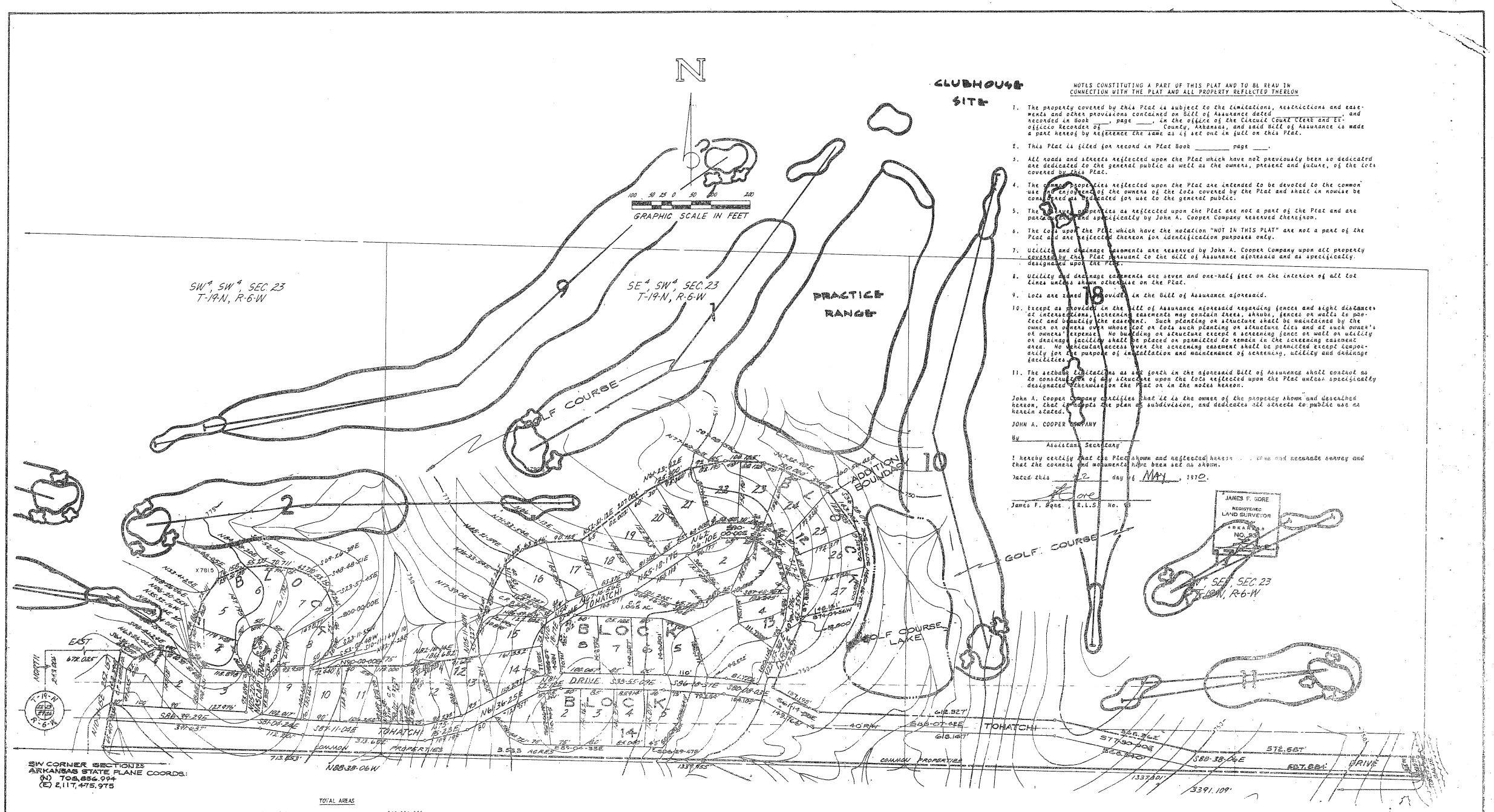

HUALAPI ADDITION
COMMON PROPERTIES 19.848 ACRES
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
TOHATCHI TRAIL
S83°53'37"W
GOLF COURSE
NW¼ SE¼ SEC. 22 T-19-N, R-6-W
NE¼ SE¼ SEC. 22 T-19-N, R-6-W
SE¼ SE¼ SEC. 22 T-19-N, R-6-W
SW¼ SW¼ SEC. 23 T-19-N, R-6-W
NW¼ SW¼ SEC. 23 T-19-N, R-6-W
ADDITION BOUNDARY
GRAPHIC SCALE IN FEET
N
S86°40'20"E
1307.545
HUALAPI
60' R/W
COMMON PROPERTIES
N86°40'20"W
1339.938'
KATSINA DRIVE
TOHATCHI DRIVE
LAGUNA ADDITION
NISHIA
COMMON PROPERTIES 3.0249 ACRES
COMMON PROPERTIES 1.0144 ACRES
N86°25'25"E 587.30'
S86°31'56"E
N86°25'25"E
S86°22'15"E
S86°05'38"E
N88°38'04"W
EAST
672.025'
NORTH 4,428.00'
N00°17'38"E
N00°17'00"E
N00°17'00"W
N00°17'00"E
N00°17'00"W
N00°17'00"E
N00°17'00"W



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 case be construed as dedicated for use to the general public.

5. The golf course properties as reflected upon the Plat are not a part of the Plat and are particularly and specifically by John A. Cooper Company reserved thereunto.

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 this 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 R-1 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 architectural restrictions 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 12 day of MAY, 1970.

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
ARKANSAS
NO. 93

TOTAL AREAS

Located Area	544,156.848
Common Properties	266,883.684
Street Area	198,990.870
Total Boundary	1,009,031.395

BLOCK 12

Lot No.	Area Sq. Ft.
1	13269.287
2	11624.905
3	12555.997
4	11264.529
5	13884.528
6	16019.094
7	17709.590
8	12166.833
9	13663.515
10	12461.064
11	13972.901
12	15172.383
13	12225.489
14	14007.183
15	14577.169
16	17557.546
17	12802.693
18	11903.066
19	12332.982
20	13123.788
21	13159.736
22	13138.819
23	13844.069
24	15809.571
25	14502.661
26	13958.857
27	14224.000

BLOCK 13

Lot No.	Area Sq. Ft.
1	15362.500
2	13701.570
3	13799.229
4	13095.000
5	12177.000
6	12785.406
7	12658.159
8	14530.447

BLOCK 14

Lot No.	Area Sq. Ft.
1	13142.596
2	12342.985
3	12065.581
4	12481.297
5	12869.000

DEED DESCRIPTION

TOHATCHI ADDITION - BLOCKS 12 to 14 INCLUSIVE

A parcel of land lying in the SW¼, SW¼, (5.42 AC.±); in the SE¼, SW¼, (115.18 AC.±); in the SW¼, SE¼, (2.48 AC.±) 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 of Section 23, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, run north 243.006' to a point; thence run east 677.055' to the point of beginning; thence run S61°36'25" E, 48.039' to a point; thence run N68°26'06" E, 55.902' to a point; thence run S72°41'24" E, 57.992' to a point; thence run S66°15'12" E, 40.317' to a point; thence run S59°14'07" E, 59.445' to a point; thence run N07°06'14" E, 28.009' to a point; thence run N35°31'16" W, 43.018' to a point; thence run N06°20'25" W, 45.277' to a point; thence run N12°26'06" E, 84.866' to a point; thence run N33°41'24" E, 78.711' to a point; thence run N66°48'05" E, 76.158' to a point; thence run N84°48'09" E, 55.227' to a point; thence run S81°32'17" E, 70.717' to a point; thence run S69°26'38" E, 42.730' to a point; thence run S44°44'51" E, 53.151' to a point; thence run S23°57'43" E, 49.244' to a point; thence run S00°00'00" E, 90.000' to a point; thence run S23°11'55" W, 38.078' to a point; thence run S33°07'48" W, 50.000' to a point; thence run S70°11'14" W, 10.000' to a point; thence run N82°11'28" E, 78.440' to a point; thence run N48°00'00" E, 125.300' to a point; thence run N22°18'14" E, 186.687' to a point; thence run N63°11'40" W, 55.277' to a point; thence run N17°39'00" E, 115.492' to a point; thence run N26°33'54" E, 78.982' to a point; thence run N48°21'59" E, 60.808' to a point; thence run N71°33'54" E, 63.246' to a point; thence run N86°49'13" E, 90.139' to a point; thence run N52°51'12" E, 201.002' to a point; thence run N67°23'22" E, 125.300' to a point; thence run N77°28'18" E, 98.195' to a point; thence run S87°08'13" E, 100.135' to a point; thence run S57°22'48" E, 130.000' to a point; thence run S60°56'48" E, 51.478' to a point; thence run S36°28'29" E, 148.037' to a point; thence run S07°07'30" E, 50.623' to a point; thence run S12°59'09" W, 100.439' to a point; thence run S74°39'53" W, 148.187' to a point; thence run S06°42'35" W, 18.000' to a point; thence run S22°57'38" W, 177.742' to a point; thence run S61°14'55" E, 137.195' to a point; thence run S84°07'48" E, 615.323' to a point; thence run S77°30'02" E, 366.507' to a point; thence run S88°38'06" E, 572.587' to a point; thence run S14°38'18" E, 51.982' to a point; thence run N88°48'[illegible]" E, [illegible] to a point; thence run N10°31'15" E, 252.157' to the point of beginning and containing a total of 23.775 Acres.

LEGEND:

- LAND LINES OF SECTIONS
- BOUNDARY OF ADDITION
- 750 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.

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:

RECORD PLAT

TOHATCHI ADDITION
BLOCKS 12 - 14 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN BY:	SHEET: 1 OF 1
DATE:	
CHECKED:	DWG. NO. 8-CV-187
DATE:	
JOB NO. ENG 8	SCALE: 1"=100'