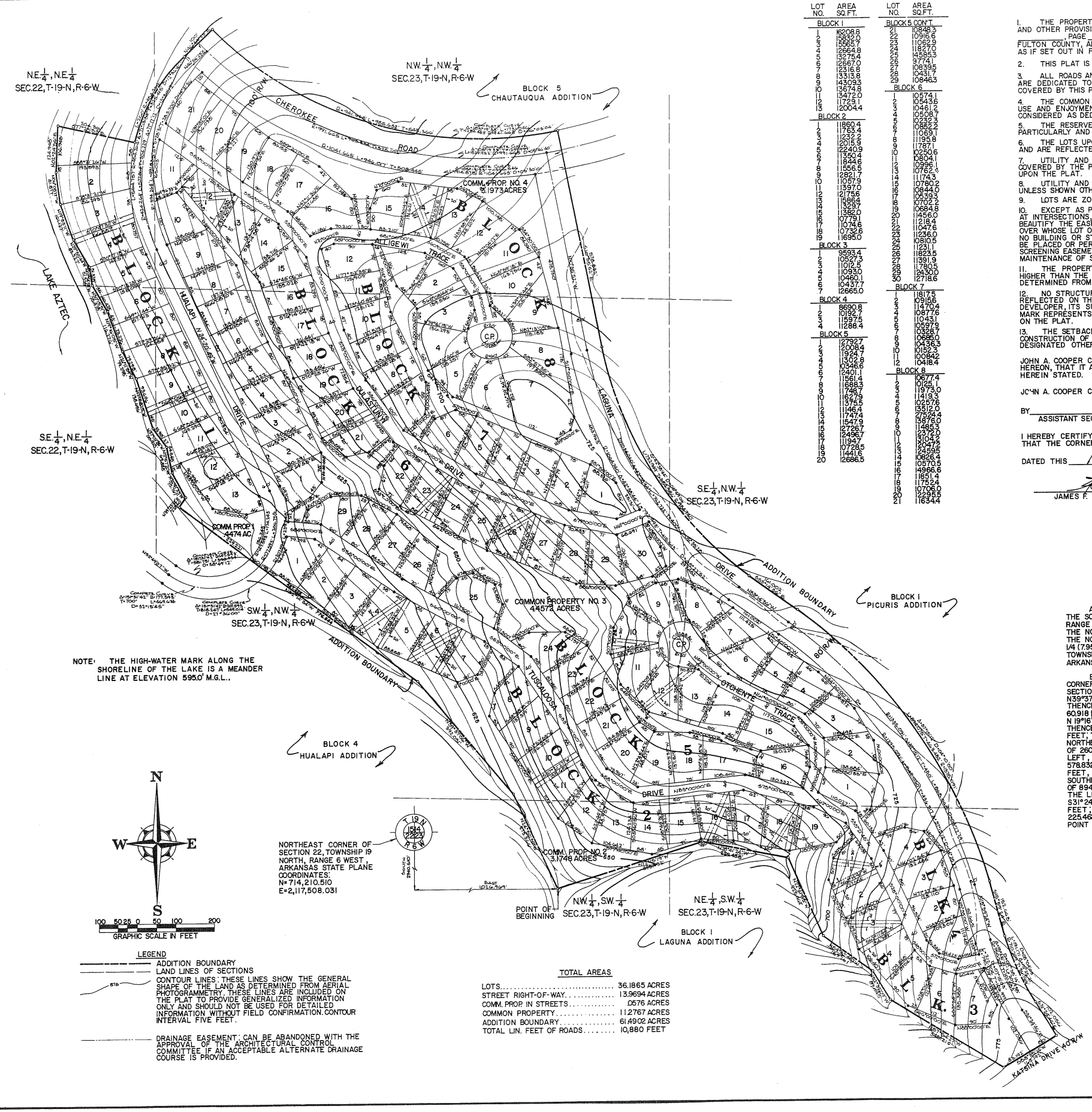

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 595.0' M.G.L..

LOT NO.	AREA SQ.FT.
BLOCK 1	
1	10988.8
2	10822.0
3	13565.7
4	12664.8
5	13276.4
6	12667.0
7	12316.8
8	13313.8
9	14309.3
10	13674.8
11	13472.0
12	11733.1
13	12004.4
BLOCK 2	
1	11860.4
2	11763.4
3	12322.2
4	12315.9
5	12240.9
6	13500.4
7	11844.6
8	11566.5
9	12821.7
10	11057.9
11	13970
12	21756
13	15664
14	13237
15	13820
16	10719.1
17	10746.6
18	10732.6
19	16950
BLOCK 3	
1	9593.4
2	10527.3
3	11012.2
4	10930
5	10460.1
6	10437.7
7	12665.0
BLOCK 4	
1	8690.9
2	10192.7
3	11397.5
4	11288.4
BLOCK 5	
1	12792.7
2	12008.4
3	11924.7
4	11702.8
5	10346.6
6	12401.1
7	11561.4
8	11688.3
9	11748.7
10	16279
11	13713.5
12	11464.1
13	17474
14	15479
15	27267
16	24967
17	11947
18	107265
19	14416
20	26863.5

LOT NO.	AREA SQ.FT.
BLOCK 5 CONT.	
21	18948.3
22	10916.6
23	11022.9
24	11521.0
25	14583.3
26	37741
27	108395
28	104317
29	108463
BLOCK 6	
1	10574.1
2	10434.6
3	10461.2
4	10508.7
5	10239.3
6	10823.2
7	11069.1
8	11195.8
9	11871
10	10250.6
11	10204.1
12	10996.1
13	10762.4
14	11743
15	10780.2
16	10944.0
17	10393
18	10702.2
19	10848
20	11456.0
21	11518.4
22	11047.6
23	11236.0
24	10805.5
25	12311
26	11523.5
27	11391.9
28	17805
29	112400
30	12718.6
BLOCK 7	
1	18175
2	10958
3	11704
4	10877.6
5	10431
6	10597.9
7	10328.7
8	10586.0
9	10436.3
10	10523.3
11	10684.2
12	10418.4
BLOCK 8	
1	10677.4
2	10125
3	11973.0
4	11419.3
5	10257.6
6	13512.0
7	273224
8	38760
9	14853
10	23220
11	51042
12	20293
13	24555
14	10626.4
15	10570.5
16	14966.6
17	11851.4
18	17924
19	10706.0
20	12295.5
21	116344

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 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 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 595.0 M.G.L. ±0.5', AS DETERMINED FROM BENCH MARK 373, U.S.E.D. IA, 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 POOL 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.

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 18 DAY OF JUNE, 1971.

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

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

DEED DESCRIPTION
"TOGWOTEE ADDITION"
BLOCKS 1 THRU 8

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (2.2097 ACRES), THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (.7014 ACRES), OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN; ALSO LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (12.2220 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (29.7185 ACRES), THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (1.4985 ACRES), THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (7.9536 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (7.1865 ACRES) OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2940.510 FEET SOUTH AND 1026.969 FEET EAST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=714,210.510 EAST=2,117,508.031) OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 6 WEST; THENCE N24°52'39"W, 273.366 FEET; THENCE N39°37'06"W, 392.051 FEET; THENCE N52°14'34"W, 776.844 FEET; THENCE N39°23'32"E, 27.840 FEET; THENCE N26°41'33"W, 75.767 FEET; THENCE N12°57'21"W, 69.648 FEET; THENCE N37°09'26"W, 60.918 FEET; THENCE N17°58'13"W, 138.696 FEET; THENCE N26°11'59"W, 79.298 FEET; THENCE N19°16'05"W, 116.276 FEET; THENCE N30°15'51"W, 75.478 FEET; THENCE N07°54'58"W, 51.378 FEET; THENCE N29°55'44"W, 83.327 FEET; THENCE N19°53'11"W, 101.127 FEET; THENCE N06°08'17"W, 81.877 FEET; THENCE N02°24'56"E, 124.945 FEET; THENCE S77°28'53"E, 204.361 FEET, THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 454.264 FEET, AN ARC DISTANCE OF 260.000 FEET; THENCE N46°56'23"E, 100.000 FEET; THENCE EASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 941.665 FEET, AN ARC DISTANCE OF 965.652 FEET; THENCE S10°35'52"E, 578.832 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 984.740 FEET, AN ARC DISTANCE OF 732.949 FEET; THENCE S53°14'36"E, 161.002 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1375.091 FEET, AN ARC DISTANCE OF 894.075 FEET; THENCE S15°59'24"E, 152.665 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 710.209 FEET, AN ARC DISTANCE OF 191.171 FEET; THENCE S31°24'46"E, 102.056 FEET; THENCE S58°35'14"W, 163.192 FEET; THENCE N57°54'27"W, 348.210 FEET; THENCE N32°37'09"W, 89.045 FEET; THENCE N54°42'48"W, 159.261 FEET; THENCE N22°41'53"W, 225.462 FEET; THENCE N78°41'24"W, 229.456 FEET; THENCE S72°15'19"W, 393.732 FEET TO THE POINT OF BEGINNING. CONTAINING 61.4902 ACRES.

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.

DRAINAGE EASEMENT, CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.

TOTAL AREAS

LOTS	36.1865 ACRES
STREET RIGHT-OF-WAY	13.9694 ACRES
COMM. PROP. IN STREETS	.0576 ACRES
COMMON PROPERTY	11.2767 ACRES
ADDITION BOUNDARY	61.4902 ACRES
TOTAL LIN. FEET OF ROADS	10,880 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: 6/18/71

RECORD PLAT

TOGWOTEE ADDITION
BLOCKS 1 THRU 8

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

REVISIONS		
DATE	BY	DESCRIPTION
6-17-71	JFG	Dwg. Corr. Drawing Lines Rev.

DRAWN:	SHEET 1 OF 1
DATE:	
CHECKED:	DWG. NO. 8-CV-436
DATE: 6-18-71	
JOB NO. ENG. 8	SCALE: 1"=100'

135 Lots