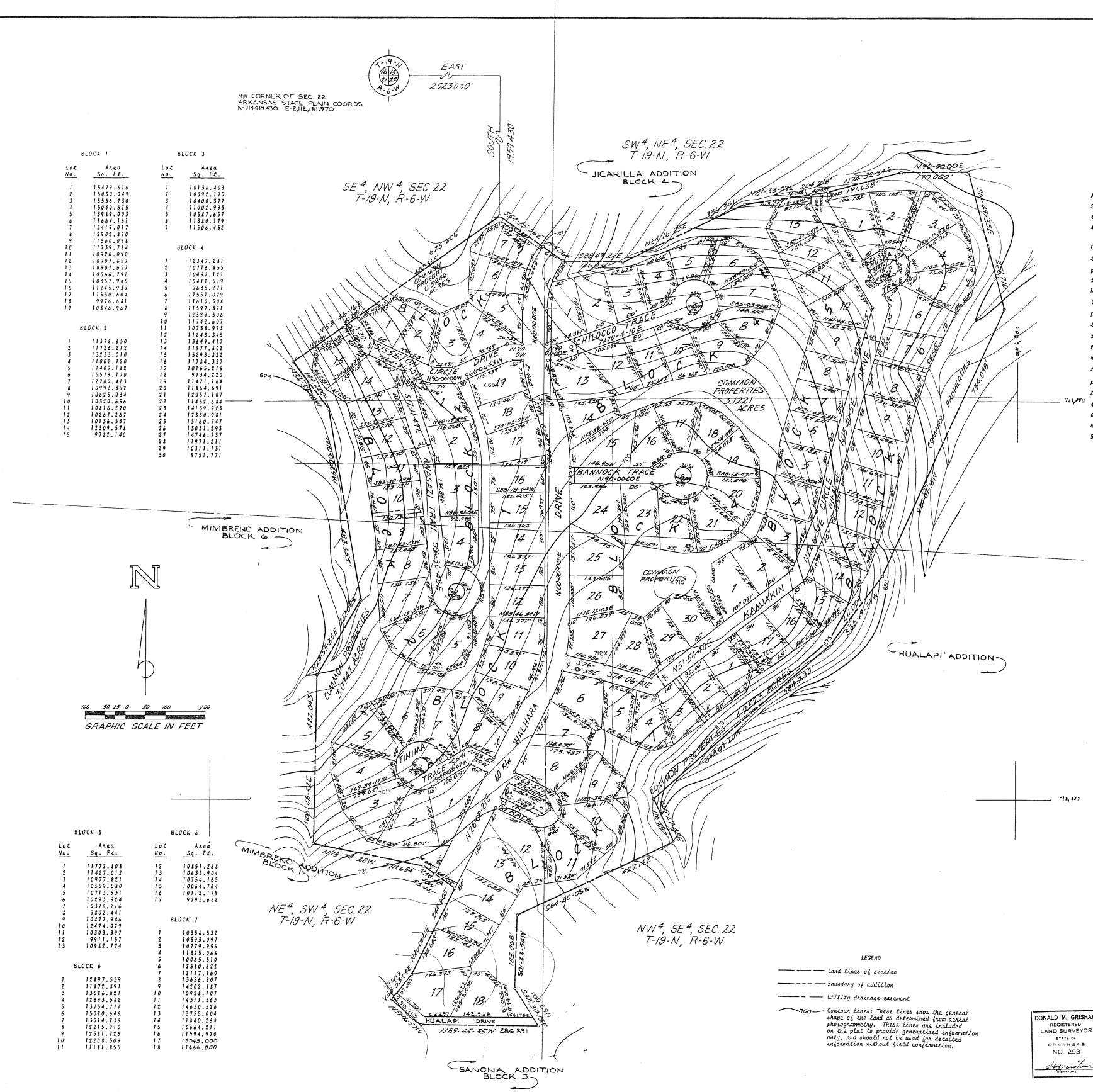


BLOCK 1

| Lot No. | Area Sq. Ft. |
|---|---|
| 1 | 13479.436 |
| 2 | 13050.049 |
| 3 | 13556.730 |
| 4 | 13044.625 |
| 5 | 13918.003 |
| 6 | 13664.161 |
| 7 | 13419.017 |
| 8 | 12902.870 |
| 9 | 11560.094 |
| 10 | 11739.784 |
| 11 | 10970.090 |
| 12 | 10907.657 |
| 13 | 10907.657 |
| 14 | 10566.792 |
| 15 | 10357.915 |
| 16 | 10143.939 |
| 17 | 10330.604 |
| 18 | 9976.681 |
| 19 | 10846.967 |

BLOCK 2

| Lot No. | Area Sq. Ft. |
|---|---|
| 1 | 11878.650 |
| 2 | 11726.212 |
| 3 | 12233.010 |
| 4 | 11002.120 |
| 5 | 11409.732 |
| 6 | 15579.170 |
| 7 | 12700.423 |
| 8 | 10991.392 |
| 9 | 10825.034 |
| 10 | 10350.656 |
| 11 | 10416.270 |
| 12 | 10267.267 |
| 13 | 10136.537 |
| 14 | 10309.574 |
| 15 | 9781.140 |

BLOCK 3

| Lot No. | Area Sq. Ft. |
|---|---|
| 1 | 10136.403 |
| 2 | 10092.175 |
| 3 | 10400.377 |
| 4 | 11002.993 |
| 5 | 10587.657 |
| 6 | 11348.179 |
| 7 | 11506.452 |

BLOCK 4

| Lot No. | Area Sq. Ft. |
|---|---|
| 1 | 12347.281 |
| 2 | 10716.435 |
| 3 | 10497.101 |
| 4 | 10412.519 |
| 5 | 9633.271 |
| 6 | 11551.029 |
| 7 | 11610.504 |
| 8 | 11597.821 |
| 9 | 12329.506 |
| 10 | 11742.607 |
| 11 | 10731.923 |
| 12 | 11143.345 |
| 13 | 13449.417 |
| 14 | 11977.802 |
| 15 | 15293.822 |
| 16 | 11744.357 |
| 17 | 10163.216 |
| 18 | 9734.220 |
| 19 | 11471.164 |
| 20 | 11164.691 |
| 21 | 12057.107 |
| 22 | 11432.644 |
| 23 | 14139.223 |
| 24 | 17330.941 |
| 25 | 11160.747 |
| 26 | 13031.293 |
| 27 | 14746.737 |
| 28 | 11971.211 |
| 29 | 10311.131 |
| 30 | 9751.771 |

BLOCK 5

| Lot No. | Area Sq. Ft. |
|---|---|
| 1 | 11772.808 |
| 2 | 11427.012 |
| 3 | 10977.823 |
| 4 | 10559.560 |
| 5 | 10713.931 |
| 6 | 10193.924 |
| 7 | 10376.214 |
| 8 | 9402.441 |
| 9 | 10377.986 |
| 10 | 12474.029 |
| 11 | 10303.397 |
| 12 | 9911.157 |
| 13 | 10982.774 |

BLOCK 6

| Lot No. | Area Sq. Ft. |
|---|---|
| 1 | 12497.539 |
| 2 | 11472.891 |
| 3 | 13526.821 |
| 4 | 12693.562 |
| 5 | 13754.771 |
| 6 | 15020.646 |
| 7 | 13014.236 |
| 8 | 12215.910 |
| 9 | 12541.726 |
| 10 | 12208.509 |
| 11 | 11181.855 |
| 12 | 10851.268 |
| 13 | 10635.904 |
| 14 | 10754.165 |
| 15 | 10964.764 |
| 16 | 10112.179 |
| 17 | 9793.882 |

BLOCK 7

| Lot No. | Area Sq. Ft. |
|---|---|
| 1 | 10356.532 |
| 2 | 10593.097 |
| 3 | 10779.956 |
| 4 | 11325.066 |
| 5 | 10865.510 |
| 6 | 12680.622 |
| 7 | 12117.160 |
| 8 | 13656.807 |
| 9 | 14102.887 |
| 10 | 15982.107 |
| 11 | 14311.563 |
| 12 | 14630.526 |
| 13 | 13755.004 |
| 14 | 11840.284 |
| 15 | 10664.211 |
| 16 | 11694.970 |
| 17 | 15065.000 |
| 18 | 11464.000 |

DEED DESCRIPTION

TETON ADDITION
BLOCKS 1 to 7 INCLUSIVE

A parcel of land lying in the SE4, NW4, (6.18 AC.±); SW4, NE4, (19.35 AC.±); NE4, SW4, (18.60 AC.±); and the NW4, SE4, (10.32 AC.±) of Section 22, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, being more particularly described as follows:

Commencing at the corner common to Sections 16, 15, 21, and 22, T-19-N, R-6-W of the Fifth Principal Meridian, Fulton County, Arkansas, run east 2523.030' to a point; thence run south 1959.430' to the point of beginning; thence run S54°35'56"E 195.064' to a point; thence run S88°49'22"E 146.031' to a point; thence run N64°16'23"E 336.341' to a point; thence run N81°33'09"E 204.216' to a point; thence run N74°52'34"E 191.638' to a point; thence run N90°00'00"E 170.000' to a point; thence run S14°49'55"E 351.710' to a point; thence run S24°07'16"W 734.098' to a point; thence run S36°19'37"W 211.009' to a point; thence run S48°07'20"W 584.230' to a point; thence run S25°27'48"E 116.297' to a point; thence run S64° 20'05"W 427.142' to a point; thence run S01°33'54"W 183.068' to a point; thence run S32°30'15"E 109.290' to a point; thence run N89°45'35"W 286.891' to a point; thence run N51°06'57"W 98.713' to a point; thence run N38°53'04"E 79.649' to a point; thence run N26°08'21"E 240.608' to a point; thence run N54°43'40"W 95.441' to a point; thence run N76°24'28"W 278.684' to a point; thence run N00°48'52"E 422.043' to a point; thence run N28°55'35"E 217.083' to a point; thence run N10° 00'29"W 483.355' to a point; thence run N36°56'10"W 144.200' to a point; thence run N53°46'16"E 625.606' to the point of beginning and containing a total of 50.4348 Acres.

TOTAL AREAS

| | |
|---|---|
| Lotted Area | 1,408,512.186 Sq. Ft. |
| Common Properties | 488,984.741 Sq. Ft. |
| Street Area | 299,441.986 Sq. Ft. |
| Total Boundary | 2,196,938.913 Sq. Ft. |

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 27 DAY OF MAY, 1970.

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

LEGEND

Land lines of section
Boundary of addition
Utility drainage easement
700 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.

DONALD M. GRISHAM
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 293
SIGNATURE

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

REGISTERED ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 2680 DONALD M. GRISHAM

APPROVED
DATE 5/27/70

# RECORD PLAT

## TETON ADDITION
BLOCKS 1 - 7 INCLUSIVE

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

| REVISIONS | | |
|---|---|---|
| DATE | BY | DESCRIPTION |

| | |
|---|---|
| DRAWN | SHEET 1 OF 1 |
| DATE | |
| CHECKED | DWG. NO. |
| DATE | |
| JOB NO. | SCALE 1:100 |
| ENG. | |