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, RESERVATIONS AND EASEMENTS CONTAINED ON BILL OF ASSURANCE DATED _____ BOOK _____ PAGE _____ IN THE OFFICE OF THE CIRCUIT COURT CLERK OF _____ COUNTY, ARKANSAS, AND SAID BILL OF ASSURANCE IS MADE A PART HEREOF BY REFERENCE THE SAME AS SET OUT IN FULL ON THIS PLAT.

2. THIS PLAT IS FILED FOR RECORD IN PLAT BOOK _____ PAGE _____.

3. ALL ROADS AND STREETS SO 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 THE DEVELOPER 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 THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE _____ OF THE BILL OF ASSURANCE DESCRIBED IN NOTE 1 ABOVE AND AS SPECIFICALLY DESIGNATED UPON THE PLAT.

8. UTILITY AND DRAINAGE EASEMENTS ARE SEVEN AND ONE-HALF FEET ON ALL SIDE AND REAR LOT LINES AND FIVE FEET ON ALL SIDE LOT LINES EXCEPT WHERE SHOWN OTHERWISE ON THE PLAT.

9. LOTS ARE ZONED AS PROVIDED IN THE BILL OF ASSURANCE DESCRIBED IN NOTE 1 ABOVE.

10. SCREENING EASEMENTS MAY CONTAIN TREES, SHRUBS, FENCES OR WALLS TO PROTECT AND BEAUTIFY THE EASEMENT. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED OR PLACED OR ALLOWED 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 CONTOUR CONTAINING ONE FOOT HIGHER THAN THE HIGHEST SPILLWAY ELEVATION WHICH IS AT PRESENT ELEVATION _____ M.S.L. ± 0.5'.

12 REAR OF LOTS RUN TO AND ALONG THE MEAN NORMAL WATER LEVEL OF _____ RIVER.

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION, AND DEDICATE ALL STREETS TO PUBLIC USE AS NOTED.
JOHN A. COOPER COMPANY

_____ 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 27th DAY OF June 1968.

DONALD M. GRISHAM

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

DEED DESCRIPTION

YUMA ADDITION

BLOCKS 1 THROUGH 14 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW¼ SE¼ (38.837 ACS) OF SECTION 3, T-19-N, R-6-W, THE NW¼ NE¼ (39.028 ACS), THE SW¼ NE¼ (41.200 ACS), THE SE¼ NW¼ (41.365 ACS), THE NE¼ NW¼ (25.082 ACS), THE NW¼ NW¼ (10.920 ACS) OF SECTION 10, T-19-N, R-6-W, OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SECTION 10, T-19-N, R-6-W (STATE PLANE COORDINATES NORTH 724,926.760 EAST 2,112,325.120) OF THE FIFTH PRINCIPAL MERIDIAN, FULTON COUNTY, ARKANSAS; THENCE S 00° 17' 57" E 1557.279' TO A POINT; THENCE EAST 2,106.284' TO THE POINT OF BEGINNING; THENCE N 01° 02' 41" W 196.164' TO A POINT; THENCE ALONG A 050° 00' 59" CURVE TO THE LEFT 731.265' TO A POINT; THENCE N 44° 02' 41" W 1,284.301' TO A POINT; THENCE ALONG A 050° 00' 00" CURVE TO THE LEFT 382.880' TO A POINT; THENCE N 89° 11' 59" W 2,402.095' TO A POINT; THENCE ALONG A 150° 00' 00" CURVE TO THE RIGHT 213.325' TO A POINT; THENCE S 88° 38' 18" W 1634.858' TO A POINT; THENCE S 00° 08' 18" W 323.725' TO A POINT; THENCE S 89° 51' 42" E 1,259.587' TO A POINT; THENCE S 01° 07' 32" W 330.000' TO A POINT; THENCE N 89° 51' 42" W 1,254.340' TO A POINT; THENCE S 00° 51' 41" W 312.355' TO A POINT; THENCE S 00° 51' 41" W 165.855' TO A POINT; THENCE N 79° 19' W 285.811' TO A POINT; THENCE S 79° 19' E 611.394' TO A POINT; THENCE S 89° 55' 16" W 878.397' TO THE POINT OF BEGINNING AND CONTAINING IN ALL 107.132 ACRES.

TOTAL AREAS

Reserved	1,528 Ac.
Lots	61.857 Ac.
Street R/W	15.062 Ac.
Common Property	28.674 Ac.
Boundary	107.131 Ac.

LEGEND
- ADDITION BOUNDARY LINE
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- EDGE OF PROTECTIVE SCREENING AREA

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

APPROVED _____
DATE 7-29-68

RECORD PLAT
BLOCKS 1-14 INCLUSIVE
YUMA ADDITION
JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
CHEROKEE VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN T.A. DATE 7-29-68 — SHEET 1 OF 1
CHECKED D.M.G. DATE 7-29-68 — SUB. DIV. 108-F-3.16
JOB NO. 108-F — SCALE 1"=200'