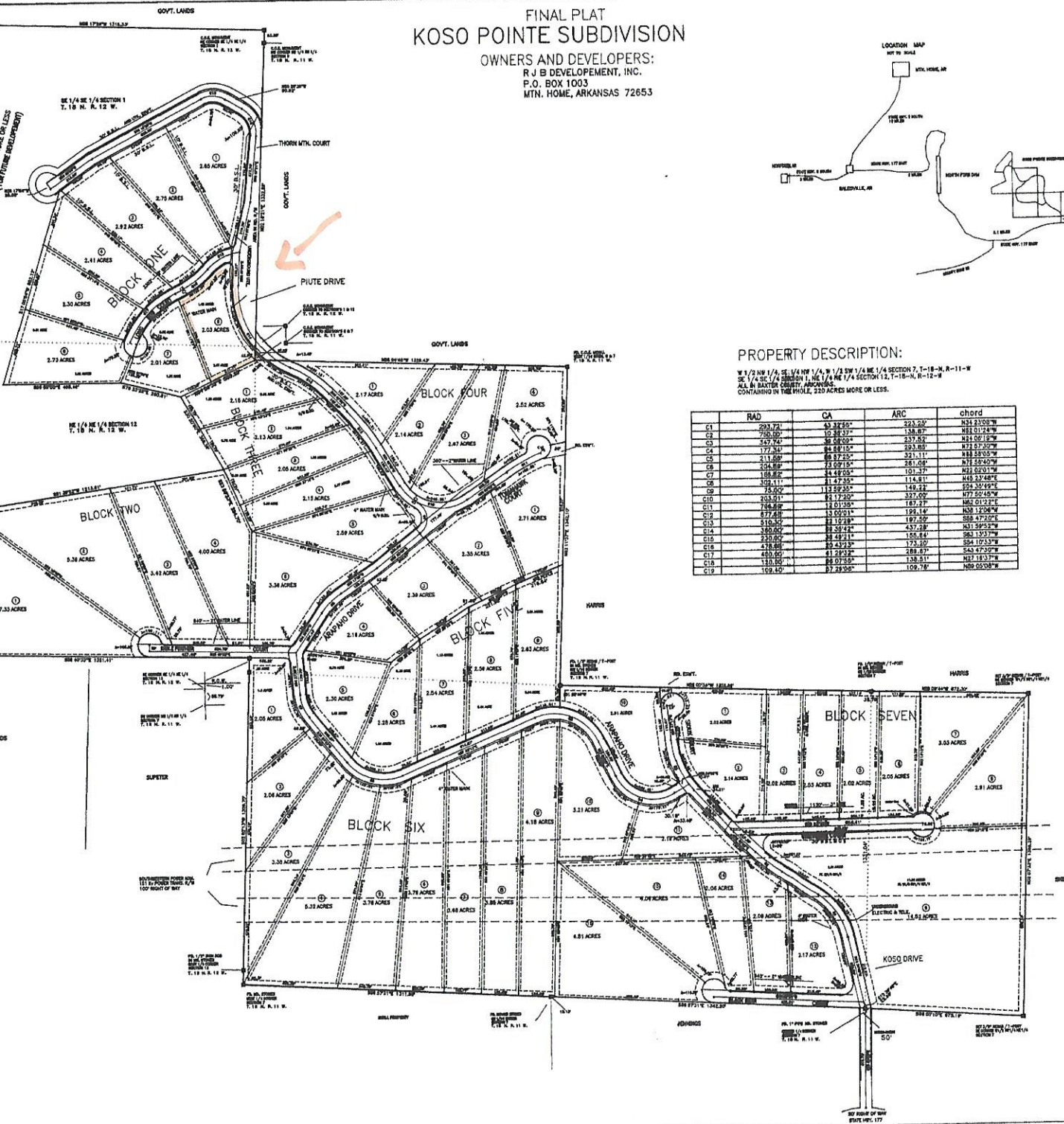
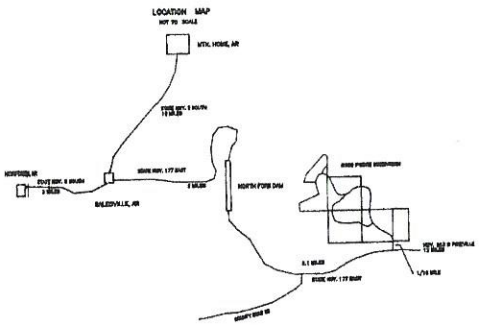
FINAL PLAT
KOSO POINTE SUBDIVISION

OWNERS AND DEVELOPERS:
R J B DEVELOPEMENT, INC.
P.O. BOX 1003
MTN. HOME, ARKANSAS 72653





PROPERTY DESCRIPTION:

W 1/2 NW 1/4, SE 1/4 NW 1/4, W 1/2 SW 1/4 NE 1/4 SECTION 7, T-18-N, R-11-W
SE 1/4 SE 1/4 SECTION 1, NE 1/4 NE 1/4 SECTION 12, T-18-N, R-12-W
ALL IN BAXTER COUNTY, ARKANSAS.
CONTAINING IN THIS WHOLE, 220 ACRES MORE OR LESS.

	RAD	CA	ARC	chord
C1	293.72'	43 32'55"	223.25'	N34 23'08"W
C2	750.00'	10 38'37"	138.87'	N83 01'24"W
C3	547.74'	38 58'02"	237.52'	N84 01'18"W
C4	177.34'	94 56'15"	293.85'	N72 57'30"W
C5	211.58'	86 57'25"	321.11'	N83 59'05"W
C6	204.89'	73 00'15"	261.08'	N72 58'40"W
C7	188.82'	34 49'05"	101.37'	N52 02'01"W
C8	308.11'	21 47'35"	114.61'	N45 23'48"E
C9	75.00'	113 59'35"	149.22	S04 35'49"E
C10	203.01'	92 17'20"	327.00'	N77 50'45"W
C11	764.69'	12 01'35"	167.27'	N62 01'12"E
C12	877.68'	13 00'01"	199.14'	N58 12'06"W
C13	510.32'	22 10'18"	197.50'	S88 47'20"E
C14	350.00'	88 36'42"	437.28'	N31 59'52"W
C15	230.00'	38 49'21"	155.84'	S63 13'37"W
C16	478.86'	20 43'23"	173.20'	S84 10'33"W
C17	450.00'	61 29'22"	288.67'	S43 47'39"W
C18	120.00'	66 07'55"	138.51'	N27 18'37"W
C19	109.40'	57 29'06"	109.78'	N89 05'08"W

CERTIFICATE OF OWNERSHIP & DEDICATION:
WE THE UNDERSIGNED BEING THE FEE OWNERS OF THE PROPERTY SHOWN HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND DO HEREBY DEDICATED TO THE USE OF THE CONCERNED PARTIES/ PUBLIC ALL STREETS, COMMON AREAS, UTILITY EASEMENTS, ETC. AS SHOWN HERON.

SIGNATURES

Byron C Warren, President of RJB Development, Inc. by Mark D Carney by Power of Attorney dated 5-25-97

CLERKS CERTIFICATE:
FILED FOR RECORD THIS
26th DAY OF June 1997
SLIDE # 1027
Rhonda J Foster clerk
By: D. King DC

RESTRICTIVE COVENANTS:
Unit # 5458-97
BOOK ____ PG. ____

NOTARY PUBLIC:
SIGNED BEFORE ME THIS 1st DAY OF April 1997
COUNTY OF Arkansas STATE OF Baxter
Donna P Tompkins

NOTARY PUBLIC
COMM. EXP
11-02-02

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT UNDER MY SUPERVISION THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ALL MONUMENTS WERE SET IN ACCORDANCE WITH EXISTING MONUMENTS FOUND IN THE AREA. ANY ENCROACHMENTS OBSERVED AT TIME OF SURVEY ARE AS SHOWN HEREON. THIS CERTIFICATION IS LIMITED TO THE PARTIES SHOWN HEREON.

Barrie W. Gofforth

REGISTERED
STATE OF ARKANSAS
NO. 1028
SIGNATURE
BARRIE W. GOFFORTH
PROFESSIONAL LAND SURVEYOR

NOTE:
STREET ROW WIDTH IS 50'
TURNOUT RADIUS IS 25'
UNLESS OTHERWISE NOTED
CUL-DE-SAC- RADIUS IS 50'
BUILDING SETBACKS ARE
10' ALONG SIDE LINES
25' ALONG REAR LINES
30' ALONG STREETS
UTILITIES WILL BE UNDERGROUND AND BE LOCATED IN EASEMENTS AS NOTED
30' ALONG STREETS
7.5' ALONG SIDE LINES
15' ALONG REAR LINES

LEGEND:
ALL CORNERS ARE SET 3/8" REBAR, OR AS SHOWN.

N

SCALE
240 120 0 240

BAXTER COUNTY PLANNING BOARD
FINAL PLAT APPROVED
DATE 6-26-97
Wayne Davis

BASIS OF BEARING: C.O.E. LAKE NORFORK

GOFORTH LAND SURVEYING, INC.
600 SOUTH MAIN ST.
MTN. HOME, ARKANSAS 72653

SCALE 1" = 240'
DATE 3/12/97
KOSO POINTE FINAL PLAT
R J B DEVELOPEMENT, INC.
PT. OF SECTION'S 1 & 12 T. 18 N. R. 12 W.
AND SECTION'S 6 & 7 T. 18 N. R. 11 W.