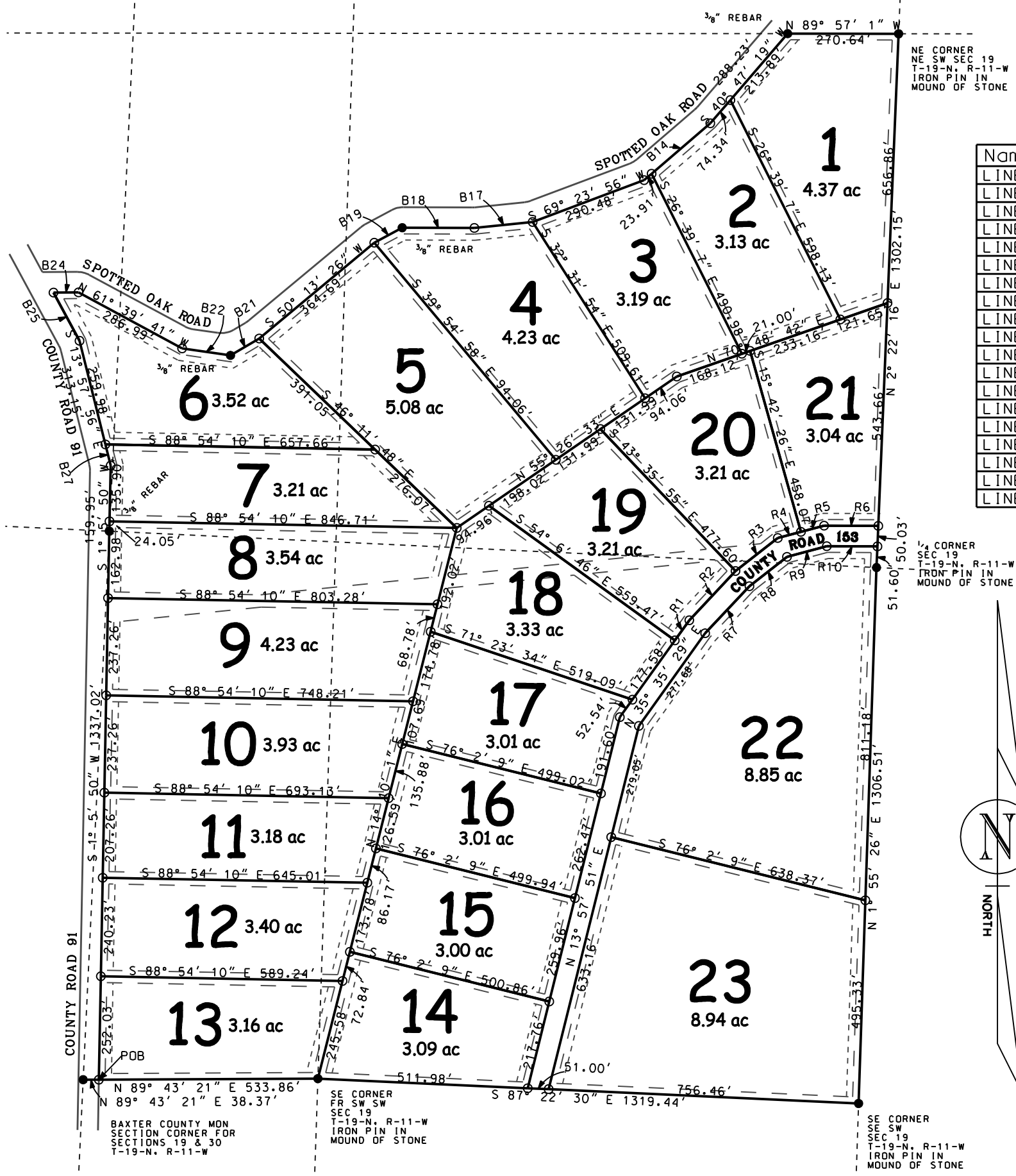
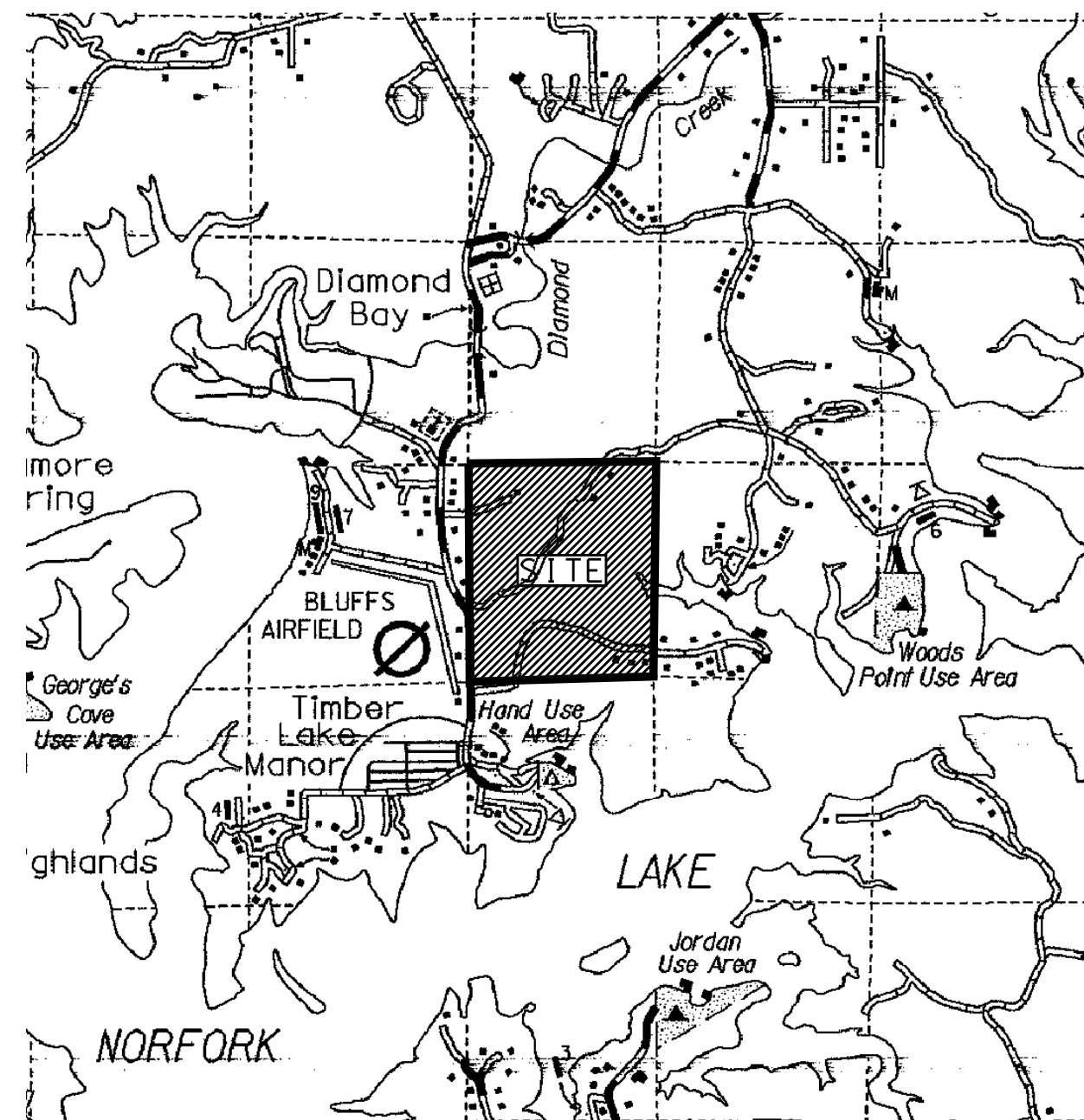


A Final Plat For HAND COVE ESTATES



Name	Distance	Direction
LINE B14	212.85'	S 49° 22' 43" W
LINE B17	142.75'	S 84° 8' 52" W
LINE B18	175.66'	N 89° 46' 55" W
LINE B19	77.38'	S 61° 46' 5" W
LINE B21	81.59'	S 59° 29' 20" W
LINE B22	119.00'	N 81° 37' 55" W
LINE B24	60.98'	S 89° 42' 26" W
LINE B25	133.68'	S 28° 23' 19" E
LINE B27	53.18'	S 13° 57' 56" E
LINE R1	60.42'	N 35° 35' 29" E
LINE R2	164.74'	N 43° 10' 16" E
LINE R3	130.45'	N 52° 1' 59" E
LINE R4	58.55'	N 75° 6' 54" E
LINE R5	58.55'	N 75° 6' 54" E
LINE R6	132.01'	S 89° 43' 2" E
LINE R7	157.55'	N 43° 10' 16" E
LINE R8	116.36'	N 52° 1' 59" E
LINE R9	100.24'	N 75° 6' 54" E
LINE R10	123.52'	S 89° 43' 2" E



LOCATION MAP

RECORDER'S CERTIFICATION

THE PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2007 AND IS RECORDED AS SLIDE _____ OF THE BAXTER COUNTY SUBDIVISION FILE. WITNESS MY HAND AND SEAL:

BAXTER COUNTY CLERK

BAXTER COUNTY PLANNING BOARD FINAL PLAT APPROVAL

DATE _____

SURVEYOR'S CERTIFICATION

I, ARNOLD KNOX, CERTIFY THAT, UNDER MY SUPERVISION, THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED AND THE MONUMENTS SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

SECTION BREAKDOWN

FR NW¹/₄ SW¹/₄ 19-19-11 6.43 ACRES
NE¹/₄ SW¹/₄ 19-19-11 16.50 ACRES
FR SW¹/₄ SW¹/₄ 19-19-11 29.59 ACRES
SE¹/₄ SW¹/₄ 19-19-11 39.62 ACRES
NE¹/₄ SE¹/₄ 24-19-12 0.64 ACRES

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OFFICERS OF OZARK MOUNTAIN TIMBER, INC DO HEREBY CERTIFY THAT WE ARE THE FEE OWNERS OF THE PROPERTY SHOWN HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBDIVISION NAMED "WOODS POINT", AND DO HERBY DEDICATED TO THE PUBLIC, FOR ITS USE, ROAD RIGHT OF WAY SHOWN HEREON AND TO THE UTILITY COMPANIES THE EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2007.

STEVEN ROSS _____ SANDRA D. ROSS _____
PRESIDENT OZARK MOUNTAIN TIMBER, INC SECRETARY OZARK MOUNTAIN TIMBER, INC

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED, THE OWNERS OF THE PROPERTY, WHO ACKNOWLEDGED THAT THEY HAD EXECUTED THE ABOVE CERTIFICATION AND DEDICATION AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THERE IN SET OUT.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC

LEGAL DESCRIPTION

PART OF THE FRACTIONAL SW¹/₄ OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 11 WEST, AND LOTS 38, 39, AND 40 OF LAKE COUNTRY ESTATES BLOCK 4, BAXTER COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE FR SECTION 19:
THENCE N 89° 43' 21" E 38.37 FEET TO THE POINT OF BEGINNING;
THENCE N 89° 43' 21" E 533.86 FEET TO THE SE CORNER OF THE FR SW¹/₄ SW 1/4;
THENCE S 87° 22' 30" E 1,319.44 FEET TO THE SE CORNER OF THE FR SE¹/₄ SW 1/4;
THENCE N 1° 55' 26" E 1,306.51 FEET TO THE NE CORNER OF THE FR SE¹/₄ SW 1/4;
THENCE N 2° 22' 16" E 1,302.15 FEET TO THE NE CORNER OF THE FR NE¹/₄ SW 1/4;
THENCE N 89° 57' 01" W 270.64 FEET TO THE SOUTHERLY RIGHT OF WAY OF SPOTTED OAK ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING:
S 40° 47' 19" W 288.23 FEET; S 49° 22' 43" W 212.85 FEET
S 69° 23' 56" W 290.48 FEET; S 84° 08' 52" W 142.75 FEET
N 89° 46' 55" W 175.66 FEET; S 61° 46' 05" W 77.38 FEET
S 50° 13' 26" W 364.69 FEET; S 59° 29' 20" W 81.59 FEET
N 81° 37' 55" W 119.00 FEET; N 61° 39' 41" W 286.99 FEET
S 89° 42' 26" W 60.98 FEET TO THE EASTERN RIGHT OF WAY OF HAND COVE ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING:
S 28° 23' 19" E 133.68 FEET; S 13° 57' 56" E 313.15 FEET
S 1° 05' 50" W 159.95 FEET; S 1° 05' 50" W 1,337.02 FEET
TO THE POINT OF BEGINNING CONTAINING 92.78 ACRES MORE OR LESS.

RESTRICTIVE COVENANTS

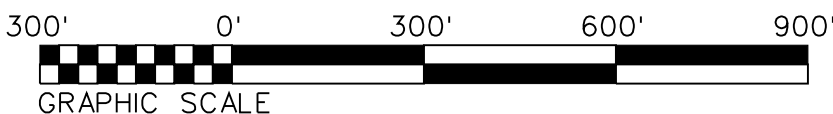
NOW, THEREFORE, THE OWNER OF THE SAID PROPERTY HEREBY IMPOSES THE FOLLOWING RESTRICTIONS AND COVENANTS FOR ALL LOTS:
1. SAID LANDS SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES, AS DISTINGUISHED FROM COMMERCIAL ENTERPRISES OF ANY KIND.
2. NO SINGLE WIDE MOBILE HOMES SHALL BE ALLOWED.
3. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED.
4. NO HOGS SHALL BE RAISED OR KEPT ON SAID PROPERTY.
5. NO PART OR PORTION OF ANY LOT SHALL BE USED IN SUCH A MANNER AS TO CREATE AN ACTIVITY WHICH SHALL BE NOXIOUS OR OFFENSIVE. NO ACTIVITY SHALL BE PERMITTED OR ALLOWED TO EXIST WHICH CREATES A NUISANCE, INCLUDING THE ALLOWANCE OF TRASH OR JUNKED VEHICLES, WATERCRAFT OR PARTS.
THE FOLLOWING SHALL BE FOR LOTS 1-5, 14-23 ONLY:
1. DOUBLE-WIDE MANUFACTURED HOMES WILL BE ALLOWED ONLY IF SAID HOME IS PLACED ON A PERMANENT CONCRETE BLOCK FOUNDATION.

OWNER/DEVELOPER
OZARK MOUNTAIN TIMBER, INC.
PO BOX 336
ALTON, MO 65606

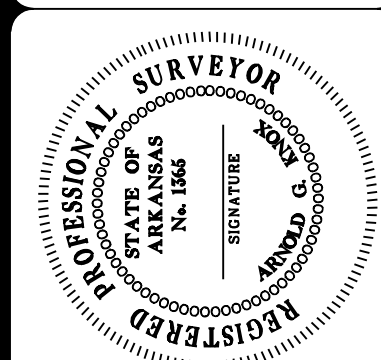
NOTES:
1. THIS SUBDIVISION DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR BAXTER COUNTY, ARKANSAS.
2. THE BUILDING SETBACKS ARE AS FOLLOWS:
30 FEET - FRONT YARD
25 FEET - REAR YARD
10 FEET - SIDE YARD

Legend:
● Found as Noted
○ Computed Point
○ Set 1/2" Rebar w/ plastic ID cap
--- Easements
--- Building Setback

Notes:
1) Basis of bearing - U.S.A.C.O.E.
2) References: RS-57-2003
RS-H-112 RS-8-86
RS-384-87



DRAWN BY: SDT
SCALE: 300:1
JOB #: 07-0034
DATE: 6-21-07
REVISION: A1
SHEET: PLAT



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