

Approx SQ. FT. 9259

ord. 114-92

Greenbrier lot - 791056

PLAT OF SUBDIVISION COUNTRY CLUB HILLS SUBDIVISION

BLOCKS 12-13-14-15

PART 1/2 SE 1/4 SECTION 19 T-21-N R-18-W

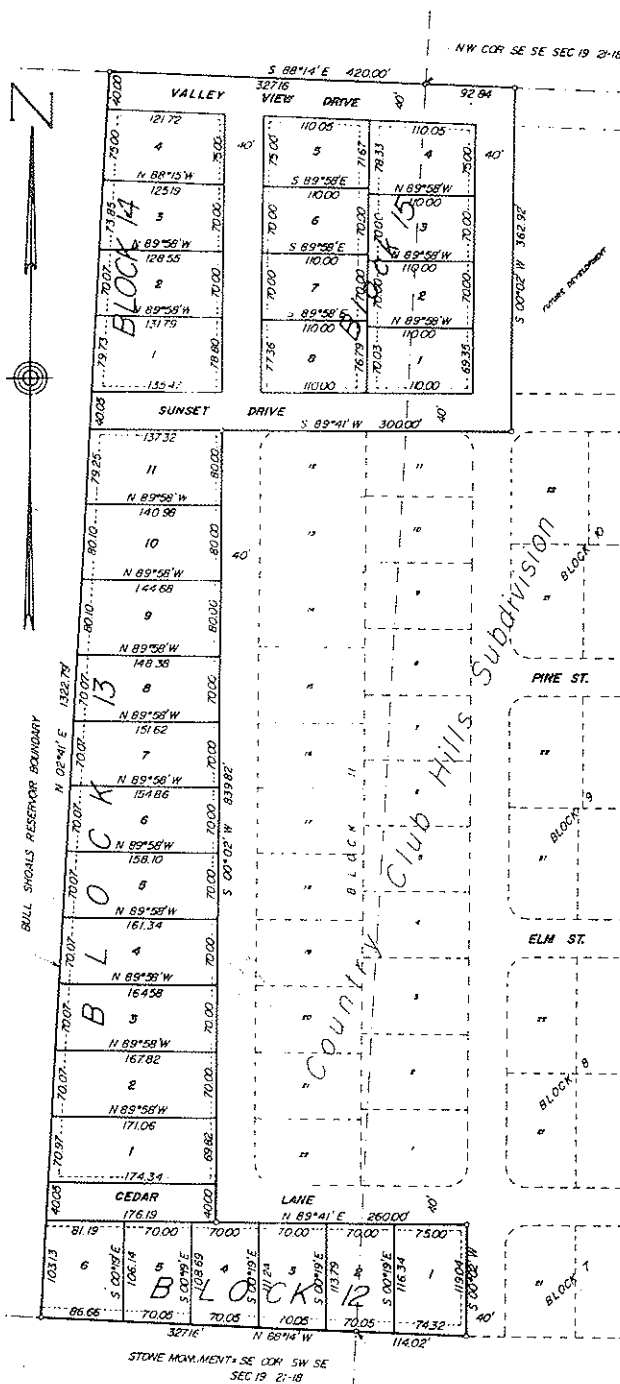
BOONE COUNTY ARKANSAS

APRIL 25, 1973

CHARLES F. NEAL, R.L.S.

P.O. BOX 363

CLINTON, ARK. 72031



LEGAL DESCRIPTION:

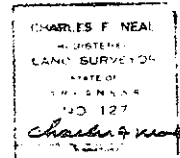
Part of S 1/2 SE 1/4 Section 19, T-21-N, R-18-W, South of White River, 5th Principal Meridian, more particularly described as:

Beginning at the SE corner SW 1/4 SE 1/4, Section 19, T-21-N, R-18-W; thence N 88°14' W 327.16 feet along the south line of said SW 1/4 SE 1/4 to the SW corner SE 1/4 SE 1/4 SW 1/4 SE 1/4, said Section 19; said point being on the boundary line of Bull Shoals Reservoir; thence N 02°41' E 1322.79 feet along said Reservoir Boundary to the NW corner NE 1/4 SE 1/4 SW 1/4 SE 1/4, said Section 19; thence S 88°14' E 327.16 feet along the north line of said SW 1/4 SE 1/4, and along said Reservoir Boundary line, to the NW corner SE 1/4 SE 1/4, said Section 19; thence continuing S 88°14' E a distance of 92.84 feet along the north line of said SE 1/4 SE 1/4 to a point; thence S 00°02' W 352.92 feet to a point; thence S 89°41' W 300.00 feet to a point in aforesaid SW 1/4 SE 1/4; thence S 00°02' W 839.62 feet to a point; thence N 89°41' E 250.00 feet to a point in aforesaid SE 1/4 SE 1/4; thence S 00°02' W 119.04 feet to a point on the south line of said SE 1/4 SE 1/4; thence N 88°14' W 114.02 feet along said south line to the point of beginning, containing 339,234 square feet or 7.79 acres according to the Neal survey thereof.

CERTIFICATE OF SURVEY:

I, Charles F. Neal, Registered Land Surveyor Number 127, State of Arkansas, do hereby certify that I have surveyed and platted the lands as shown and described herein, and this plat correctly represents the survey thereof, and that same is true and correct.

SEAL:



SURVEYOR'S NOTE:

A five (5) foot utility easement is reserved along the front or street line, and a ten (10) foot utility easement is reserved along the rear of all lots in Blocks 12, 13, 14, and 15, Country Club Hills Subdivision, as shown.

FOR: DIAMOND ACRES, INC.

DIAMOND ACRES INC.

BILL OF ASSURANCE

RESTRICTIONS ON COUNTRY CLUB HILLS (Blocks 12-15) SUB-DIVISION OF DIAMOND ACRES, INC. BOONE COUNTY, ARKANSAS. RECORDED IN BOOK NO. 132 PAGE 501-504
IN THE OFFICE OF CIRCUIT CLERK, HARRISON, ARKANSAS.

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet the requirements of the State Health Department.

Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious by reason of control, design, or the emission of odors, liquids, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would any way constitute an eye sore or nuisance to adjacent property owners, residents, or to the community. No bee hives or breeding or raising of any insects, reptiles, or animals or fowls other than customary house pets are permitted.

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved.

No lots shown on said plats shall be resub-divided into plots, but a portion of a lot adjoining a lot may be used in connection there with and the total considered as a single building plot. The building line and side line setback shall be determined with reference to such increased plot.

No structure of a temporary character, trailer, basement, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

Setback restrictions shall apply to all structures constructed and erected on said property as follows:

Front yard—House 25 feet from property line.

Side yard—House 5 feet from property line.

Corner lots—House 25 feet from the front street.

House 10 feet from the side street.

Roof overhangs, steps, stoops and architectural projections are excepted.

No building in this Sub-Division shall be greater than two stories in height or higher from the average grade than 25 feet to any portion of the building except chimneys and architectural projections.

Garden walls, not to exceed 5 feet in height, may be constructed anywhere within the property line.

No building shall be constructed unless it contains a minimum of 1000 Sq. Ft. of living area.

Perpetual easements as shown on the plats for the use of utilities shall be maintained and become a restriction on each individual lot where they occur. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the use of storage or disposal of such material shall be kept in a clean and sanitary condition.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots have been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.