

LEGAL DESCRIPTION:

Part of NW 1/4 Section 29, T-21-N, R-18-W, South of White River, 5th Principal Meridian, more particularly described as: Starting at the NE corner of NW 1/4 Section 29, T-21-N, R-18-W; thence S 89°42' W 50.00 feet along the north line of said NW 1/4 to the point of beginning of the lands herein described, said point being 10.00 feet west of the west right of way line of Arkansas Highway Number 8777 (7); thence S 01°25' W 133.27 feet along a line 10.00 feet west of and parallel to said west right of way line to a point; thence S 89°54' W 105.18 feet to a point; thence S 89°51' W 115.01 feet to a point; thence S 88°01' W 115.00 feet to a point; thence S 89°51' W 115.01 feet to a point; thence S 89°58' W 280.00 feet to a point; thence S 86°22' W 120.13 feet to a point; thence S 84°56' W 120.51 feet to a point; thence S 87°26' W 120.06 feet to a point; thence S 88°01' W 120.20 feet to a point; thence S 89°50' W 120.01 feet to a point in NW 1/4 NW 1/4, said Section 29; thence S 00°19' W 124.00 feet to a point; thence S 89°21' W 1335.41 feet to a point in NE 1/4 NW 1/4, said Section 29; thence S 01°25' W 11.84 feet to the point of beginning, containing 173,347 square feet or 3.90 acres according to the Real survey thereof, subject to utilities easements.

By Naomi Parker, Clerk

Filed this 4th day of April 1974

PART NW 1/4 SECTION 29 T-21-N-R-18-W

BOONE COUNTY ARKANSAS

APRIL 25, 1973

CHARLES F. NEAL, Reg. Land Surveyor
P.O. Box 383
Clintwood, Ark. 72034

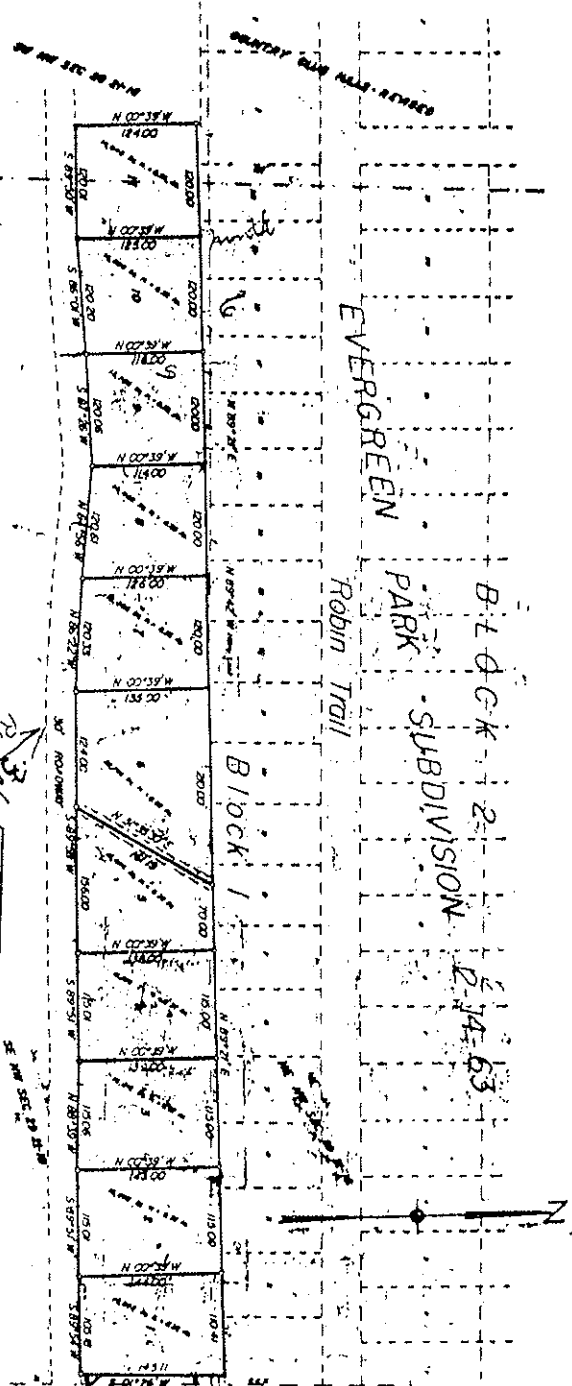
DIAMOND ACRES, INCORPORATED

TRACT PLAT

Circuit Clerk and Recorder

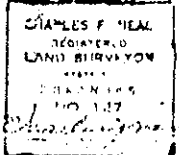
STATE OF ARKANSAS }
COUNTY OF BOONE } SS
I hereby certify that this instrument was filed for record in my office the 7 day of April 1974 at 9 o'clock A.M., and duly recorded in Plat Record Book No. 3 at page 5
Witness my hand and the court seal this 4 day of April 1974
Naomi Parker
Circuit Clerk and Recorder

GRAPHIC SCALE - IN FEET



CERTIFICATE OF SURVEY:

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



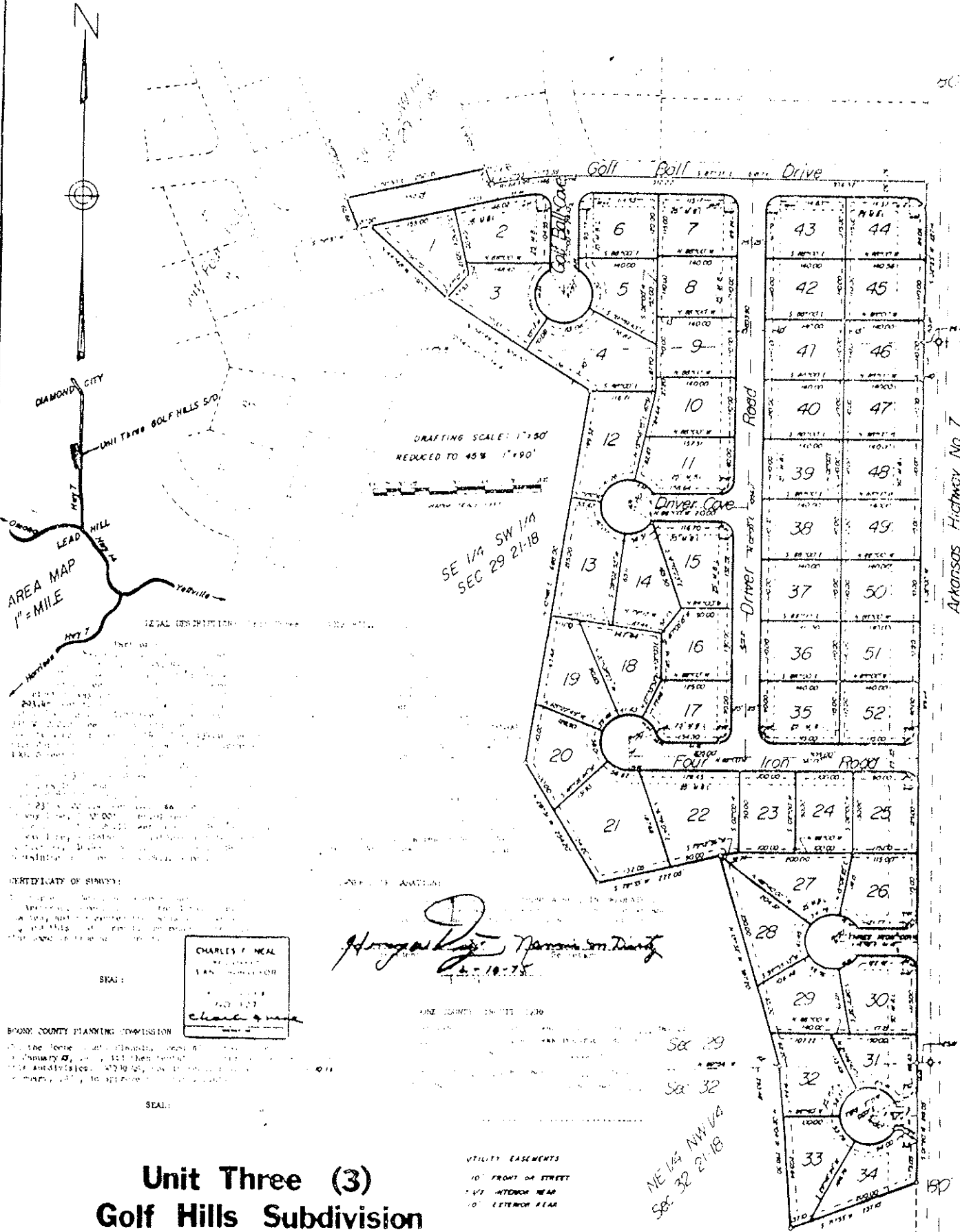
A five (5) foot utility easement is reserved along the front or street line, and a ten (10) foot utility easement is reserved along the rear of all lots. Said lots are subject to underground and overhead utilities, as existing, but not shown hereon. (Electric-Telephone-Water)

Arkansas Hwy. 7 Diamond Boulevard

1974 Approved - Walter Briggs, Mayor
George Johnson, Chairman
of Planning Commission
Diamond City, Arkansas

15

Outside City Limits



DIAMOND CITY
 UNIT THREE GOLF HILLS S.D.
 LEAD HILL
 AREA MAP
 1" = 1 MILE
 HARRISON
 TERRYVILLE

LEGAL DESCRIPTION

DRAFTING SCALE: 1" = 50'
 REDUCED TO 45% 1" = 90'

SE 1/4 SW 1/4
 SEC 29 21-18

NE 1/4 NW 1/4
 SEC 32 21-18

CERTIFICATE OF SURVEY

CHARLES F. NEAL
 REGISTERED
 LAND SURVEYOR
 STATE OF ARKANSAS
 No. 127
 Seal

BOONE COUNTY PLANNING COMMISSION

SEAL:

Handwritten Signature
 4-10-75

UTILITIES EASEMENTS
 10' FRONT OR STREET
 5' INTERIOR REAR
 10' EXTERIOR REAR

**Unit Three (3)
 Golf Hills Subdivision**

PT. E 1/2 SW 1/4 SEC. 29 & PT. NE 1/4 NW 1/4 SEC. 32
 T-21-N R-18-W S.W.R. BOONE COUNTY, ARK 1-27-75

CHARLES F. NEAL, R.L.S
 HARRISON, ARK

DIAMOND ACRES, INC.
 DIAMOND CITY, ARK

WtSide City Limits

CERTIFICATE OF SURVEY:

I, Charles F. Neal, Registered Land Surveyor No. 127, State of Arkansas, hereby certify that I have surveyed, computed, plotted, and monumented the lands as shown and described hereon, and this plan correctly represents the survey thereof, and that same is true and correct.

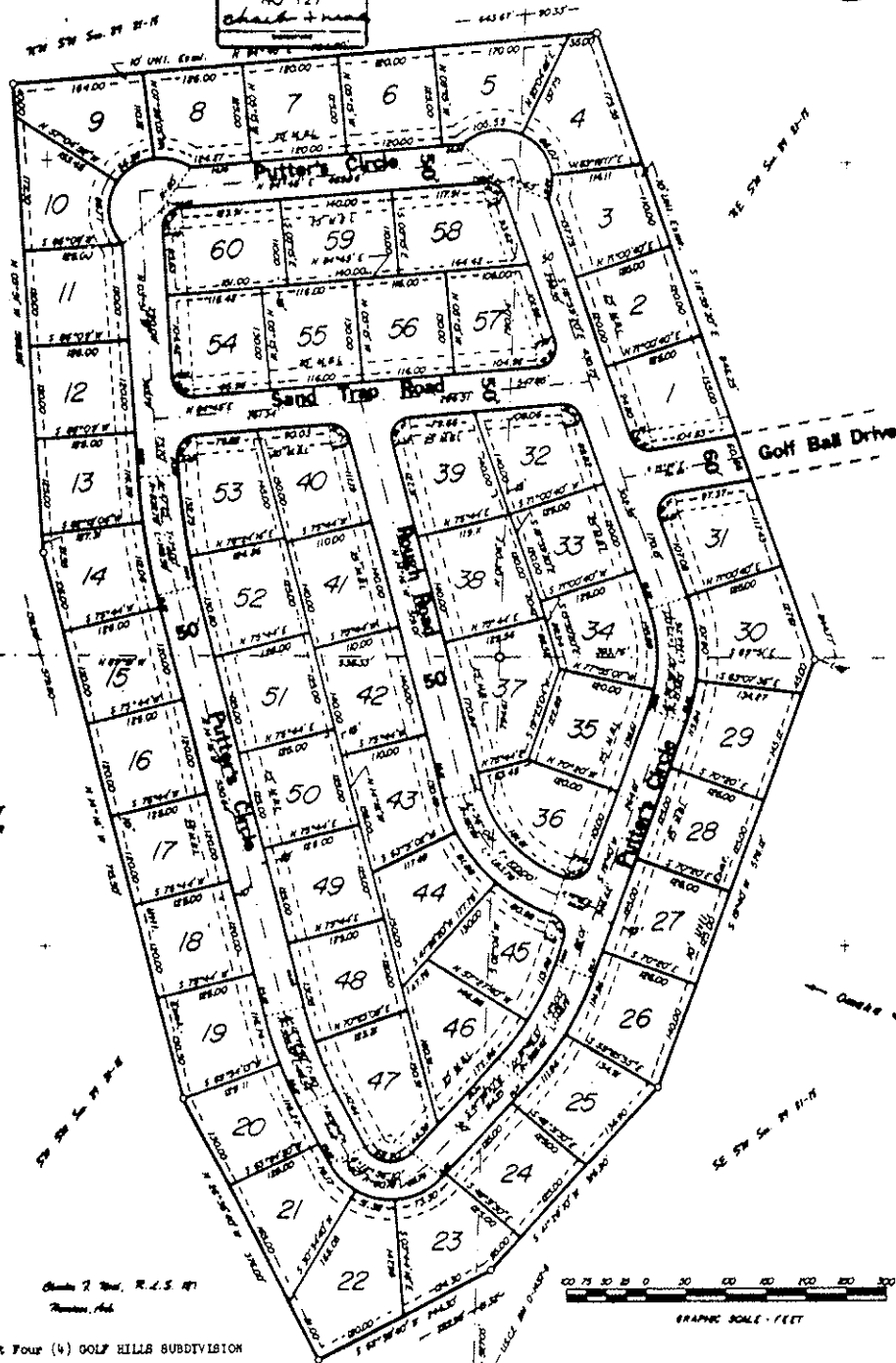
SEAL:

CHARLES F. NEAL
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO 127
Charles F. Neal

OWNER'S DECLARATION:

we, the undersigned, owners of DIAMOND ACRES, INCORPORATED, do hereby certify that we are the owners of the lands shown and described hereon, and that this is our plan of subdivision.

DIAMOND ACRES, INCORPORATED
James J. Day President
Nannie M. Diney Secretary
 2-10-75
 Date



BOONE COUNTY PLANNING COMMISSION

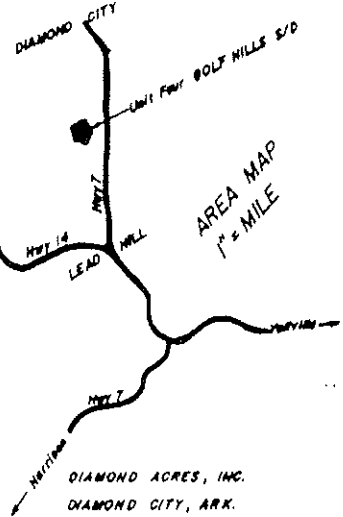
We, the Boone County Planning Commission, having met in regular session on January 27, 1975, do hereby tentatively approve the preliminary plans of this subdivision, W-7124AS, now in regular session this 10th day of February, 1975, to approve this final plan.

SEAL:

BOONE COUNTY CIRCUIT CLERK

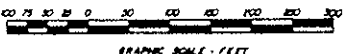
This plan of a subdivision, as filed in the office of the Clerk of the County Court, Boone County, Arkansas, on the 10th day of February, 1975, and was recorded on the 10th day of February, 1975, at Book Number 1124, Page 1124.

UTILITY EASEMENTS:
 10' FRONT ON STREET
 7' 6" INTERIOR REAR
 10' EXTERIOR REAR



LEGAL DESCRIPTION: Unit Four (4) GOLF HILLS SUBDIVISION

Part of SW 1/4 Section 29, T-21-N, R-18-W, SWR, more particularly described as: Starting at the center of SW 1/4 Section 29, T-21-N, R-18-W; thence S 89°51' E 193.76 feet along the north line of SE 1/4 SW 1/4 to the point of beginning of the lands herein described; thence S 18°59'20" E 1.48 feet to a point; thence S 19°40' W 218.12 feet to a point; thence S 41°28'10" W 316.90 feet to a point; thence S 12°28'14" E 21.32 feet to a point on the east line of SW 1/4 SW 1/4, section 29, said point being S 02°40' W 794.01 feet from the NE corner thereof; thence continuing S 62°38'40" W a distance of 222.56 feet to a point; thence N 26°35'40" W 376.00 feet to a point; thence N 14°10' W 539.60 feet to a point on the south line of NW 1/4 SW 1/4, section 29, said point being N 39°11' W 138.35 feet from the SE corner thereof; thence continuing N 74°10' W a distance of 135.90 feet to a point; thence N 03°51' W 598.85 feet to a point; thence N 34°40' E 643.01 feet to a point on the west line of NE 1/4 SW 1/4, section 29, said point being N 02°00' E 790.04 feet from the SW corner thereof; thence continuing N 34°40' E a distance of 90.33 feet to a point; thence S 18°59'20" E 844.77 feet to the point of beginning, being 4.51 acres in SE 1/4 SW 1/4, 7.89 acres in SW 1/4 SW 1/4, 10.46 acres in NW 1/4 SW 1/4, 4.42 acres in NE 1/4 SW 1/4, and containing an aggregate of 27.24 acres.



Unit Four (4)
 Golf Hills Subdivision

PT. SW 1/4 SEC. 29 21-18 S.W.R.

BOONE COUNTY, ARK.

1-29-75

DRAFTING SCALE: 1"=60' REDUCED TO 45%: 1"=90'

BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS: THAT, We, Diamond Acres, Incorporated, being the sole owners of lands located in the West Half (W 1/2) Section 29, and in NE 1/4 NW 1/4 Section 32, T-21-N, R-18-W, have caused plats to be prepared, to be known as: UNIT TWO, UNIT THREE, and UNIT FOUR of GOLF HILLS SUBDIVISION, said plats being recorded in Plat Book 3 at pages 2-3-4, Boone County Circuit Clerk's Office, Harrison, Arkansas, declare the following to be our Protective Covenants and Restrictions:

All lots shown on said plats are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewerage disposal facilities which meet the requirements of the Arkansas State Health Department, nor shall any site preparation or construction of any kind be started until a percolation test has been made by a qualified person recognized by the Boone County Health Department, and the Boone County Planning Commission, and a detailed plan of construction of the septic disposal system has been drawn and approved.

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 effect of odors, liquids, gases, dust, smoke, vibration, or noise. Nor shall anything be placed, constructed or maintained that would in 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 motor campers, trailers, buses, or recreational vehicles parked on premises. No clothes lines allowed outside. No mowing of lawns on Sunday. No boats allowed in carports or in yards, if on premises they must be in garage with door closed or in closed basement. No repairs allowed on any type vehicle on premises. No old cars or vehicles considered offensive in shape, color, or noise allowed. Yard must be mowed and maintained by property owner or it will be maintained by subdivider and charged to property owner.

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 as herein set forth, and as shown on the plat of subdivision.

No lots shown on said plats shall be re-subdivided into plots, but a lot adjoining a lot may be used in connection therewith, and the total considered as a single building plot. The building line and side line setbacks shall be determined with reference to such increased plot, but shall not exceed the minimum as herein set forth and as shown on the plats.

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:

The minimum building line on all front or street lines shall be Twenty Five (25) feet EXCEPT along Highway Seven (7) shall be Fifty (50) feet minimum.

No structure shall be placed nearer than five (5) feet to any side lot line.

No structure shall be placed nearer than ten (10) feet to any rear lot line.

Roof overhangs, steps, stoops, and architectural projections are excepted in minimum building lines on front or street lines.

Utilities easements shall be as follows, and as shown on the said plats:

A ten (10) foot utility easement is reserved along the front or street line of all lots in said plats.

A seven and one-half (7 1/2) foot utility easement is reserved along the rear of all interior lots in said plats.

A ten (10) foot utility easement is reserved along the rear of all exterior lots in said plats.

No building in this subdivision 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. All building plans to be approved by subdivider before construction.

No building shall be constructed unless it contains a minimum of fifteen hundred (1500) square feet of living area not to include carport, garage or basements.

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 incinerator or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

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

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

All roadways in GOLF HILLS SUBDIVISION will remain private and be maintained by a Golf Hills Property Owners Association. All Golf Hills property owners will be assessed One Hundred Dollars (\$100.00) per year. This money to be placed in an escrow account at the First National Bank of Harrison Arkansas. The developer, Diamond Acres, Incorporated, will have full control over the dispensation of this money until all lots in GOLF HILLS SUBDIVISION are sold and at which time the property owners may elect three representatives to oversee expenditures of this fund. Money from this fund are to be used only on Golf Hills Subdivision streets, and right of ways. The work done will include but not be limited to grading, paving, blacktopping, installation of culverts, mowing of right of ways, installation of street signs, and any other item deemed necessary by the subdivider or the three representatives to better promote the property owners enjoyment, usefulness, or protection. Money will be due from the property owners, to the Association, on January 1st of each year.

At such time when all property in subdivision is sold and streets still maintained by property owners Association, the property owners may by a majority vote to dedicate the streets to the public use.

In witness to the above and foregoing statements, we, the officers of DIAMOND ACRES, INCORPORATED, have set our hands and affixed our Corporate seal this 6th day of February, 1975.

Filed for Record 27th day of February 1975 at 2 o'clock P.M.

Ngomi Parker, Clerk

[Signature]
President

By Naomi Purdee D.C.

[Signature]
Secretary

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF BOONE)

Before me, the undersigned, a Notary Public in and for the said State and County, appeared the above named officers of Diamond Acres, Incorporated, and upon their oaths stated that they executed the foregoing instrument for the use and purposes therein contained. In witness thereto I have affixed my notarial seal and set my hand this 6th day of February, 1975.

[Signature] Notary Public.

My commission expires January 10, 1976.

Bill of Assurance

RESTRICTIONS ON UNIT ONE, GOLF HILLS SUBDIVISION, DIAMOND ACRES, INC.,
BOONE COUNTY, ARKANSAS, RECORDED IN RECORD BOOK NO. 141 PAGE NO. 95,
IN THE OFFICE OF CIRCUIT CLERK AND RECORDER, HARRISON, ARKANSAS.

All lots shown on said plats are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewerage disposal facilities which meet the requirements of the Arkansas State Health Department, nor shall any site preparation or construction of any kind be started until a percolation test has been made by a qualified person recognized by the Boone County Health Department, and the Boone County Planning Commission, and a detailed plan of construction of the septic disposal system has been drawn and approved.

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 in 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 motor campers, trailers, buses, or recreational vehicles parked on premises. No clothes lines allowed outside. No mowing of lawns on Sunday. No boats allowed in carports or in yards, if on premises they must be in garage with door closed or in closed basement. No repairs allowed on any type vehicle on premises. No old cars or vehicles considered offensive in shape, color, or noise allowed. Yard must be mowed and maintained by property owner or it will be maintained by subdivider and charged to property owner.

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 as herein set forth, and as shown on the plat of subdivision.

No lots shown on said plats shall be re-subdivided into plots, but a lot adjoining a lot may be used in connection therewith, and the total considered as a single building plot. The building line and side line setbacks shall be determined with reference to such increased plot, but shall not exceed the minimum as herein set forth and as shown on the plats.

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:

The minimum building line on all front or street lines shall be Twenty-Five (25) feet EXCEPT along Highway Seven (7) shall be Fifty (50) feet minimum.

No structure shall be placed nearer than five (5) feet to any side lot line.

No structure shall be placed nearer than ten (10) feet to any rear lot line.

Roof overhangs, steps, stoops, and architectural projections are excepted in minimum building lines on front or street lines.

Utilities easements shall be as follows, and as shown on the said plats:

A five (5) foot utility easement is reserved along the front or street line of all lots in said plat.

A ten (10) foot utility easement is reserved along the rear of all lots in said plat

*For Corrected Bill of Assurance
See Page 391 Book 141
4-28-75.*

No building in this subdivision 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. All building plans to be approved by subdivider before construction.

No building shall be constructed unless it contains a minimum of fifteen hundred (1500) square feet of living area not to include carport, garage or basement.

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 incinerator or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

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

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

Filed for Record 28 day of March

1975 at 10 o'clock A.M

Naomi Parker, Clerk

By Naomi Parker ~~ESQ.~~

In witness to the above and foregoing statements, we, the officers of DIAMOND ACRES, INCORPORATED, have set our hands and affixed our Corporate seal. This 4th day of March 1975.

H. J. [Signature]
President
Wilma D. [Signature]
Secretary

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF BOONE)

Before me, the undersigned, a Notary Public in and for the said State and County, appeared the above named officers of Diamond Acres, Incorporated, and upon their oaths stated that they executed the foregoing instrument for the use and purposes therein contained. In witness thereto I have affixed my notarial seal and set my hand this 4th day of March, 1975.

My Commission Expires: January 10, 1976 96 Wilma D. Riskey Notary Public

Bill of Assurance

RESTRICTIONS ON TRACT PLAT, DIAMOND ACRES, INCORPORATED, BOONE COUNTY, ARKANSAS, RECORDED IN RECORD BOOK NO. 3 PAGE NO. 5, IN OFFICE OF CIRCUIT CLERK AND RECORDER, HARRISON, ARKANSAS.

All lots shown on said plats are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewerage disposal facilities which meet the requirements of the Arkansas State Health Department, nor shall any site preparation or construction of any kind be started until a percolation test has been made by a qualified person recognized by the Boone County Health Department, and the Boone County Planning Commission, and a detailed plan of construction of the septic disposal system has been drawn and approved.

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 in any way constitute an eye sore or nuisance to adjacent property owners, residents, or to the community. No beehives or breeding or raising of any insects, reptiles, or animals or fowls other than customary house pets are permitted. No motor campers, trailers, buses, or recreational vehicles parked on premises. No clothes lines allowed outside. No mowing of lawns on Sunday. No boats allowed in carports or in yards, if on premises they must be in garage with door closed or in closed basement. No repairs allowed on any type vehicle on premises. No old cars or vehicles considered offensive in shape, color, or noise allowed. Yard must be mowed and maintained by property owner or it will be maintained by subdivider and charged to property owner.

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 as herein set forth, and as shown on the plat of subdivision.

No lots shown on said plats shall be re-subdivided into plots, but a lot adjoining a lot may be used in connection therewith, and the total considered as a single building plot. The building line and side line setbacks shall be determined with reference to such increased plot, but shall not exceed the minimum as herein set forth and as shown on the plats.

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:

The minimum building line on all front or street lines shall be twenty-five (25) feet EXCEPT along Highway Seven (7) shall be fifty (50) feet minimum

No structure shall be placed nearer than five (5) feet to any side lot line.

No structure shall be placed nearer than ten (10) feet to any rear lot line.

Roof overhangs, steps, stoops, and architectural projections are excepted in minimum building lines on front or street lines.

Utilities easements shall be as follows, and as shown on the said plats:

A five (5) foot utility easement is reserved along the front or street line of all lots in said plat.

A ten (10) foot utility easement is reserved along the rear of all lots in said plat.

No building in this subdivision 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 heights, may be constructed anywhere within the property line. All building plans to be approved by subdivider before construction.

No building shall be constructed unless it contains a minimum of fifteen hundred (1500) square feet of living area not to included carport, garage or basement.

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 incinerator or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

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

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

In witness to the above and foregoing statements, we, the officers of DIAMOND ACRES, INCORPORATED, have set our hands and affixed our Corporate seal this 22nd day of April 1975.

Henry W. [Signature]
President
Jannie M. [Signature]
Secretary

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF BOONE)

Before me, the undersigned, a Notary Public in and for the said State and County, appeared the above named officers of Diamond Acres, Incorporated, and upon their oaths stated that they executed the foregoing instrument for the use and purposes therein contained. In witness thereto I have affixed my Notarial Seal and set my hand this 22nd day of April, 1975.

My Commission Expires: January 10, 1976.

Wilma L. [Signature]
Notary Public

OF
THIS BILL/ASSURANCE IS TO TAKE THE PLACE OF THE BILL OF ASSURANCE RECORDED THE 28th DAY OF MARCH 1975, ON PAGE NO. 95, RECORD BOOK NO. 141.

Filed for Record 28th day of April
1975 at 9 o'clock AM

Naomi Parker, Clerk

By *Naomi Parker*