

DEED OF DEDICATION
AND
RESTRICTIONS

FILED
IN STONE COUNTY, ARKANSAS

NOV 14 1996

KNOW ALL MEN BY THESE PRESENTS:

AT 3:46 P.M.
DONNA WILSON, CLERK
BY W. Chavers D.C.

That DEAN R. WALLACE AND BARBARA L. WALLACE, Husband and Wife, being the Owners of the property described in a plat recorded at Plat Cabinet B Slide 22-C, on the 14th day of November, 1996, do hereby plat and lay out the same into an addition composed of lots, and streets as set out in detail on the plat referenced above, which is hereafter to be known, designated and referred to as the FIFTY SIX ACRES SUBDIVISION to the City of Fifty Six, Stone County, Arkansas, and said Owner does hereby dedicate to public use forever all the streets in the width, length and location set out in the plat, and states that the lots therein may from this day forward be conveyed by using the lot number and name of the subdivision only, the lands being described as follows:

Part of the Southwest Quarter of Section 11, Township 15 North, Range 12 West, Fifty Six, Stone County, Arkansas, more particularly described as follows, to-wit:

Part of the Southwest Quarter of Section 11, Township 15 North, Range 12 West, Fifty Six, Stone County, Arkansas, more particularly described as follows, to-wit:
Beginning at a found mound of stones painted red and locally accepted as the Northeast Corner of said Southwest Quarter; thence S 01 deg 21'19" E along an old blazed and painted line a distance of 1332.62 feet to a 1/2 inch rebar set at the intersection of said blazed and painted line with an old East West blazed and painted line; thence S 88 deg 52'01" W along said East West blazed and painted line a distance of 2008.62 feet to a 1/2 inch rebar set; thence N 00 deg 42'44" W along an old fence and blazed line a distance of 697.61 feet to a found 1/2 inch rebar in a mound of stones; thence N 88 deg 52'03" E along a blazed and painted line a distance of 693.85 feet to a found 1/2 inch rebar in a mound of stones; thence N 00 deg 42'44" W a distance of 660.01 feet to a found mound of stones (painted red) at the locally accepted Northeast Corner NW 1/4 SW 1/4 of said Quarter Section; thence N 89 deg 58'03" E along a blazed and painted line a distance of 1299.87 feet to the Point of Beginning and containing 51.48 acres.

Furthermore, the Owners hereby dedicate forever for use by the public or quasi-public entities

THIS INSTRUMENT PREPARED BY
WHITMAN W. FOWLKES
ATTORNEY AT LAW
MTN. VIEW, ARKANSAS

MM/521

for electric, telephone, gas and water utilities, and for sewer and drainage requirements, and other utility uses or specific purposes for such easements shown on the plat as described in the legend hereof, those easements of the width, length, and location designated on said plat, and said easements are to be used for utility purposes only.

That further the following Restrictions shall be placed on the property and run with the land as restrictive covenants thereon:

1. Only one single family residence or double wide manufactured home may be erected on each lot in the Fifty Six Acres Subdivision.

2. Minimum "set back" from streets must be 50 feet, including additional structures such as garages, workshops, storage sheds, etc. shall also be 50 feet from street or utility lines. These extra buildings must be designed and constructed to conform with main residences.

3. Timber clearing is restricted other than for use for building construction, yard and flower or vegetable gardens.

4. Driveways and construction sites must be done in a way to minimize soil erosion or surface runoff.

5. Septic systems shall be built to conform with requirements and standards of Stone County, Arkansas, and/or Arkansas State Board of Health.

6. Vehicles or other items not frequently used, shall be stored in sheds or buildings.

7. Subdivision of a purchased lot, by rental or sale, shall not be allowed on any lots.

8. Hunting on Fifty Six Acres is not allowed.

9. No livestock or poultry raised for commercial purposes and all animals must be kept under control at all times so as not to interfere with neighbors.

10. Recreational vehicles are allowed while construction of home is being done.

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11. Mobile homes may be placed on lots #6 thru 12 only and must contain two or three bedrooms and be properly installed, including underpinning and landscaping of lot.

IN WITNESS WHEREOF, the Owners have executed this dedication of plat this 14th day of November, 1996.

Dean R. Wallace

Dean R. Wallace, Owner

Barbara L. Wallace

Barbara L. Wallace, Owner

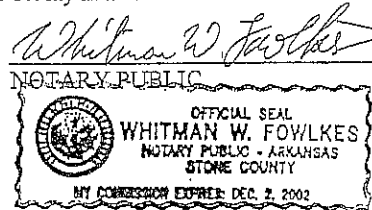
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF STONE

On this the 14th day of November, 1996, before me, a Notary Public, personally appeared DEAN R. WALLACE AND BARBARA L. WALLACE, known to me to be the persons whose names were subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My Commission Expires:
12-1-02
(SEAL)



CERTIFICATE OF RECORD

STATE OF ARKANSAS
COUNTY OF STONE

I, Donna Wilson, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 14th day of November, A.D. 1996, at 3:46 o'clock P. M., and the same is now duly recorded, with the acknowledgments and certificates thereon, in "Record Book MM", Page 521-523.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 14th day of November, 1996.

Donna Wilson
Circuit Clerk and Ex-Officio Recorder

By: adler's printer D.C.

a:wallace,dod

mm/523

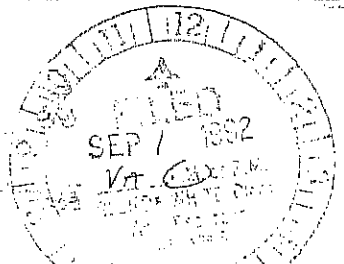
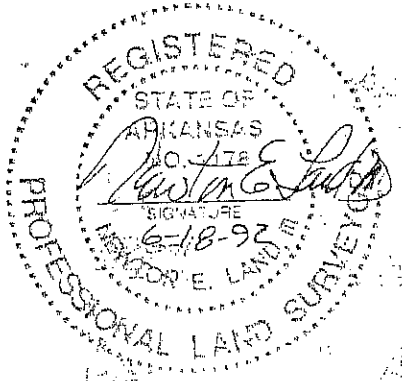
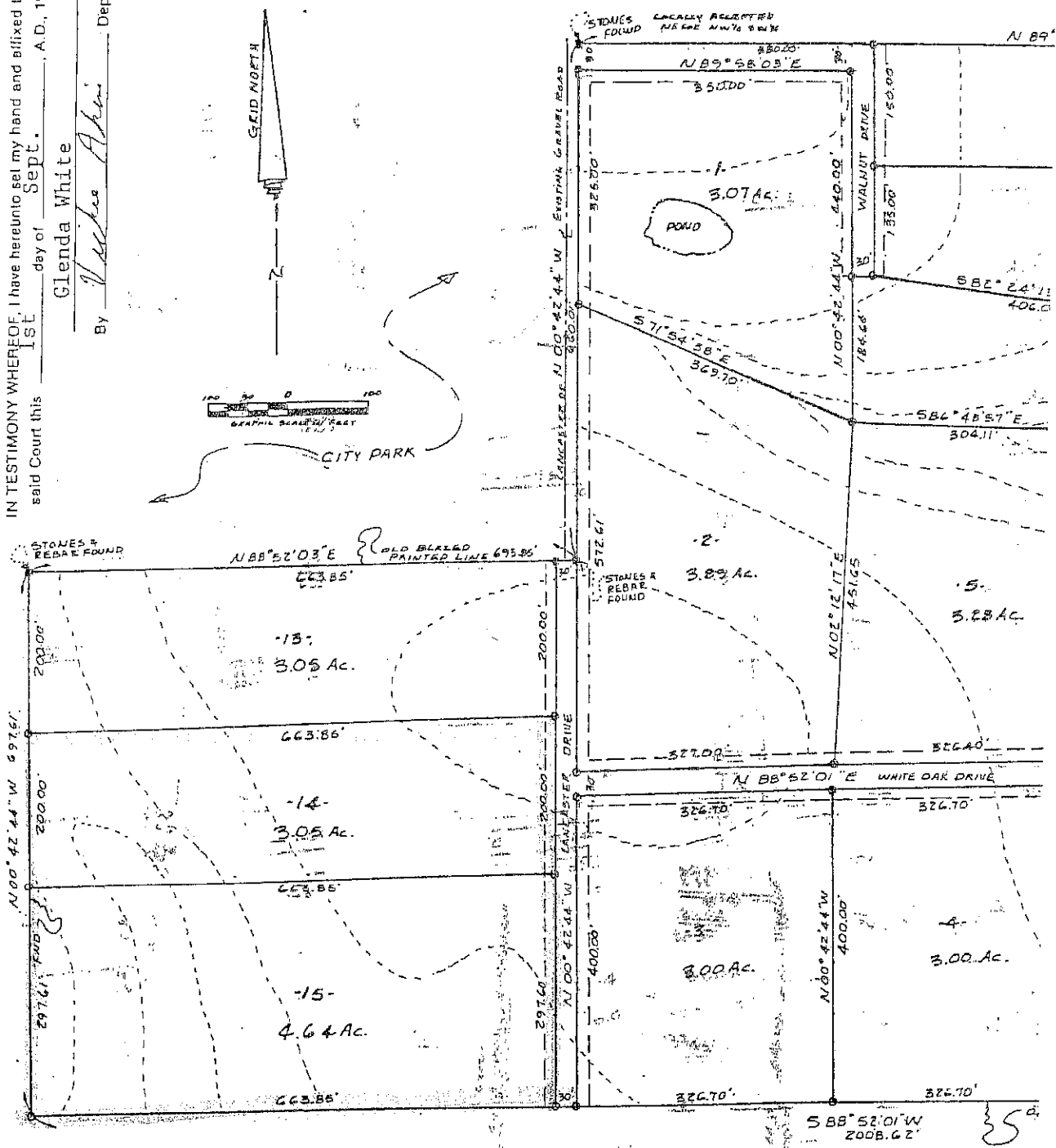
SEVENTH DAY OF NOVEMBER

County of STONE } SS.

I, Glenda White Clerk of the Circuit Court and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 1st day of September A.D., 1992 at 11:30 o'clock A. M., and the same is now duly recorded, with the acknowledgment and certificate thereon, in Record Book, Vol. PC-Bpage 14-B

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal said Court this 1st day of Sept. A.D., 1992

By Glenda White Clerk
Debra Akin Deputy Clerk



PREPARED FOR DEAN WALLACE
FIFTY SIX, ARK.

LEGEND:
● - 1/2" REBAR FOUND
○ - 1/2" REBAR SET
■ - STONES FOUND