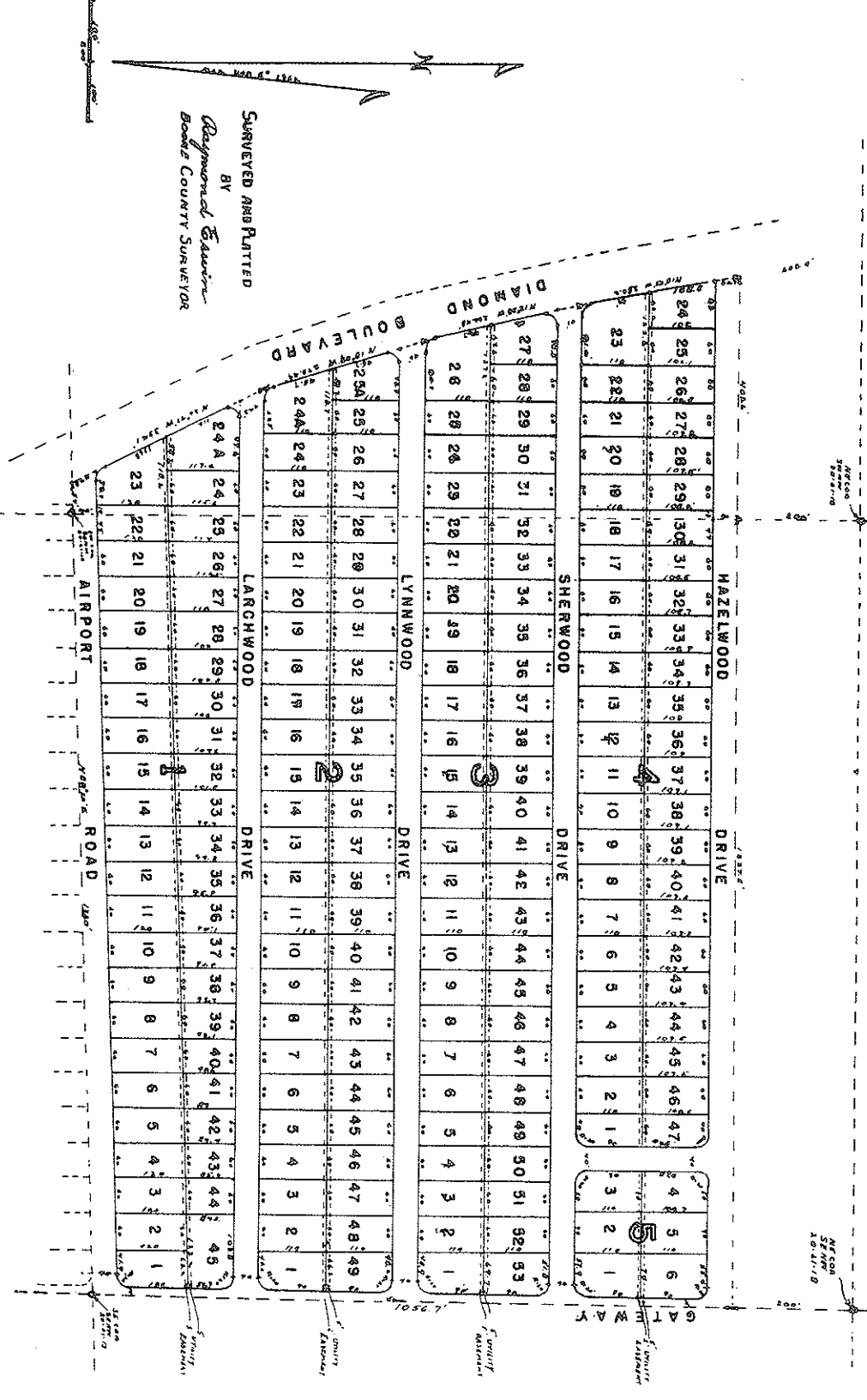


# CEDAR HEIGHTS SECOND SUBDIVISION

800 SA. ET. and 106-90  
11/14/90

A Part of the South Half of the Northwest Quarter of Section 20, Township 21 North, Range 18 West, Decatur County, Iowa, as shown on the plat of the same, is hereby subdivided into lots as follows: 1. 1/2 Acre lot on East line of Diamond Boulevard, 1/2 Acre lot on East line of Sherwood Drive, 1/2 Acre lot on East line of Lynnwood Drive, 1/2 Acre lot on East line of Larchwood Drive, 1/2 Acre lot on East line of Airport Road, 1/2 Acre lot on East line of Hazlewood Drive, 1/2 Acre lot on East line of Sherwood Drive, 1/2 Acre lot on East line of Lynnwood Drive, 1/2 Acre lot on East line of Larchwood Drive, 1/2 Acre lot on East line of Airport Road, 1/2 Acre lot on East line of Hazlewood Drive, 1/2 Acre lot on East line of Sherwood Drive, 1/2 Acre lot on East line of Lynnwood Drive, 1/2 Acre lot on East line of Larchwood Drive, 1/2 Acre lot on East line of Airport Road.



# DIAMOND ACRES INC.

## BILL OF ASSURANCE

RESTRICTIONS ON ..... CEDAR HEIGHTS' SECOND ..... SUB-DIVISION OF DIAMOND ACRES, INC. BOONE COUNTY, ARKANSAS. RECORDED IN BOOK NO. ....87..... PAGE ....414 ..... 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 ..... 500 ..... 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.

P L A T

At page 421 of Plat-Annex-Deed-Bk-27 and Plat Book 1, in the office of Recorder of Boone County, Arkansas, appears Plat of:

CEDAR HEIGHTS

SECOND SUBDIVISION

LAND

A part of the South Half of the Northwest Quarter of Section 20, Township 21 North, Range 18 West, Described towit: Beginning at the SW cor of the SENW run thence S  $88^{\circ}20'W$  54 feet to Easterly side of Diamond Boulevard; thence with said East line of Diamond Boulevard as follows; N  $26^{\circ}47'W$  354.1 feet; N  $18^{\circ}07'W$  273.44 feet; N  $12^{\circ}38'W$  266.48 feet; N  $10^{\circ}45'W$  259.2 feet to a point 200 feet South of North line of SWNW: thence East on line parallel to North line 403.6 feet to a point 200 feet South of NW cor SENW; thence East on line parallel to North line of SENW 1337.5 feet to a point on East line 200 feet South of NE cor SENW; thence South on East line 1056.7 feet to SE cor SENW; thence S  $88^{\circ}20'W$  1320 feet to SW cor. the point of beginning. Above lands lying South of White River in Boone County, Arkansas

Deed of Dedication Book 87-414

Surveyed and Platted

by

Raymond Erwin

Boone County Surveyor

Filed for Record 31 day of July 1962 at 4 o'clock P. M.

Troy Andrews  
TROY ANDREWS, CLERK

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DIAMOND ACRES, INC., A Corporation organized and existing under the laws of the State of Arkansas, being the owner of the following described tract or parcel of land lying in the County of Boone and State of Arkansas, to-wit: CEDAR HTS., SECOND SUB-DIVISION

A part of the South Half of the Northwest Quarter of Section 20, Township 21 North, Range 18 West, described to-wit: Beginning at the SW cor of the SENW run thence S 88°20' W. 54 feet to Easterly side of Diamond Boulevard; thence with said East line of Diamond Boulevard as follows: N 26°47' W 354.1 feet; N 18°07' W 273.44 feet; N 12°38' W 266.48 feet; N 10°45' W 259.2 feet to a point 200 feet South of North line of SWNW: thence East on line parallel to North line 403.6 feet to a point 200 feet South of NW cor SENW; thence East on line parallel to North line of SENW 1337.5 feet to a point on East line 200 feet South of NE cor SENW; thence South on East line 1056.7 feet to SE cor SENW; thence S 88°20' W 1320' feet to SW cor, the point of beginning.

does hereby plat and lay out into a sub-division, composed of lots and parts of lots, as set out in detail on the attached survey and plat, made and certified by the surveyor of Boone County, Arkansas, which is made a part hereof as Exhibit "A".

Said Sub-division shall be known and hereafter referred to as Cedar Heights Second Sub-Division; and it does hereby dedicate for common use by owners of land in said Sub-division forever all streets of width, length and location as set out on the plat hereinabove referred to, subject to any subserviant easments for gas, water, electrical and telephone lines heretofore as hereafter granted by the grantor herein.

IN WITNESS WHEREOF, the said DIAMOND ACRES, INC. has caused these presents to be signed by its President and its Secretary and its corporate seal to be hereunto affixed this 1st day of August, 1962.

BOONE COUNTY ABSTRACT & TITLE COMPANY, INC.

BONDED ABSTRACTORS - TITLE INSURANCE

SHEET NO.

HARRISON, ARKANSAS

#2

DIAMOND ACRES, INC.

BY: HENRY W. DIETZ  
PRESIDENT

NANNIE M. DIETZ  
SECRETARY

STATE OF ARKANSAS  
                  SS.  
COUNTY OF BOONE

ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, a Notary Public, duly commissioned, qualified and acting within and for said County and State, appeared in person HENRY W. DIETZ and NANNIE M. DIETZ, being the President and Secretary respectively of the DIAMOND ACRES, INC., and who had been designated by said corporation to execute the above and foregoing instrument, to me personally known, who stated that they were the President and Secretary of the said DIAMOND ACRES, INC., a Corporation, and were duly authorized in the respective to execute the foregoing instrument for and in behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 1st day of August, 1962.

MY COMMISSION EXPIRES:

Lorraine Willis  
NOTARY PUBLIC

4-18-1966

This Instrument Prepared by Virgil D. Willis, Attorney at law.

(SEAL)

Filed for Record 6 day of Aug. 1962 at 9 A.M. and Recorded in Deed Record Book 87 at page 414.