

AIRPORTS . APPRAISALS, BRIDGES,
DRAINAGE, HIGHWAYS, WATER-
WORKS, SEWERAGE, SURVEYS

KNIGHT LAIRD

CIVIL ENGINEER

TELEPHONE WEBSTER 2-2327

JONESBORO, ARKANSAS

REGISTERED PROFESSIONAL ENGINEER:
ARKANSAS NO. 847
TEXAS 12A C 7166
ASSOCIATE MEMBER OF AMERICAN
SOCIETY OF CIVIL ENGINEERS

September 3, 1970

I hereby certify that I have completed a survey of the following property:

Part of the East half of the Southwest Quarter of Section 2, Township 13 North, Range 3 East, described as follows: Commence at the point of intersection of the North right-of-way line of Arkansas Highway No. 39 and the center line of Darr Hill Road, thence North 2068.5 ft.; thence East 1186 ft.; thence South 1057.7 ft. to the North right-of-way line of Arkansas Highway No. 39; thence Southwesterly along said right-of-way 1560 ft. to the point of beginning.

The above described property will be known as Bentons Subdivision, Extended, of part of the East half of the Southwest Quarter of Section 2, Township 13 North, Range 3 East, lying North of Arkansas Highway 39.

Knight Laird

Knight Laird

BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

That we, RUBEN GRIFFIN and VIRGINIA GRIFFIN, his wife, have filed a plat and dedication deed covering a subdivision called Benton's Subdivision Extended, of part of the East Half of the Southwest Quarter of Section 2, Township 13 North, Range 3 East, lying North of Arkansas State Highway Number 39, the same covering and including land described as follows:

Part of the East Half of the Southwest Quarter of Section 2, Township 13 North, Range 3 East, described as follows:
Commence at the point of intersection of the North right-of-way line of Arkansas Highway Number 39 and the center line of Darr Hill Road, thence North 2068.5 feet; thence East 1186 feet; thence South 1057.7 feet to the North right-of-way line of Arkansas Highway 39; thence Southwesterly along said right-of-way 1560 feet to the point of beginning.

Said plat is shown by Deed Record Book _____, page _____. However, this Bill of Assurance shall not apply to Lots 1, 2, 3, 4, 5 and 16 in Block "A" and to Lots 1 and 2 in Block "B" thereof. The placing of restrictions upon the use of said land being desirable, it is hereby provided as follows:

- (1) The lots in said subdivision shall be used only for residential purposes;
- (2) No dwelling shall be permitted on any lot wherein the ground floor area of the main structure exclusive of one-story open porches and garages shall not be less than 850 square feet for a one-story dwelling, nor less than 700 square feet for a dwelling of more than one story;
- (3) No building shall be located on any lot nearer to the front lot line than 25 feet. Open or closed porches shall be considered a part of the house and must be placed behind

said front building line. However, this does not include any steps or any terrace which forms a continuation of the yard. No building shall be located nearer than 10 feet to the side line of the lot. Measurements shall be made from the foundation and not from the eaves;

(4) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently without the approval in writing of at least two-thirds of existing property owners;

(5) Any farm animals such as horses, cows, chickens, etc. shall be kept within a proper enclosure sufficient to restrain such animals from leaving the property of the owner;

(6) No lot shall be used for the storage or sale of automobiles (either new or used) or other equipment such as tractors, etc. nor shall it be used for any purpose which will constitute a nuisance to neighbors;

(7) Individual sewage-disposal systems will be constructed and equipped in accordance with standards and requirements which are substantially equal to or exceed the minimum requirements for such systems as issued by the Federal Housing Administration in connection with the insurance of mortgages covering the property in this State and in effect on the date such system is constructed. Approval of such system shall be obtained from the health authority having jurisdiction.

(8) These covenants and restrictions shall run with the land and be binding upon all owners for a period of 25 years from date hereof. It shall be lawful, and each owner of any part of said lots shall have the right, to proceed at equity or at law against any person or persons

violating or attempting to violate any of the covenants or restrictions herein to either prevent said violation or to recover damages therefor. The invalidation of any of these covenants or restrictions shall in no wise affect any of the other provisions which shall remain in full force and effect.

In Witness Whereof, Grantors have caused this Bill of Assurance to be executed and delivered for public use and recorded.

WITNESS our hands and seals on this October 6,
1970.

Ruben Griffin
Ruben Griffin

Virginia Griffin
Virginia Griffin

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED that on this day came before the undersigned, a Notary Public, within and for the County aforesaid, duly commissioned and acting, RUBEN GRIFFIN and VIRGINIA GRIFFIN, his wife, to me well known as the parties executing the foregoing instrument and stated that they had executed the same for the considerations and purposes therein mentioned and set forth.

Carly Frank (Lewis)
Notary Public

My Commission Expires:

May 15, 1973

APPROVED	
Jonesboro City Planning Commission	
Date	10-7-70
Chairman	<u>OS Scott</u>
Secretary	<u>Clayton Ward</u>