

AMENDMENT TO
BILL OF ASSURANCE, HURRICANE LAKE ESTATES
WEST SHORE ADDITION
PHASE 3

FILED
SALINE COUNTY
CIRCUIT CLERK

2014 MAR 14 AM 9:18

[Amending that certain Bill of Assurance, Hurricane Lake Estates West Shore Addition Phase 3, dated October 8, 2012 and filed for record on October 20, 2011, as Document No. 12 90373 (the "BOA")]

BY: BT

THIS AMENDMENT TO THE BILL OF ASSURANCE, HURRICANE LAKE ESTATES, WEST SHORE ADDITION PHASE 3 (this "Amendment") is executed, by the Developer (as defined in the BOA).

WHEREAS, developer desires to correct errors as follows:

1. AMENDMENT: The Legal Description of the BOA is hereby amended by deletion thereof and substitution of the following:

KNOW ALL MEN BY THESE PRESENT:

WHEREAS, WESTSHORE DEVELOPMENT, LLC, an Arkansas corporation (referred to herein as "Developer"), is the owner of the following property:

Part of the fractional West 1/2 of Section 18, Township 1 South, Range 14 West, and part of the NE 1/4 SE 1/4 of Section 13, Township 1 South, Range 15 West, all in Saline County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of the said fractional West 1/2 of Section 18 and being marked by a found concrete monument; thence North 01° 31' 07" East a distance of 132.79 feet to the point of beginning; thence continue North 01° 31' 07" East a distance of 2,054.07 feet to a found concrete monument; thence North 87° 12' 24" West a distance of 358.80 feet to a found iron pin and steel guard post marking the Southwest corner of the NE 1/4 of the NE 1/4 of the SE 1/4 of said Section 13, Township 1 South, Range 15 West; thence North 01° 33' 30" East a distance of 328.86 feet to a found iron pin and steel guard post marking the Northwest corner of the NE 1/4 of the NE 1/4 of the SE 1/4 of said Section 13; thence North 89° 19' 40" East a distance of 251.28 feet; thence South 35° 00' 33" East a distance of 266.87 feet; thence South 01° 46' 11" West a distance of 132.99 feet; thence South 87° 12' 24" East a distance of 95.53 feet to a point at an elevation of 400 feet (Vertical Datum based on top of the existing spillway of Hurricane Lake as it lies within Section 20, Township 1 South, Range 14 West, which is elevation 400 feet); thence following said elevation 400 feet along the westerly shores of said Hurricane Lake in a southerly and easterly direction as required, a distance of approximately 692 feet to a point; thence South 64° 21' 49" West a distance of 224.93 feet; thence South 25° 38' 11" East a distance of 260.04 feet; thence North 88° 53' 54" West a distance of 94.31 feet; thence South 14° 25' 02" East a distance of 570.81 feet; thence North 88° 53' 54" West a distance of 252.19 feet; thence South 01° 06' 06" West a distance of 125.00 feet; thence along a curve to the left having a radius of 25.00 feet and a curve length of 39.27 feet; thence South 01° 06' 06" West a distance of 50.00 feet; thence South 88° 53' 54" East a distance of 127.36 feet; thence South 01° 19' 33" West a distance of 136.24 feet; thence South 88° 53' 54" East a distance of 23.17 feet; thence South 01° 19' 33" West a distance of 74.31 feet; thence South 53° 21' 23" West a distance of 119.19 feet; thence South 62° 27' 55" West a distance of 55.20 feet; thence South 50° 06' 07" West a distance of 86.89 feet; thence North 88° 49' 15" West a distance of 166.29 feet to the point of beginning. Containing 18.53 acres, more or less.

Less and Except

Part of the NE 1/4 NE 1/4 NE 1/4 SE 1/4 Section 13, Township 1 South, Range 15 West, Saline County, Arkansas more particularly described as follows: Beginning at the Southeast corner of said NE 1/4 NE 1/4 SE 1/4 Being marked by a found concrete monument, thence North 87° 12' 24" West along the South line of said NE 1/4 NE 1/4 NE 1/4 SE 1/4 208.75 feet; Thence North 46° 39' 35" East 27.74 feet; Thence

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South 87° 12' 24" East 169.53 feet; Thence South 42° 12' 24" East 28.30 feet to the Point of Beginning. Containing 3,782.76 square feet (0.087 acre), more or less.

Net area of Phase 3 is 18.443 acres, more or less.

Part of the above described property (parts of Lots 49, 50, 51, 52, 53, 54, 58, 59, 89, and 90 as shown on the plat) lies within Flood Zone A4, which indicates areas within the 100-year floodplain. The remainder of the property lies within Zone C, which indicates areas of minimal flooding. Source: FEMA FIRM Map 05125C0225D, June 19, 2012.

2. AMENDMENT: Exhibit "A", Nine (9) is hereby amended by deletion thereof and substitution of the following:

9. Minimum Hardwood Tree Requirements: After construction is completed, each lot must contain not less than Seven (7) hardwood trees with a diameter (of the trunk line) of not less than Three inches (3") of which Three (3) such trees must be in the front half of any lot, with the following exception of Lots 55, 56, 57, 58, 59, 89, and 90 whereas each of these lots must contain not less than Three (3) hardwood trees with a diameter (of the trunk line) of not less than Three inches (3") of which Two (2) such trees must be in the front half of the lot.

IN WITNESS WHEREOF, the Westshore Development LLC has caused this Amendment to be executed to be effective as of 5 day of March, 2014.

WESTSHORE DEVELOPMENT LLC

By: [Signature]
Ted VanTassel, Managing Member

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF SALINE

On this day personally appeared before me the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Ron Rivers, to me personally well known, who acknowledged that he was the President of Hurricane Lake Estates Property Owners Association, Inc., an Arkansas corporation, and that as such officer, being authorized so to do, has executed the foregoing instrument for the consideration, uses and purposes therein contained on behalf of the corporation.

2014 WITNESS my hand and official seal of such Notary Public on the 5 day of March,

[Signature]
Notary Public

My Commission Expires: 4-4-22



Document Filed for Record

In BK 2014 PG 14836

MAR 14 2014

at 9:18 am/pm

Dennis Milligan, Circuit Clerk

By [Signature] DC

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