

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER LAND DEVELOPMENT, INC., A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- AT 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 155, AT PAGE 118 ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 1972 AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON GOLF FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 18TH DAY OF MARCH, 1999.

COOPER LAND DEVELOPMENT, INC.

BY *James R. Risher*
VICE PRESIDENT

SOUTHEAST CORNER SEC. 13
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES:
NORTH=717,319.350'
EAST=1,736,921.679'

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION.
- CONTOUR INTERVAL FIVE FEET.
- GOLF VIEW LOT, SEE NOTE 8.

C.P.

COMMON PROPERTIES

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	115.76'	116.62'	057°43'07"	111.75'	S33°02'21"W
2	165.76'	166.99'	057°43'07"	160.01'	N33°02'21"E
3	54.22'	81.63'	086°15'21"	74.14'	S38°56'53"E
4	104.22'	156.90'	086°15'21"	142.50'	N38°56'53"W
5	255.23'	335.97'	030°31'23"	134.36'	S12°50'24"E
6	205.23'	109.33'	030°31'23"	108.04'	S12°50'24"E
7	60.00'	261.80'	250°00'00"	98.30'	N01°29'01"E
8	142.15'	58.19'	023°27'20"	57.79'	S10°14'39"E
9	192.15'	78.66'	023°27'20"	78.12'	N10°14'39"W
10	164.69'	119.11'	041°26'18"	116.53'	S01°15'10"E
11	114.69'	82.95'	041°26'18"	81.15'	N01°15'10"W
12	60.00'	261.80'	250°00'00"	98.30'	N70°32'01"W

COOPER LAND DEVELOPMENT, INC.

ALTA VISTA SUBDIVISION
BLOCK 8

FRAC. SW1/4 NW1/4 SEC.7
T-1-S, R-17-W

ALABANZA LANE 50' R/W

ALTA VISTA SUBDIVISION
BLOCK 9

ALABANZA LANE

FRAC. NW1/4 SW1/4 SEC.7
T-1-S, R-17-W

ALTA VISTA SUBDIVISION
BLOCK 9

MADERAS DRIVE

PROPOSED GOLF COURSE

PROPOSED GOLF COURSE

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE, ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION

BY

TITLE CHAIRMAN

SALINE COUNTY PLANNING BOARD

BLOCK 11	LOT	AC.	BLOCK 12	LOT	AC.
1	0.364	AC.	1	0.614	AC.
2	0.309	AC.	2	0.749	AC.
3	0.342	AC.	3	0.673	AC.
4	0.296	AC.	4	0.502	AC.
5	0.283	AC.	5	0.860	AC.
6	0.470	AC.	6	0.594	AC.
7	0.424	AC.	7	0.528	AC.
8	0.432	AC.	8	0.764	AC.
9	0.388	AC.	9	0.507	AC.
10	0.567	AC.	10	0.491	AC.
11	0.350	AC.	11	0.475	AC.
12	0.351	AC.	12	0.324	AC.
13	0.394	AC.	TOTAL	7.181	AC.
TOTAL	4.970	AC.			

TOTAL AREA	AC.
LOTTED AREA	12.151
COMMON PROPERTIES	2.027
STREETS	2.370
TOTAL	16.548

LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 2065 LINEAL FEET ±

LEGAL DESCRIPTION

ALTA VISTA SUBDIVISION
BLOCKS 11-12

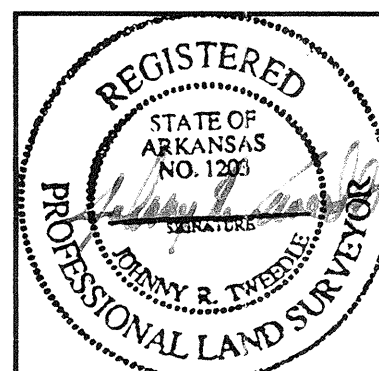
A PARCEL OF LAND LYING IN THE FRAC. NW 1/4 OF THE SW 1/4 (9.251 ACRES ±), IN THE FRAC. SW 1/4 OF THE NW 1/4 (7.297 ACRES ±) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 7040.49 FEET NORTH AND 1299.27 FEET EAST OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.679 FEET), THENCE, N 26°53'42" W 50.01 FEET, THENCE, N 17°41'36" W 196.46 FEET, THENCE, N 25°50'28" W 247.88 FEET, THENCE, N 07°55'27" E 50.00 FEET, THENCE, N 82°04'33" W 100.54 FEET, THENCE, N 07°42'50" E 124.23 FEET, THENCE, N 75°21'18" E 82.91 FEET, THENCE, N 89°34'38" E 367.96 FEET, THENCE, N 43°34'12" W 31.64 FEET, THENCE, N 01°29'01" E 137.38 FEET, THENCE, N 25°04'54" W 55.90 FEET, THENCE, N 88°30'59" W 249.24 FEET, THENCE, N 24°52'32" E 188.54 FEET, THENCE, N 13°34'41" W 110.00 FEET, THENCE, N 11°26'34" E 260.34 FEET, THENCE, N 80°09'34" E 241.09 FEET, THENCE, S 87°41'57" E 266.46 FEET, THENCE, S 19°37'29" W 104.21 FEET, THENCE, S 02°38'17" W 63.23 FEET, THENCE, S 03°55'13" E 398.06 FEET, THENCE, S 15°14'59" W 221.58 FEET, THENCE, S 04°59'55" W 222.97 FEET, THENCE, S 00°49'43" W 201.22 FEET, THENCE, S 10°56'42" W 276.70 FEET, THENCE, N 86°35'23" W 356.37 FEET TO THE POINT OF BEGINNING, CONTAINING 16.548 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 26TH DAY OF MARCH, 1999, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS



SHEET 1 OF 1

Prepared For:

Prepared By:

The Benham Group

1801 FOREST HILLS BLVD.
BELLA VISTA
ARKANSAS 72715
(501) 855-5035

25 LOTS

AREA10.COG

COOPERSK04001 (PROJ.)

[AREATHS_WRS] AREA10.FOB1