



CERTIFICATE OF FINAL APPROVAL  
PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD ON 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: Nov. 2, 1998  
BY: [Signature]  
TITLE: CHAIRMAN  
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION  
ALTA VISTA SUBDIVISION  
BLOCKS 1 - 7  
A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NE 1/4 (3.452 ACRES ±), IN THE NE 1/4 OF THE NW 1/4 (5.082 ACRES ±), IN THE FRAC. NW 1/4 OF THE NW 1/4 (1.429 ACRES ±) OF SECTION 18, IN THE FRAC. SW 1/4 OF THE SW 1/4 (148.024 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (38.434 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (19.020 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (3.043 ACRES ±), IN THE FRAC. NW 1/4 OF THE SW 1/4 (10.469 ACRES ±) OF SECTION 7, ALL OF TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 5078.08 FEET NORTH AND 1952.54 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 72°46'14" W 563.18 FEET; THENCE, S 87°31'52" W 1,183.65 FEET; THENCE, N 00°59'45" W 379.45 FEET; THENCE, N 45°34'45" E 445.89 FEET; THENCE, N 69°32'22" E 200.57 FEET; THENCE, N 89°13'56" E 197.06 FEET; THENCE, S 39°47'07" E 119.36 FEET; THENCE, S 89°38'08" E 140.98 FEET; THENCE, S 08°07'50" W 67.19 FEET; THENCE, S 61.45 FEET ALONG THE ARC OF A 123.18 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF 51.08°19' E 60.79 FEET; THENCE, N 67°33'32" E 239.65 FEET; THENCE, S 11°21'31" E 54.88 FEET; THENCE, N 72°19'57" E 198.62 FEET; THENCE, S 87°36'51" E 418.74 FEET; THENCE, S 73.61 FEET ALONG THE ARC OF A 132.33 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF 51°40'40" E 72.67 FEET; THENCE, S 55°44'29" E 350.40 FEET; THENCE, 95.96 FEET ALONG THE ARC OF A 136.15 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF 53°33'00" E 93.98 FEET; THENCE, S 15°21'31" E 54.88 FEET; THENCE, N 72°19'57" E 198.62 FEET; THENCE, S 53°36'37" E 151.69 FEET; THENCE, S 63°37'50" E 814.77 FEET; THENCE, S 31°34'01" W 189.34 FEET; THENCE, 471.42 FEET ALONG THE ARC OF A 487.23 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF 52°31'42" E 451.68 FEET; THENCE, S 00°37'26" E 285.80 FEET; THENCE, 296.01 FEET ALONG THE ARC OF A 1,607.52 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF 50°53'57" E 258.59 FEET; THENCE, S 11°10'28" E 111.63 FEET; THENCE, S 78°49'32" W 50.00 FEET; THENCE, S 88°07'00" W 235.40 FEET; THENCE, N 79°46'26" W 665.41 FEET; THENCE, N 69°01'53" W 453.55 FEET; THENCE, S 82°54'25" W 319.59 FEET TO THE POINT OF BEGINNING, CONTAINING: MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 21 DAY OF November, 1998, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.  
[Signature]  
JOHNNY R. TWEDDLE, R.L.S., NO. 1203, ARKANSAS

CURVE DATA					
CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	607.52	296.01	010°33'02"	295.59	S05°53'57"E
2	123.18	61.43	028°34'18"	60.79	S08°09'19"E
3	488.35	211.61	024°49'37"	209.96	N79°58'21"E
4	132.33	73.61	031°52'21"	72.67	S71°40'40"E
5	136.15	96.96	040°22'58"	93.98	S35°33'00"E
6	467.23	471.42	057°48'53"	451.68	S29°31'42"E
7	144.88	151.34	059°51'07"	144.56	S60°41'52"E
8	194.88	203.57	059°51'07"	194.44	N60°41'52"W
9	257.52	147.47	032°48'39"	145.46	S47°10'39"W
10	207.52	118.84	032°48'39"	117.22	N47°10'39"W
11	170.24	111.63	003°55'19"	111.65	S11°10'28"W
12	507.80	305.22	010°33'02"	304.79	N05°53'57"W
13	417.23	459.89	063°09'13"	436.96	N32°12'02"W
14	280.89	237.37	048°25'07"	230.37	N39°34'05"W
15	230.89	195.12	048°25'07"	189.36	S39°34'05"W
16	86.15	60.72	040°22'58"	59.47	N35°33'00"W
17	82.33	45.80	031°52'21"	45.21	N71°40'40"W
18	438.35	211.61	024°49'37"	209.96	S79°58'21"W
20	296.50	597.06	115°22'28"	501.18	S09°52'18"W
21	346.50	697.74	115°22'28"	585.69	N09°52'18"E
22	60.00	261.80	250°00'00"	98.30	S03°02'10"W
23	775.81	371.70	027°31'21"	368.14	S34°03'16"E
24	725.81	347.69	027°31'21"	344.35	N34°03'16"W
25	186.43	198.02	060°14'40"	187.11	N50°24'55"E
26	236.43	248.59	060°14'40"	237.30	S50°24'55"W
27	307.10	98.19	018°11'11"	97.77	S71°22'40"W
28	257.10	195.02	018°11'11"	81.85	N71°22'40"W
29	285.15	304.33	061°09'17"	290.09	N87°12'17"E
30	335.15	357.70	061°09'17"	340.96	S87°12'17"W
31	185.47	218.89	067°18'40"	205.57	N22°58'18"E
32	235.47	276.61	067°18'40"	260.99	S22°58'18"W
33	90.93	113.73	071°39'44"	106.46	N46°30'54"W
34	140.33	176.26	071°39'44"	165.00	S46°30'54"W
35	234.48	54.18	037°40'24"	53.11	S63°30'54"W
36	284.48	187.05	037°40'24"	183.70	N63°30'54"W
37	122.95	181.18	084°25'57"	165.22	N86°53'20"W
38	172.95	254.88	084°25'57"	232.42	S86°53'20"W
39	95.50	78.80	047°16'27"	76.58	N76°25'00"W
40	45.50	37.54	047°16'27"	36.49	S76°25'00"W
41	401.61	98.85	014°06'10"	98.60	S86°59'51"E
42	451.61	111.16	014°06'10"	110.88	N86°59'51"E
43	60.00	261.80	250°00'00"	98.30	S04°02'56"E
44	229.25	86.21	021°32'45"	85.70	N89°17'59"W
45	279.25	105.01	021°32'45"	104.39	S89°17'59"W
46	60.00	261.80	250°00'00"	98.30	S11°28'24"W
47	314.41	161.89	029°30'03"	160.10	N82°54'52"W
48	364.41	187.63	029°30'03"	185.56	S82°54'52"W
49	60.00	261.80	250°00'00"	98.30	S13°09'50"E

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT.

1. 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.

2. 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.

3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

4. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE HEREBY HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID. SUCH DEDICATION BEING ON 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.

5. 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.

6. 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.

7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

8. 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.

9. 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 THEREFORE 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 27TH DAY OF November, 1998.

COOPER LAND DEVELOPMENT, INC.  
[Signature]  
PRESIDENT

ALL LOT DEVELOPER RESERVES THE RIGHT OF FIRST REFUSAL IN REDEVELOPING 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.

10. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IN ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DEEMED TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADINGS, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ALL AND ALL OTHER ACCESSORIES 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 BURDEN OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE 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 ALLENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 21st DAY OF APRIL, 1988.

COOPER LAND DEVELOPMENT, INC.

BY \_\_\_\_\_  
PRESIDENT