

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.

Nov. 2, 1998  
DATE OF EXECUTION

BY *Paul J. Lange*  
TITLE *CHAIRMAN*  
SALINE COUNTY PLANNING BOARD

CURVE DATA		CHORD DATA	
CURVE NO.	RADIUS	CHORD	CHORD BEARING
1	136.15'	95.96'	N35°33'00"W
2	132.33'	73.61'	N71°40'40"W
3	488.35'	211.61'	S79°58'21"W
4	123.18'	61.43'	N08°09'19"W
5	359.04'	475.89'	N08°40'38"E
6	409.04'	542.16'	S08°40'38"W
7	60.00'	261.80'	S84°17'38"E
8	295.11'	181.19'	N11°27'32"W
9	345.11'	211.89'	S11°27'32"E
10	272.18'	572.58'	N31°13'03"E
11	222.18'	467.40'	S31°13'03"W
12	100.61'	49.60'	S26°17'07"E
13	150.61'	74.25'	N26°17'07"W
14	60.00'	261.80'	S14°55'29"W
15	507.52'	231.63'	N74°01'35"E
16	457.52'	208.81'	S74°01'35"W
17	60.00'	261.80'	S02°53'55"E
18	112.04'	72.30'	S79°26'16"W
19	162.04'	104.56'	N79°26'16"E
20	73.18'	36.49'	S08°09'19"E

0 100 200  
GRAPHIC SCALE IN FEET

BLOCK 8		BLOCK 9		BLOCK 10	
LOT 1	0.453 AC.	LOT 1	0.295 AC.	LOT 1	0.504 AC.
LOT 2	0.548 AC.	LOT 2	0.281 AC.	LOT 2	0.290 AC.
LOT 3	0.517 AC.	LOT 3	0.286 AC.	LOT 3	0.354 AC.
LOT 4	0.502 AC.	LOT 4	0.293 AC.	LOT 4	0.418 AC.
LOT 5	0.498 AC.	LOT 5	0.321 AC.	LOT 5	0.419 AC.
LOT 6	0.429 AC.	LOT 6	0.504 AC.	LOT 6	0.481 AC.
LOT 7	0.805 AC.	LOT 7	0.513 AC.	LOT 7	0.522 AC.
LOT 8	0.639 AC.	LOT 8	0.399 AC.	LOT 8	0.410 AC.
LOT 9	0.391 AC.	LOT 9	0.311 AC.	LOT 9	0.404 AC.
LOT 10	0.615 AC.	LOT 10	0.321 AC.	LOT 10	0.409 AC.
LOT 11	0.554 AC.	LOT 11	0.306 AC.	LOT 11	0.414 AC.
LOT 12	0.391 AC.	LOT 12	0.410 AC.	LOT 12	0.333 AC.
LOT 13	0.372 AC.	LOT 13	0.362 AC.	LOT 13	0.943 AC.
LOT 14	0.419 AC.	LOT 14	0.407 AC.	LOT 14	1.092 AC.
LOT 15	0.607 AC.	LOT 15	0.353 AC.	LOT 15	0.283 AC.
LOT 16	0.646 AC.	LOT 16	0.350 AC.	LOT 16	0.493 AC.
LOT 17	0.908 AC.	LOT 17	0.378 AC.	LOT 17	0.561 AC.
LOT 18	0.548 AC.	LOT 18	0.690 AC.	LOT 18	0.656 AC.
LOT 19	0.688 AC.	LOT 19	0.311 AC.	LOT 19	0.404 AC.
LOT 20	1.081 AC.	LOT 20	0.351 AC.	LOT 20	0.583 AC.
LOT 21	0.548 AC.	LOT 21	0.351 AC.	LOT 21	0.351 AC.
LOT 22	0.592 AC.	LOT 22	0.351 AC.	LOT 22	0.294 AC.
LOT 23	0.514 AC.	LOT 23	0.282 AC.	LOT 23	0.282 AC.
TOTAL	13.361 AC.	TOTAL	13.361 AC.	TOTAL	13.361 AC.

LENGTH OF RECORDED STREETS  
50 FOOT RIGHT-OF-WAY - 4227 LINEAL FEET ±

LEGAL DESCRIPTION  
ALTA VISTA SUBDIVISION  
BLOCKS 8 - 10

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (0.017 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (24.357 ACRES ±), IN THE FRAC. NW 1/4 OF THE SW 1/4 (36.024 ACRES ±), IN THE FRAC. SW 1/4 OF THE SW 1/4 (10.003 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (1.715 ACRES ±), IN THE FRAC. SW 1/4 OF THE NW 1/4 (7.989 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 6728.65 FEET NORTH AND 1137.98 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, 61.43 FEET ALONG THE ARC OF A 123.18 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 08°09'19" W 60.79 FEET; THENCE, N 05°07'07" W 67.19 FEET; THENCE, N 83°38'08" W 140.98 FEET; THENCE, N 59°47'07" W 119.36 FEET; THENCE, S 89°13'56" W 197.06 FEET; THENCE, S 69°32'22" W 200.57 FEET; THENCE, S 45°34'45" W 445.89 FEET; THENCE, N 01°43'58" E 1,122.93 FEET; THENCE, N 38°55'11" E 501.55 FEET; THENCE, N 57°35'17" E 553.34 FEET; THENCE, S 88°46'18" E 199.94 FEET; THENCE, S 11°26'34" W 260.34 FEET; THENCE, S 13°34'41" E 110.00 FEET; THENCE, S 24°52'32" W 188.54 FEET; THENCE, S 88°30'59" E 249.24 FEET; THENCE, S 25°04'54" E 55.90 FEET; THENCE, S 01°29'01" W 137.38 FEET; THENCE, S 43°34'12" E 109.55 FEET; THENCE, S 86°09'19" E 181.62 FEET; THENCE, N 42°34'13" E 567.89 FEET; THENCE, S 61°38'28" E 395.61 FEET; THENCE, S 55°00'22" E 394.71 FEET; THENCE, S 22°43'01" E 334.64 FEET; THENCE, S 13°15'06" E 225.79 FEET; THENCE, S 06°05'36" W 292.97 FEET; THENCE, S 35°55'42" W 405.50 FEET; THENCE, S 72°19'57" W 198.62 FEET; THENCE, N 15°21'31" W 54.88 FEET; THENCE, S 54.88 FEET; THENCE, 95.96 FEET ALONG THE ARC OF A 136.15 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 35°33'00" W 93.98 FEET; THENCE, N 55°44'28" E 350.40 FEET; THENCE, 73.61 FEET ALONG THE ARC OF A 132.33 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 71°40'40" W 72.67 FEET; THENCE, N 87°36'51" W 418.74 FEET; THENCE, 211.61 FEET ALONG THE ARC OF A 488.35 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 79°58'21" W 209.96 FEET; THENCE, S 67°33'32" W 239.65 FEET TO THE POINT OF BEGINNING, CONTAINING 70.104 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 20 DAY OF November, 1998, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

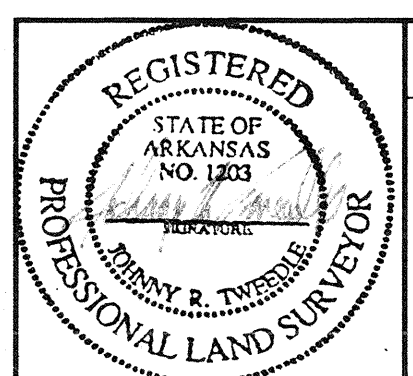
JOHNNY R. TWEDDLE, R.L.S. NO. 1203, ARKANSAS

RECORD PLAT

ALTA VISTA SUBDIVISION

BLOCKS 8 - 10

HOT SPRINGS VILLAGE, ARKANSAS



SHEET 1 OF 1

Prepared For: COOPER LAND DEVELOPMENT, INC.

Prepared By: The Benham Group

1801 FOREST HILLS BLVD. BELLA VISTA, ARKANSAS 72715 (501) 855-5055

71 LOTS

AREA 10.000

COOPER LAND DEVELOPMENT, INC.

AREA 10.000

AREA 10.000

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.
- 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.

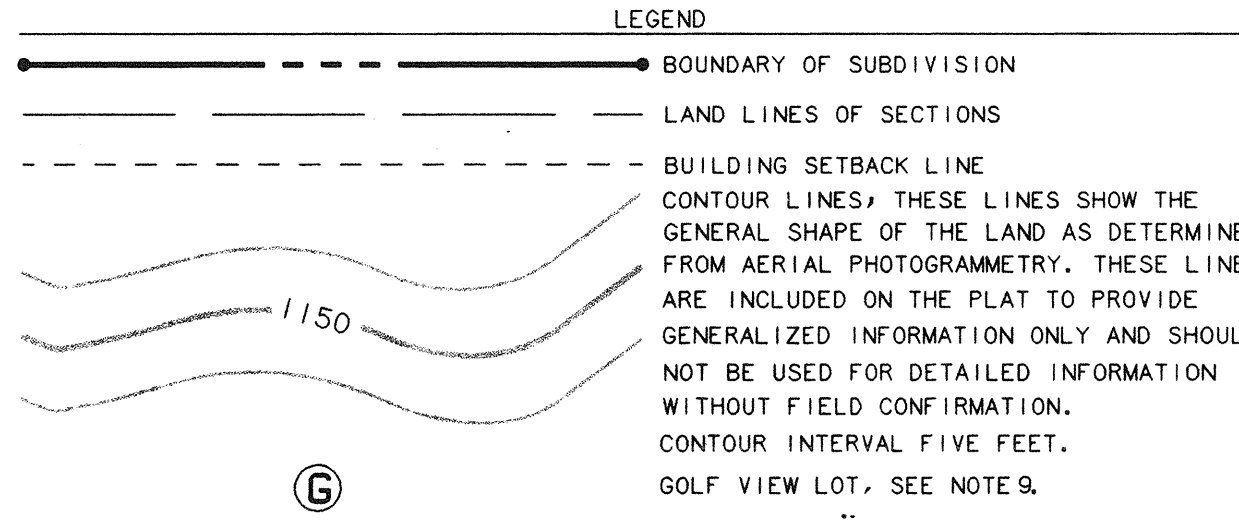
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID. SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE 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 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, GRADINGS, 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 29<sup>TH</sup> DAY OF October, 1998.

COOPER LAND DEVELOPMENT, INC.

BY *John D. Davis*  
VICE-PRESIDENT



C.P.

COMMON PROPERTIES