Fenix Subdivision NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON 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 NE 1/4 NE 1/4 VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED SECTION 10 BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE DESOTO-BL-VD. T-1-S, R-18-W 1. AT 2:30 P. M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS! ASSOCIATION, A NON-PROFIT R=5729.58 A=621.07 Δ=06°12'38" T=310.84 C=620.76 B=N86°53'41"E CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155 COMMON PROPERTIES 2.854 AC PAGE 118, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS! ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON NE CORNER SECTION 10 THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID FILED FOR T-I-S, R-18-W RECORD ON THE 30TH DAY OF MARCH 1972; AND THE DECLARATION AFORESAID IN ARKANSAS STATE PLANE ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS COORDINATES: OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY NORTH = 728,271.720 AS TO PROVISIONS HEREIN CONTAINED. EAST = 1,726,417.239 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 NW 1/4 NE 1/4 AS DEDICATED FOR USE TO THE GENERAL PUBLIC. S86°22'25"W SECTION 10 3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER T-1-S, R-18-W RESERVED THEREFROM. 4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION NE 1/4 NW 1/4 AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN SECTION 10 5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND RESERVED PROPERTIES T-1-S, R-18-W ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED 577.49 A WEST 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 LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET. 6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS. 7. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535 M.G.L. ± 0.51, AS DETERMINED FROM BENCH MARK N103, U.S.C. & 8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE CERTIFICATE OF FINAL APPROVAL 100-YEAR FLOOD PLAIN LINE AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS. THIS DOCUMENT WAS GIVEN SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR LIS REPRESENTATIVE, ALL THE 100-YEAR FLOOD LINE REPRESENTS THE LEVEL OF THE FLOOD POOL WHICH HAS A LEGEND CONDITIONS OF APPROVAL HAVING BEEN COMPLETED. THIS DOCUMENT IS HEREBY PROBABILITY OF 0.01 OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND BOUNDARY OF SUBDIVISION REGULATIONS. 9. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO — — — — — LAND LINES OF SECTIONS CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON. SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID. ---- BUILDING SETBACK LINE DATE OF EXECUTION _____ UTILITY AND DRAINAGE EASEMENT 10. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED TITLE SALINE COUNTY PLANNING BOARD AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY CONTOUR LINES: THESE LINES SHOW THE SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT GENERAL SHAPE OF THE LAND AS DETERMINED TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF FROM AERIAL PHOTOGRAMMETRY. THESE LINES THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES ARE INCLUDED ON THE PLAT TO PROVIDE THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID. GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION 11. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE WITHOUT FIELD CONFIRMATION. Oliete LIMITED COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURFOSES OF CONTOUR INTERVAL FIVE FEET. CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT Subdivision 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 SE 1/4 NW 1/4 PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SECTION 10 SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE T-1-S, R-18-W 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. ANDORRA SUBDIVISION BLOCKS 1 THRU 12 INCLUSIVE DATED THIS 25 TH DAY OF DUNE, 1986. LEGAL DESCRIPTION COOPER COMMUNITIES, INC.

BY

EXECUTIVE VICE PRESIDENT A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (7.114 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (3.000 ACRES \pm), IN THE SW 1/4 OF THE NE 1/4 (33.220 ACRES \pm), IN THE NW 1/4 OF THE SE 1/4 (3.542 ACRES \pm), IN THE SE 1/4 OF THE NW 1/4 (0.682 ACRES \pm), IN THE NE 1/4 OF THE NW 1/4 (3.799 ACRES \pm). AND IN THE NW 1/4 OF THE NE 1/4 (26.624 ACRES ±) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SE 1/4 NE 1/4 BEGINNING AT A POINT 1,105.03 FEET SOUTH AND 577.49 FEET WEST OF SECTION 10 THE NORTHEAST CORNER OF SAID SECTION 10 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,271.720 FEET AND EAST 1,726,417.239 FEET); T-1-S, R-18-W THENCE, S 66° 23' 18" W 645.13 FEET; THENCE, S 23° 36' 42" E 250.00 FEET; THENCE, S 10° 34' 40" E 230.13 FEET; THENCE, S 11° 21' 48" W 421.26 FEET; THENCE, S 74° 34' 10" W 458.53 FEET; THENCE, S 32° 02' 36" W 629.32 FEET; THENCE, S 26° 44' 24" W 62.85 FEET; THENCE, S 40° 34' 22" W 60.31 FEET; THENCE, S 56° 19' 25" W 62.48 FEET; THENCE, N 79° 00' 33" W 76.05 FEET; THENCE, N 43° 08' 09" W 78.43 FEET; THENCE, N 53° 46' 33" W 65.51 FEET; THENCE, N 13° 48' 49" W 165.36 FEET; THENCE, N 11° 20' 08" W 797.22 FEET; THENCE, N 09° 36' 19" W 75.00 FEET: THENCE, N 33° 49' 46" W 524.12 FEET; THENCE, N 02° 53' 11" E 119.15 FEET; THENCE, N 08° 34' 31" W 127.42 FEET; THENCE, N 00° 57' 37" W 179.03 FEET; THENCE, N 18° 23' 15" W 129.12 FEET; THENCE, N 03° 37' 35" W 50.00 FEET; THENCE, S 86° 22' 25" W 60.00 FEET; THENCE, N 06° 12' 38" W 350.00 FEET; THENCE, N 83° 47' 22" E 515.77 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 621.07 FEET, SW 1/4 NE 1/4 SAID CURVE HAVING A RADIUS OF 5.729.58 FEET AND A DELTA ANGLE OF 06° 12' 38"; THENCE, N 90° 00' 00" E 143.15 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC SECTION 10 OF A CURVE TO THE RIGHT 1.272.01 FEET. SAID CURVE HAVING A RADIUS OF 1,065.42 FEET AND A DELTA ANGLE OF 68° 24' 20" TO THE POINT OF BEGINNING, CONTAINING LOT 7 0.301 AC. LOT 1 0.300 AC. T-1-S, R-18-W 77.981 ACRES, MORE OR LESS. LOT 8 0.256 AC. LOT 2 0.317 AC. LOT 11 0.439 AC. LOT 3 0.304 AC. LOT 4 0.284 AĆ. LOT 13 0.320 AC. LOT 11 0.315 AC. LAND SURVEYOR'S CERTIFICATION LOT 5 0.305 AC. LOT 14 0.311 AC. LOT 5 0.306 AC. TOTAL 2.993 AC. LOT 6 0.406 AC. LOT 6 0.251 AC. LOT 15 0.340 AC. LOT 7 0.247 AC. LOT 16 0.368 AC. LOT 7 0.324 AC. LOT 8 0.277 AC. LOT 17 0.309 AC. LOT 8 0.342 AC. AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY. LOT 9 0.283 AC. LOT 1 0.266 AC. LOT 10 0.301 AC. LOT 2 0.234 AC. LOT 10 0.304 AC. THIS SURVEY IS MADE FOR THE EXOLUSIVE USE OF THE PRESENT OWNERS OF THE LOT 3 0.238 AC. LOT 11 0.381 AC. LOT 11 0.368 AC. LOT 20 0.265 AC. LOT 4 0.248 AC. TOTAL 3.547 AC. PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE LOT 12 0.409 AC. LOT 21 0.245 AC. THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE LOT 5 0.264 AC. LOT 22 0.241 AC. ACCURACY OF SAID SURVEY AND MAP. LOT 6 0.255 AC. LOT 23 ' 0.277 AC. BLOCK 8 LOT 24 0.248 AC. LOT 1 0.291 AC. LOT 7 0.240 AC. LOT 25 0.242 AC. LOT 2 0.324 AC. LOT 8 0.252 AC. SCALE I" = 100' LOT 1 0.364 AC. TOTAL 7.764 AC. LOT 3 0.271 AC. LOT 9 0.301 AC. LOT 4 0.378 AC. LOT 10 0.293 AC. LOT 2 0.281 AC. BLOCK 5 LOT 5 0.500 AC. LOT 11 0.288 AC. JAMES F. GORE, R.K.S. NO. 93, ARKANSAS LOT 3 0.298 AC. LOT 4 0.297 AC. LOT 1 0.384 AC. LOT 6 0.365 AC. LOT 12 0.284 AC. GRAPHIC SCALE LOT 5 0.320 AC. LOT 2 0.367 AC. LOT 7 0.275 AC. LOT 13 0.307 AC. THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF II" X 17" IS I" = 300' STATE OF LOT 6 0.274 AC. LOT 3 0.389 AC. LOT 8 0.340 AC. LOT 14 0.288 AC. ARKANSAS NO 93 TOTAL 1.834 AC. LOT 4 0.278 AC. TOTAL 2.744 AC. LOT 15 0.346 AC. LOT 5 0.582 AC. LOT 16 0.246 AC. BLOCK 9 LOT 6 0.564 AC. LOT 17 0.301 AC. LOT 1 0.249 AC. LOT 7 0.381 AC. LOT 1 0.333 AC. TOTAL 4.651 AC. BY DATE BY DATE NW 1/4 SE 1/4 REVISION NUMBER LOT 2 0.235 AC. LOT 8 0.372 AC. LOT 2 0.314 AC. BY DATE REVISION DESCRIPTION CHECKED APPROVED LOT 3 0.322 AC. LOT 9 0.375 AC. LOT 3 0.303 AC SECTION 10 LOT 4 0.253 AC. LOT 10 0.349 AC. LOT 4 0.291 AC. SCALE: |"= 100 RECORD PLAT THE 100-YEAR FLOOD LINE ALONG TOTAL AREA LOT 5 0.247 AC. LOT 11 0.324 AC. LOT 5 0.269 AC. BLOCK 12 T-1-5, R-18-W LOTTED AREA 39.122 AC. THE SHORELINE OF THE LAKE IS LOT 6 0.243 AC. TOTAL 4.365 AC. LOT 6 0.225 AC. LOT 1 0.358 AC. ARKANSAS DRAWN: TA DATE: 3/86 A MEANDER LINE AT EL. 537.9 COMMON PROPERTIES 11.361 AC. LOT 7 0.258 AC. LOT 7 0.242 AC. LOT 2 0.252 AC. ANDORRA SUBDIVISION M.G.L. NO RESIDENCE MAY BE RESERVED PROPERTIES 6.432 AC. TOTAL 1.807 AC. LOT 8 0.253 AC. LOT 3 0.302 AC. REGISTERED CHECKED: GVH DATE: 6/86 BUILT WITH A HABITABLE FLOOR LOT 9 0.258 AC. TOTAL 0.912 AC. STREETS AREA 21.066 AC. BLOCK 6 LESS THAN ONE FOOT ABOVE THIS 77.981 AC. LOT 1 0.317 AC. LOT 10 0.324 AC. PROFESSIONAL ENGINEER No. 1222 BLOCK 4 APPROVED: DATE: 6-245 BLOCKS 1 THRU 12 INCLUSIVE ELEVATION. LOT 1 0.309 AC. LOT 2 0.284 AC. TOTAL 2.812 AC. LOT 2 0.287 AC. LOT 3 0.249 AC. FILE NO: 4-116 - SD

Lake Balboa

-LAKESHORE

LOT 3 0.275 AC. LOT 4 0.360 AC.

LOT 8 0.295 AC.

LOT 4 0.303 AC. LOT 5 0.263 AC. LOT 1 0.306 AC.

LOT 5 0.289 AC. LOT 6 0.254 AC. LOT 2 0.218 AC.

LOT 6 0.289 AC. LOT 7 0.349 AC. LOT 3 0.216 AC.

LOT 7 0.349 AC. TOTAL 2.076 AC. LOT 4 0.243 AC.

BLOCK 10

LOT 5 0.332 AC.

LENGTH OF RECORDED STREETS

40 FOOT RIGHT-OF-WAY 698 LINEAL FEET 1

50 FOOT RIGHT-OF-WAY 6,275 LINEAL FEET ±

75 FOOT RIGHT-OF-WAY 1,826 LINEAL FEET ±

180 FOOT RIGHT-OF-WAY 2,439 LINEAL FEET ±

HOT SPRINGS VILLAGE, ARKANSAS

1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

DWG ND: 4-116-(12)-2133

JOB FILED SHEET

30 OF