

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

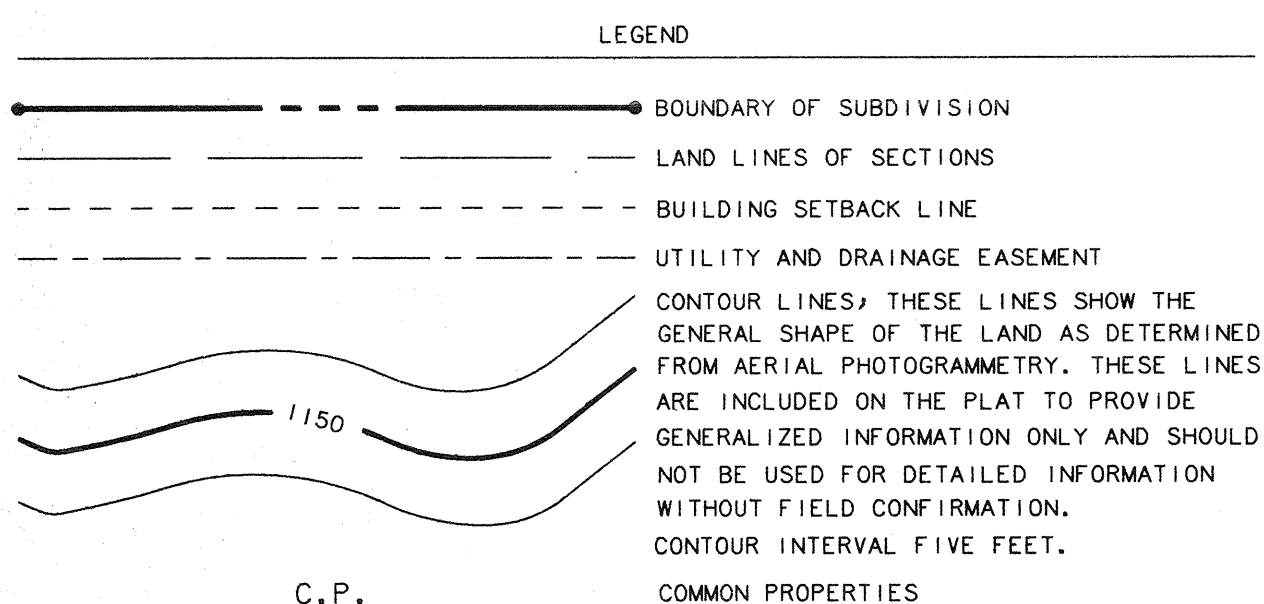
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT 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 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, 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 GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, 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.
- 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.
- 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 1,000 SQUARE FEET.
- SETBACK 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 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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.

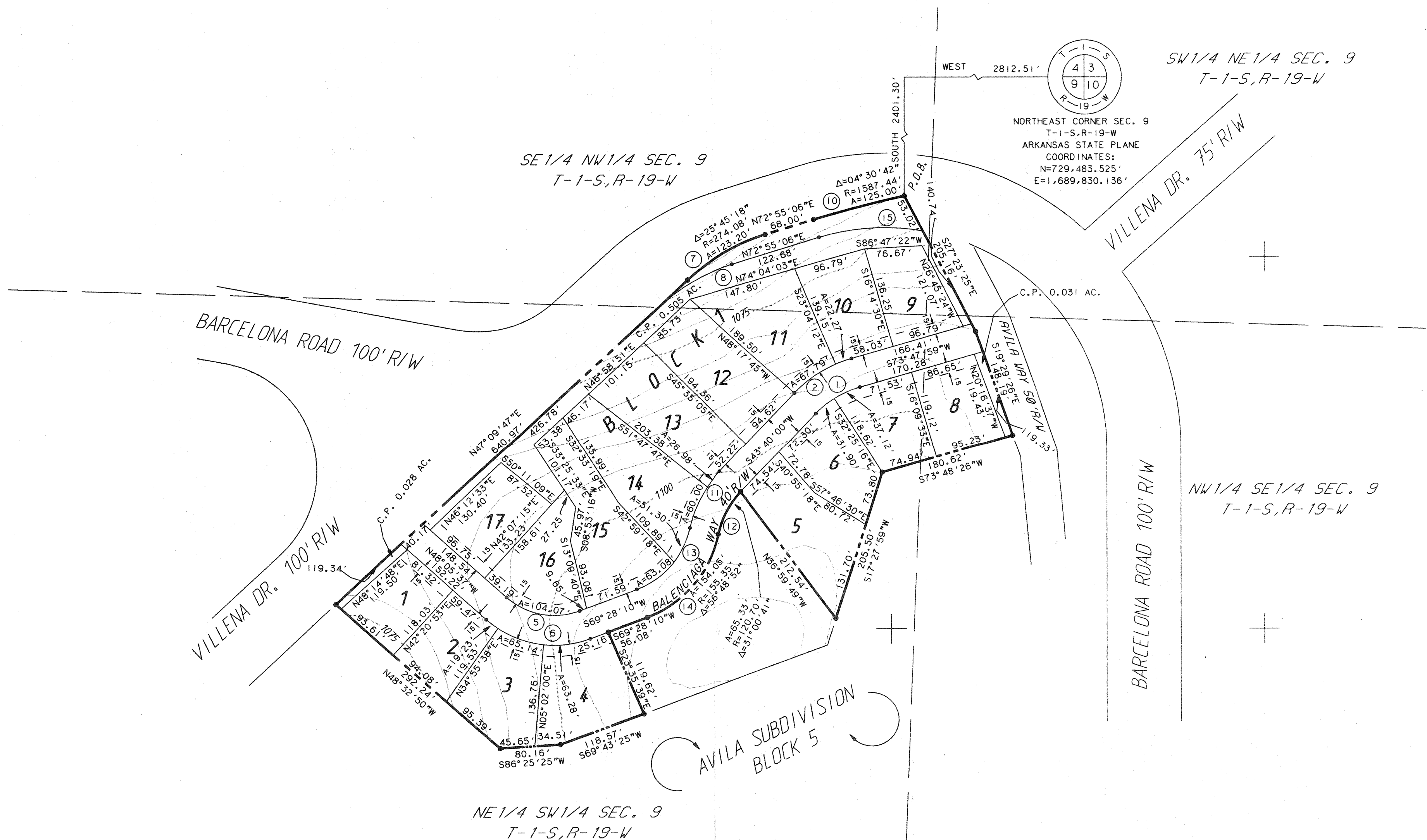
DATED THIS 31 DAY OF July, 1988.

COOPER COMMUNITIES, INC.

BY *John A. Cooper, Jr.*
PRESIDENT



BLOCK 1	
LOT 1	0.238 AC.
LOT 2	0.234 AC.
LOT 3	0.308 AC.
LOT 4	0.345 AC.
LOT 5	0.372 AC.
LOT 6	0.280 AC.
LOT 7	0.251 AC.
LOT 8	0.249 AC.
LOT 9	0.249 AC.
LOT 10	0.278 AC.
LOT 11	0.373 AC.
LOT 12	0.397 AC.
LOT 13	0.408 AC.
LOT 14	0.411 AC.
LOT 15	0.428 AC.
LOT 16	0.288 AC.
LOT 17	0.278 AC.
TOTAL	5.387 AC.
TOTAL AREA	
LOTTED AREA	5.387 AC.
COMMON PROPERTIES	0.564 AC.
STREETS	1.072 AC.
TOTAL	7.023 AC.
LENGTH OF RECORDED STREETS	
40 FOOT RIGHT-OF-WAY	963 LINEAL FEET ±



CURVE NO.	CURVE DATA			CHORD	CHORD BEARING
	RADIUS	ARC	DELTA		
1	131.24'	69.02'	030°07'59"	88.23'	S 58°43'59" W
2	171.24'	90.06'	030°07'59"	89.03'	S 58°43'59" W
3	95.50'	104.07'	025°16'13"	69.00'	N 79°18'43" E
4	135.50'	147.66'	026°15'13"	140.46'	N 79°18'43" E
5	274.08'	123.20'	025°16'13"	122.17'	N 60°02'26" E
6	261.58'	117.58'	025°16'13"	116.60'	N 60°02'26" E
10	1587.44'	125.00'	004°30'42"	24.97'	N 75°10'27" E
11	160.70'	86.98'	031°00'41"	85.92'	S 28°09'39" W
12	120.70'	85.33'	031°00'41"	64.53'	S 28°09'39" W
13	155.35'	114.38'	056°48'58"	109.75'	S 41°03'45" E
14	155.35'	154.05'	056°48'58"	147.81'	S 41°03'45" E
15	297.37'	139.41'	026°51'38"	138.14'	N 86°20'55" E

LEGAL DESCRIPTION
BALENCIAGA SUBDIVISION
BLOCK 1

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 (0.854 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (0.061 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (0.380 ACRES ±) AND IN THE NE 1/4 OF THE SW 1/4 (5.728 ACRES ±) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2812.51 FEET WEST AND 2401.30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 9 (ARKANSAS STATE PLANE COORDINATES OF NORTH 729,483.525 FEET AND EAST 1,689,830.136 FEET); THENCE, S 27°23'25\" E 205.16 FEET; THENCE, S 19°29'26\" E 148.19 FEET; THENCE, S 73°48'26\" W 180.62 FEET; THENCE, S 17°27'59\" W 205.50 FEET; THENCE, N 36°59'49\" W 212.54 FEET; THENCE, S 28°09'39\" W 85.92 FEET; THENCE, S 28°09'39\" W 64.53 FEET; THENCE, S 41°03'45\" W 109.75 FEET; THENCE, S 41°03'45\" W 147.81 FEET; THENCE, N 86°20'55\" W 138.14 FEET; THENCE, N 79°18'43\" W 99.00 FEET; THENCE, N 79°18'43\" W 140.46 FEET; THENCE, N 60°02'26\" E 122.17 FEET; THENCE, N 60°02'26\" E 116.60 FEET; THENCE, N 79°18'43\" W 24.97 FEET; THENCE, S 28°09'39\" W 85.92 FEET; THENCE, S 28°09'39\" W 64.53 FEET; THENCE, S 41°03'45\" W 109.75 FEET; THENCE, S 41°03'45\" W 147.81 FEET; THENCE, N 86°20'55\" W 138.14 FEET; THENCE, N 79°18'43\" W 99.00 FEET; THENCE, N 79°18'43\" W 140.46 FEET; THENCE, N 60°02'26\" E 122.17 FEET; 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