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. 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 DATE OF EXECUTION LOT | 0.428 AC. LOT | 0.289 AC. LOT | 0.387 AC. INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A LOT 2 0.434 AC. LOT 2 0.248 AC. LOT 2 0.376 AC. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER SALINE COUNTY PLANNING BOARD LOT 3 0.382 AC. LOT 3 0.274 AC. LOT 3 0.269 AC. COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT LOT 4 0.331 AC. LOT 4 0.366 AC. LOT 4 0.277 AC. COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS LOT 5 0.254 AC. LOT 5 0.823 AC. LOT 5 0.280 AC. PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE LOT 6 0.306 AC. LOT 6 0.476 AC. LOT 6 0.299 AC. FOLLOWING PROVISIONS: TOTAL 2. 35 AC. LOT 7 0.320 AC. TOTAL 1.888 AC. LOT 8 0.318 AC. 1. AT 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE LOT 9 0.283 AC. DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS LOT 1 0.325 AC. LOT 10 0.308 AC. LOT 1 0.299 AC. LOT 2 0.508 AC. LOT 11 0.301 AC. LOT 2 0.345 AC. ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF LOT 3 0.417 AC. LOT 12 0.305 AC. LOT 3 0.323 AC. THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE LOT 4 0.429 AC. LOT 13 0.311 AC. TOTAL 0.967 AC. COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE LOT 5 0.249 AC. LOT 14 0.328 AC. RECORDED IN RECORD BOOK 155, AT PAGE 118 ET SEQ. THIS PLAT TOTAL 1.928 AC. LOT 15 0.331 AC. IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL LOT 16 0.319 AC. DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE LOT 17 0.311 AG. DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS LOT 1 0.274 AC. LOT 18 0.314 AC. BELLEZA SUBDIVISION REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE LOT 2 0.239 AC. LOT 19 0.330 AC. DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 1972 AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE LOT 4 0.204 AC. LOT 21 0.310 AC. MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION LOT 5 0.269 AC. LOT 22 0.318 AC. AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO LOT 6 0.266 AC. LOT 23 0.389 AC. PROVISIONS HEREIN CONTAINED. TOTAL 1.452 AC. TOTAL 7,954 AC. 2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO LOTTED AREA BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF RESERVED PROPERTIES 0.418 AC. THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND COMMON PROPERTIES 5.039 AC. 6,630 AC. SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC. LENGTH OF RECORDED STREETS 3. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER 40 FOOT RIGHT-OF-WAY 655 LINEAL FEET ± UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV 50 FOOT RIGHT-OF-WAY 2368 LINEAL FEET ± OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED 75 FOOT RIGHT-OF-WAY 1923 LINEAL FEET ± OTHERWISE ON THE PLAT OR IN THE NOTES. 4. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE SOUTHEAST CORNER SEC. II T-1-S,R-18-W INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH ARKANSAS STATE PLANE THE CORRESPONDING LOT LINE. COORDINATES: NORTH=722,777.289' 5. SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO EAST=1,731,654.784' CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID. 6. 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, NE 1/4 SE 1/4 SEC. 11 RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE T-1-S, R-18-W DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET. 7. 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. 8. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS LEGAL DESCRIPTION BELLEZA SUBDIVISION WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID ON MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID BLOCKS I - 6 SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC A PARCEL OF LAND LYING IN THE NEI/4 OF THE SEI/4 (8.970 ACRES ±). IN THE SEI/4 AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE OF THE SEI/4 (19:441 ACRES ±) OF SECTION II, TOWNSHIP I SOUTH, RANGE 18 WEST AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID: OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 9. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN ONE FOOT ABOVE THE BEGINNING AT A POINT 2118.28 FEET NORTH AND 491.52 FEET WEST ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND OF THE SOUTHEAST CORNER OF SAID SECTION II (ARKANSAS STATE PLANE NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH THENCE, S 59° 17'05" E 408.39 FEET, THENCE, S 84° 07'47" E 210.43 FEET, STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT THENCE, S 02°05'25" W 1652.45 FEET, THENCE, S 76°38'43" W 259.02 FEET, SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW THENCE S + 12-37-02" E 40.00 FEETA THENCE S 78°22'58" W 75.00 FEETA SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE THENCE, N 11°37'02" W 229.53 FEET, THENCE, S 78 22 58 W 276.86 FEET, THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 217.69 FEET. AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS. SAID CURVE HAVING A RADIUS OF 320.94 FEET AND A DELTA ANGLE OF 38°51'50" THENCE, M 62°45'12" W 136.69 FEET; THENCE, S 27°56'05" W 129.02 FEET; 10. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, THENCE, M 27"37'26" E 159.95 FEET, THENCE, N 61"03'05" W 39.60 FEET, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF 3.276 AC. THENCE N 06°34'48" W 193.50 FEET; THENCE, N 19°19'41" E 655.46 FEET; ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, THENCE, N 09°43'26" E 177.90 FEET; THENCE, N 01°26'47" E 269.68 FEET; STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR THENCE, N 16°09'39" W 143.92 FEET; THENCE, N 29°13'50" E 180.29 FEET SE 1/4 SE 1/4 SEC. 11 DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, TO THE POINT OF BEGINNING, CONTAINING 28.411 ACRES, MORE OR LESS. GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, T-1-5, R-18-W CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OF 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 RE-SERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF RESERVED PROPERTIES DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OF 0.418 AC. PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN. DATED THIS 2 DAY OF 22, 1927. COOPER COMMUNITIES, INC. LAND SURVEYOR'S CERTIFICATION I HERERY CERTIEV THAT THE HERECH PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 2 2 DAY OF DEE . 1982. AND THE BEST OF MY KNOWLEDGE AND ABILITY. TRANSPORTE AND ACOUNTEDEST WHO FURCHASE, MORTGAGE, OR GUARANTEE THE LITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP. LEGEND BOUNDARY OF SUBDIVISION THE SCALE OF THIS DRAWING WHEN, REDUCED TO A SIZE OF II" X 17" IS 1"=300 address ---- BUILDING SETBACK LINE ___ - ___ - __ - __ - UTILITY AND DRAINAGE EASEMENT CONTOUR LINES, THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES CURVE NO. RADIUS DELTA BY DATE BY DATE REVISION DESCRIPTION REVISION BY DATE 217,69' 038°51'50" 213.54' N 82°11'07" W ARE INCLUDED ON THE PLAT TO PROVIDE 320.941 RULBER CHECKED APPROVED GENERALIZED INFORMATION ONLY AND SHOULD SCALE: 1"=100 NOT BE USED FOR DETAILED INFORMATION RECORD PLAT WITHOUT FIELD CONFIRMATION. DRAWN: WRS DATE: 11/85 CONTOUR INTERVAL FIVE FEET. COMMON PROPERTIES CHECKED JDF DATE: 12/89 C.P. BELLEZA SUBDIVISION R.P. RESERVED PROPERTIES APPROVED: 1/2-7-BLOCKS 1 -100 YEAR FLOODPLAIN, 016° 54′ 49" 130.62′ N 70° 02′ 53" W FILE NO: 4-116-50 SEE NOTE 9. 125.92' 112°41'31" 106.58' \$ 62°03'46" W 27.58' 112°41'31" 23.34' \$ 62°03'46" W HOT SPRINGS VILLAGE, ARKANSAS DUG NO. 4-116-(12)-2287 GOLF VIEW LOT. SEE NOTE 6. JOB FILED SHEET 645.99' 171.78' 015°14'09" 171.27' \$ 13°20'05" W 60.00' 261.80' 250°00'00" 98.30' N 75°57'09" E I CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714 GRAPHIC SCALE IN FEE

49 LOTS