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.

DATE OF EXECUTION

SALINE COUNTY PLANNING BOARD

FOLLOWING PROVISIONS: 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 AF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALIDE COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THE RECORDED IN RECORD BOOK 155, AT PAGE 118 ET SEQ. THIS PLOT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENT 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 DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 19/2 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.

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 DEVELOP (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN

INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN 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

- 2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED 10 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 A Day SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 3. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOR OF UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO APPLICAT OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- 4. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVE AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON TO INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WIT THE CORRESPONDING LOT LINE.
- 5. SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THERE SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATE AFORESAID.
- 6. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENT LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISION RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN TO DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTS SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LEG THAN 1,000 SQUARE FEET, EXCEPT ON GOLF VIEW LOT MINIMUM SHALL BE 1,200 SQUARE FEET.
- 7. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALL' THE DEVELOPER RESERVED THEREFROM.
- 8. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESA SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBL AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 9. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY 8 A FINISH FLOOR ELEVATION LOWER THAN ONE FOUT ABOVE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATE BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER S STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BANK! SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORT OF THE FLOOD WATERS.
- 10. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UP: OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROAD STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUI అందికుండా మామ్మార్లు కామామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మాన్క్ మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు మామ్మార్లు CULVERTS: RAMPS AND ANY AND ALL OTHER ACTIONS

INSTALLATIONS UNION IT DETMS UNDESSARS OR DESIREDED FOR ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPO OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF RIGHT OF MAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL WITHIN THE SOLE DISCENTION OF DEVELOPER, ITS SECCESSORS ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH PURPOSES TO LESSEN ANY DAMAGE OR INCOMVENIENCE IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGMS, FURTHER SERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC DRIVATE AND OF ALIGNATING AND DELEACTIVE THE DETERMINE EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 3 DAY OF Acc., 1989.

COOPER COMMUNITIES, INC.

LEGEND

C BOUNDARY OF SUBDIVISION LAND LINES OF SECTIONS

---- BUILDING SETBACK LINE

R.P.

---- UTILITY AND DRAINAGE EASEMENT

	VILLACARRIEDO SUBDIVISION BLOCKS 1 - 10	500		
SE 1/4 NE 1/4 SEC. 11 & 800 G	576° 38' 54 °E 21' 51 °E C.P. 22' 50' 21' 51' 51' 51' 51' 51' 51' 51' 51' 51' 5	N69° 20' 58°E 325.98' 31,4.66'	100 YEAR FLOOD!	ZAIN
144.21 25.33 144.21 25.33 144.21 27.78 582°05'45	35. OF SA. 15. 13. 13. 13. 13. 13. 13. 13. 13. 13. 13	23 23 90.59	525 550	
108.51 G	69. 16 A = 67. 60 A =	11) 25 60 35 W	\$02.03.21.7W	
SOLF COURSE IN STATE OF THE STA	142.60' 101.73' - 67' O	25. 25	RESERVED PROPERTIES 0.428 AC.	
	C. P. 33. 10. 170. 171. A. C. P. 33. 10. 00. 029 AC. 10. 029 AC. 1	(16) (16) (16) (16) (16) (16) (16) (16)		
	13. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.	10 N/2 (5-2) L. 18	OC DB	
NE 1/4 SE 1/4 SEC. 11	163.52 N69° 59 '48" W F	200 000 000 000 000 000 000 000 000 000	575	
IDENTICAL DENTICAL		130 - 25 - 26 - 27 - 27 - 27 - 27 - 27 - 27 - 27	309	
WEST 491.527 5500 5500 5500 5500	105 mg 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.70 15.16 N84° 07' 47" 99 210. 43		
SOUTHEAST CORNER SEC. II T-1-S,R-18-W ARKANSAS STATE PLANE	BELLEZA SUBDIVISION BLOCKS 1 - 6	43		

BLOCK 8 LOT | 0.307 AC. LOT | 0.431 AC. LOT | 0.332 AC. LOT 2 0.257 AC. LOT 2 0.315 AC. LOT 2 0.562 AC. LOT 3 0.347 AC. LOT 3 0.341 AC. LOT 3 0.473 AC. LOT 4 0.437 AC. LOT 4 0.438 AC. LOT 4 0.461 AC. LOT 5 0.563 AC. LOT 5 0.611 AC. LOT 5 0.411 AC. LOT 6 0.552 AC. LOT 6 0.480 AC. LOT 6 0.322 AC. LOT 7 0.328 AC. LOT 7 0.574 AC. LOT 7 0.414 AC. LOT 8 0.258 AC. LOT 8 0.537 AC. LOT 8 0.408 AC. LOT 9 0.256 AC. LOT 9 0.361 AC. LOT 9 0.430 AC. LOT 10 0.299 AC. LOT 10 0.357 AC. LOT 10 0.347 AC. LOT 11 0.352 AC. LOT 11 0.312 AC. TOTAL 4.160 AC. LOT 12 0.386 AC. LOT 12 0.363 AC. TOTAL 4.342 AC. LOT 13 0.316 AC. TOTAL 5.436 AC. TOTAL AREA

LOTTED AREA

RESERVED PROPERTIES COMMON PROPERTIES 3.634 AC. STREETS 4.582 AC. 22.956 AC. LENGTH OF RECORDED STREETS 40 FOOT RIGHT-OF-WAY 524 LINEAL FEET + 50 FOOT RIGHT-OF-WAY 1088 LINEAL FEET ± 75 FOOT RIGHT-OF-WAY 1657 LINEAL FEET 3

0.802 AC.

LEGAL DESCRIPTION BELLEZA SUBDIVISION

BLOCKS 7 - 9

CHEET COULANLY DESCRIBED AS FOLLOWS:

FF. 950 FORES, MORE OF LESS.

A PARCEL OF LAND LYING IN THE NEI/4 OF THE SEI/4 (9.544 ACRES ±), IN THE SEI/4 OF THE NET/4 (13.412 ACRES ±) OF SECTION II, TOWNSHIP I SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE

BEGINSTING AT A POINT 2118.28 FEET NORTH AND 491.52 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION II (ARKANSAS STATE PLANE COORDINATES OF MORTH 722,777.289 FEET AND EAST 1,731,054.784 FEET), THENCE, N 29° 13'50" E 55.95 FEET, THENCE, N 33° 28'05" W 204.15 FEET, THENCE, N 08°00'20° E 73.49 FEET: THENCE, N 43°09'56" E 218.56 FEET: THENCE, N 37° 28'27" W 189.65 FEET, THENCE, N 03°01'05" E 271.77 FEET, THENCE, N 34°01'14" E 100.60 FEET, THENCE, N 54°23'27" W 188.78 FEET, THENCE, N 10°25'21" W 253.17 FEET, THENCE, N 37°51'40" E 172.36 FEET, THENCE, S 76°38'54" E 213.18 FEET, THENCE, N 57°07'53" E 58.12 FEET, THENCE, S 32° 52'07" E 114.59 FEET, THENCE, N 57° 07'53" E 75.00 FEET, THENCE, N 69 20 58 E 325.98 FEET, THENCE, S 02 03 21 W 941.18 FEET, THENCE, B 02°00 25° W FOOLAGIEETS THENCE, N MATHYTATE W 210 AS FEET OF THE POINT OF BEGINNING, CONTAINING

LAND SURVEYOR'S CERTIFICATION

I MERERY CERTIFY THAT THE MEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 72 DAY OF DEC 1989. AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

O SOUNDER OUR CONTROL OF THE SECOND OF THE PROPERTY OF THE PRO

THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I REPRESENT THE ACCURACY OF SAID SURVEY AND MAP.

HAROLD E. HENRY, R.L.S. (ND. 691, ARKANSAS

THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF IL" X 17" IS 1"=300'

				addies Copis					
							q q		
POVISION NUMBER	BY	DATE		REVISION DESCRIPTION	BY	DATE NECKED	BY	DATE	
			RECORD PLAT		SCALE: 1 P = 100'				
				DRAW	N; WRS	DATE:	: 11/89		
		which is a second of the secon	BELLEZA SUBDIVISION		CHECKED: JOF DA		DATE: 12/89		
		23 () () () () () () () () () (OVED 🚜	DATE:	·12-7-8		

BLOCKS 7 - 9

HOT SPRINGS VILLAGE, ARKANSAS DVG NO: 4-116-(12)-2287

CONTOUR LINES, THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED

ARE INCLUDED ON THE PLAT TO PROVIDE

FROM AERIAL PHOTOGRAMMETRY. THESE LINES

GENERALIZED INFORMATION ONLY AND SHOULD

NOT BE USED FOR DETAILED INFORMATION

GOLF VIEW LOT, SEE NOTE 6.

RESERVED PROPERTIES 100 YEAR FLOODPLAIN, SEE NOTE 9.

WITHOUT FIELD CONFIRMATION.

CONTOUR INTERVAL FIVE FEET.

COMMON PROPERTIES

CURVE DATA

294.15' 179.47' 034°57'31" 176.70' N 15°23'21" W

369.15' 225.23' 034°57'31" 221.76 N 15°23'21" W

149.62' 113.27' 043°22'34" 110.53' \$ 78°49'10" W

60.00' 261.80' 250°00'00" 98.30' \$ 10°30'27" W

222.09' 123.90' 031°57'47" 122.30' N 71°55'42" W

60.00' 261.80' 250°00'00" 98.30' S 34°03'11" W 171.41' 101.55' 033°56'39" 100.07' N 70°56'16" W

221.41' 131.17' 033°56'39" 129.26' N 70°56'16" W

60.00' 261.80' 250°00'00" 98.30' N 71°02'04" E

75.42' 043°22'34" 73.63' \$ 78°49'10" W

96.00' 031°57'47" 94.76' N 71°55'42" W

CHORD CHORD BEARING

ARC DELTA

35 LOTS

NO. IN. SHEE OF

AFILE NO: 4-116-50