



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 26th DAY OF February, 1982, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

James F. Gore
JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93

CABIDA SUBDIVISION
BLOCKS 1 THRU 9 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SE 1/4 (20.373 ACRES +), THE SW 1/4 OF THE SE 1/4 (19.914 ACRES +), THE NW 1/4 OF THE SE 1/4 (20.798 ACRES +) AND THE NE 1/4 OF THE SE 1/4 (8.631 ACRES +) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THE NE 1/4 OF THE NE 1/4 (5.372 ACRES +) AND THE NW 1/4 OF THE NE 1/4 (0.903 ACRES +) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 178.415 FEET SOUTH AND 473.832 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 9 (ARKANSAS STATE PLANE COORDINATES OF NORTH 723,092.415 FEET AND EAST 1,721,155.832 FEET); THENCE, S 14° 20' 58" W 88.769 FEET; THENCE, S 72° 04' 04" W 20.000 FEET; THENCE, N 89° 49' 56" W 524.488 FEET; THENCE, N 68° 15' 11" W 313.025 FEET; THENCE, S 22° 24' 58" W 40.000 FEET; THENCE, N 46° 14' 06" W 852.069 FEET; THENCE, N 22° 51' 05" W 278.969 FEET; THENCE, NORTHWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 190.000 FEET, SAID CURVE HAVING A RADIUS OF 1279.687 FEET AND A DELTA ANGLE OF 08° 30' 25"; THENCE, N 70° 04' 24" W 75.000 FEET; THENCE, N 19° 55' 36" E 539.632 FEET; THENCE, N 78° 04' 24" W 236.404 FEET; THENCE, N 48° 16' 08" W 439.541 FEET; THENCE, N 41° 43' 52" E 700.000 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 214.721 FEET, SAID CURVE HAVING A RADIUS OF 1629.199 FEET AND A DELTA ANGLE OF 07° 33' 05"; THENCE, EAST 469.980 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 809.794 FEET, SAID CURVE HAVING A RADIUS OF 570.210 FEET AND A DELTA ANGLE OF 80° 06' 19"; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 637.817 FEET, SAID CURVE HAVING A RADIUS OF 685.158 FEET AND A DELTA ANGLE OF 53° 20' 13"; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 350.036 FEET, SAID CURVE HAVING A RADIUS OF 1056.160 FEET AND A DELTA ANGLE OF 18° 59' 21"; THENCE, S 44° 14' 33" W 100.000 FEET; THENCE, S 45° 45' 23" E 140.000 FEET; THENCE, S 62° 49' 30" W 458.561 FEET; THENCE, S 68° 21' 29" W 333.510 FEET; THENCE, S 40° 07' 15" W 232.775 FEET; THENCE, S 31° 42' 54" E 313.689 FEET; THENCE, S 42° 59' 51" E 303.537 FEET; THENCE, S 35° 21' 45" E 76.026 FEET; THENCE, S 14° 19' 22" E 97.015 FEET; THENCE, S 35° 58' 38" E 111.228 FEET; THENCE, S 01° 11' 17" E 50.208 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.991 ACRES, MORE OR LESS.

BLOCK-1			BLOCK-5		
L-1	=	0.274 AC	L-1	=	0.369 AC
L-2	=	0.229 AC	L-2	=	0.241 AC
L-3	=	0.301 AC	L-3	=	0.254 AC
L-4	=	0.278 AC	L-4	=	0.239 AC
L-5	=	0.269 AC	L-5	=	0.236 AC
L-6	=	0.233 AC	L-6	=	0.235 AC
L-7	=	0.239 AC	L-7	=	0.261 AC
L-8	=	0.274 AC	L-8	=	0.252 AC
BLOCK-1	=	2.097 AC	L-9	=	0.239 AC
BLOCK-2			L-10	=	0.220 AC
L-1	=	0.281 AC	L-11	=	0.239 AC
L-2	=	0.284 AC	L-12	=	0.242 AC
L-3	=	0.336 AC	L-13	=	0.234 AC
L-4	=	0.229 AC	BLOCK-5	=	3.270 AC
L-5	=	0.220 AC	BLOCK-6		
L-6	=	0.224 AC	L-1	=	0.237 AC
L-7	=	0.232 AC	L-2	=	0.228 AC
L-8	=	0.229 AC	L-3	=	0.231 AC
L-9	=	0.230 AC	L-4	=	0.286 AC
L-10	=	0.230 AC	L-5	=	0.216 AC
L-11	=	0.232 AC	L-6	=	0.235 AC
L-12	=	0.244 AC	L-7	=	0.237 AC
BLOCK-2	=	2.963 AC	L-8	=	0.226 AC
BLOCK-3			L-9	=	0.247 AC
L-1	=	0.247 AC	L-10	=	0.204 AC
L-2	=	0.250 AC	L-11	=	0.259 AC
L-3	=	0.226 AC	L-12	=	0.222 AC
L-4	=	0.274 AC	L-13	=	0.238 AC
L-5	=	0.234 AC	L-14	=	0.237 AC
L-6	=	0.260 AC	L-15	=	0.342 AC
L-7	=	0.242 AC	L-16	=	0.364 AC
L-8	=	0.223 AC	BLOCK-6	=	4.012 AC
L-9	=	0.237 AC	BLOCK-7		
L-10	=	0.201 AC	L-1	=	0.289 AC
L-11	=	0.280 AC	L-2	=	0.232 AC
L-12	=	0.261 AC	L-3	=	0.219 AC
L-13	=	0.263 AC	L-4	=	0.240 AC
L-14	=	0.225 AC	L-5	=	0.280 AC
L-15	=	0.225 AC	L-6	=	0.284 AC
L-16	=	0.220 AC	L-7	=	0.264 AC
L-17	=	0.238 AC	L-8	=	0.230 AC
BLOCK-3	=	4.056 AC	L-9	=	0.260 AC
BLOCK-4			L-10	=	0.265 AC
L-1	=	0.356 AC	L-11	=	0.361 AC
L-2	=	0.246 AC	L-12	=	0.222 AC
L-3	=	0.239 AC	L-13	=	0.228 AC
L-4	=	0.236 AC	L-14	=	0.230 AC
L-5	=	0.233 AC	L-15	=	0.250 AC
L-6	=	0.230 AC	L-16	=	0.253 AC
L-7	=	0.231 AC	L-17	=	0.257 AC
L-8	=	0.242 AC	L-18	=	0.257 AC
L-9	=	0.254 AC	L-19	=	0.235 AC
L-10	=	0.250 AC	L-20	=	0.247 AC
L-11	=	0.253 AC	L-21	=	0.248 AC
L-12	=	0.256 AC	L-22	=	0.292 AC
L-13	=	0.215 AC	BLOCK-7	=	5.618 AC
L-14	=	0.224 AC	BLOCK-8		
L-15	=	0.273 AC	L-1	=	0.251 AC
L-16	=	0.268 AC	L-2	=	0.253 AC
L-17	=	0.242 AC	L-3	=	0.243 AC
L-18	=	0.235 AC	L-4	=	0.220 AC
L-19	=	0.242 AC	L-5	=	0.208 AC
L-20	=	0.303 AC	L-6	=	0.236 AC
L-21	=	0.271 AC	L-7	=	0.218 AC
BLOCK-4	=	5.299 AC	L-8	=	0.251 AC
BLOCK-5			L-9	=	0.231 AC
L-1	=	0.291 AC	L-10	=	0.230 AC
L-2	=	0.292 AC	BLOCK-8	=	2.341 AC
BLOCK-5	=	0.583 AC	BLOCK-9		
L-1	=	0.291 AC	BLOCK-9		
L-2	=	0.292 AC	BLOCK-9		
BLOCK-9	=	0.583 AC	BLOCK-9		

LINEAL FEET OF STREET

100' RIGHT-OF-WAY	1,838
75' RIGHT-OF-WAY	1,394
50' RIGHT-OF-WAY	6,519
40' RIGHT-OF-WAY	610

ACREAGE CHART

LOTS	30,239 ACRES
STREETS	14,661 ACRES
COMMON PROPERTIES	8,071 ACRES
RESERVED PROPERTIES	23,020 ACRES
TOTAL	75,991 ACRES

SOUTHEAST CORNER SECTION 9
T-1-S, R-18-W
SALINE COUNTY, ARKANSAS
ARKANSAS STATE PLANE
COORDINATES:
N = 723,092.415
E = 1,721,155.832

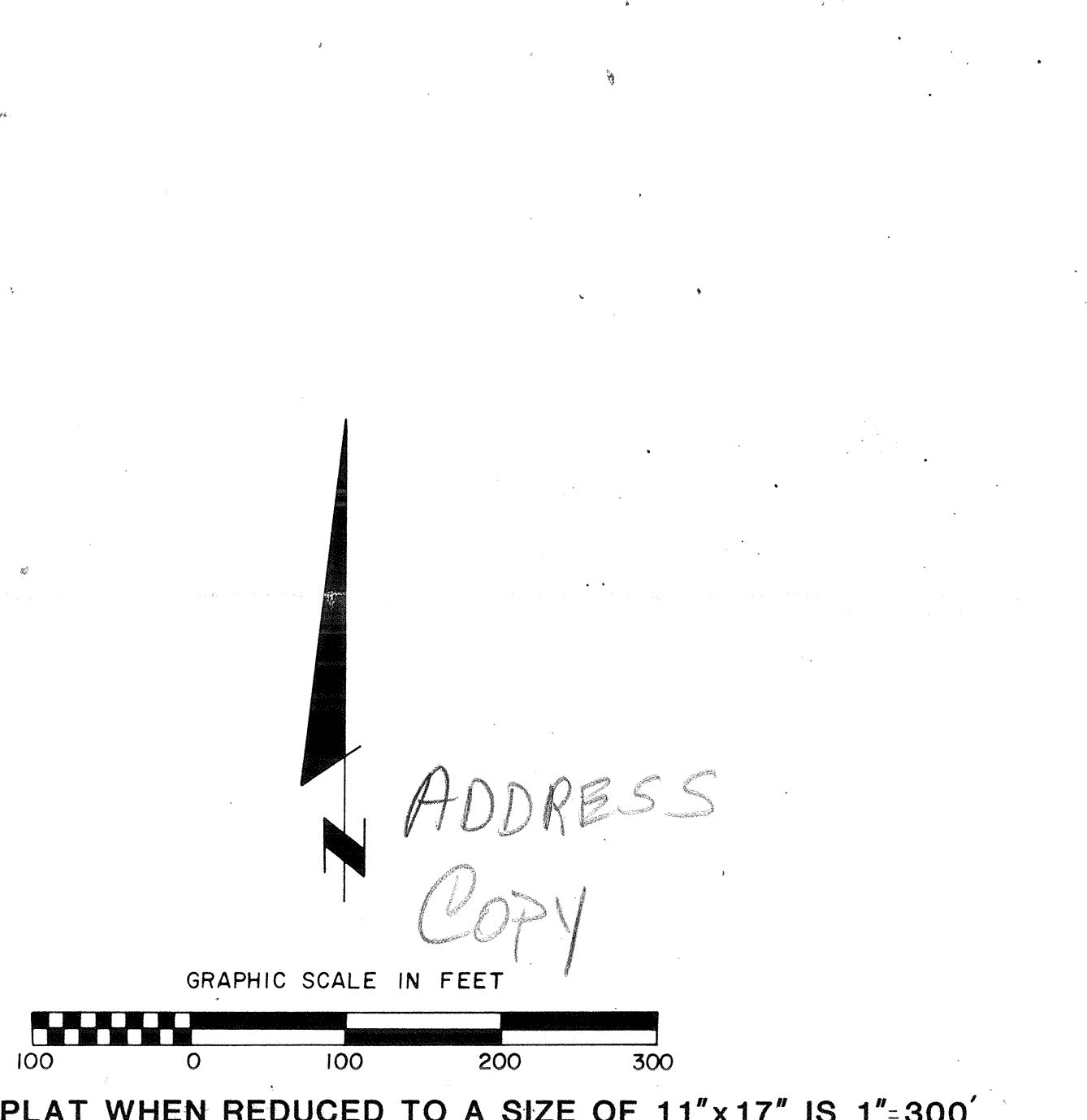
- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
- COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER), HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT; AND THE PLAT IS FILED FOR RECORD AND RECORD SUBJECT TO THE FOLLOWING PROVISIONS:
- 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 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, 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 THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON THE 30TH DAY OF MARCH 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 NO MANNER 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.
 - 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.
 - 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.
 - 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.
 - OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID, WHICH COVENANTS ARE EXHIBIT IV OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
 - 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
 - COOPER COMMUNITIES, INC., 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, GRADING, FILLING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMP 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 WHITE AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS TO CONSIDER WITH ITS PURPOSES TO LESSEEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., 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 ALTERING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

WITNESSED THIS 26th DAY OF February, 1982.

COOPER COMMUNITIES, INC.
BY *James F. Gore* PRESIDENT, DEVELOPER
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 _____ BY _____
TITLE
SALINE COUNTY PLANNING BOARD



REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
RECORD PLAT				SCALE: AS SHOWN			
CABIDA SUBDIVISION				DRAWN: T/A DATE: 2/82			
BLOCKS 1-9 INCLUSIVE				CHECKED: SAM DATE: 2/82			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: <i>James F. Gore</i> DATE: 2-26-82			
Cooper Consultants, Inc.				FILE NO: 4-116-SD			
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				DWS NO: 4-116-(12)-1813			
				JOB NO. FILED IN: SHEET			
				5120 19 1 OF 1			