

CERIZA SUBDIVISION  
BLOCKS 1 THRU 8 INCLUSIVE  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 (25.077 ACRES ±), THE NE 1/4 OF THE SE 1/4 (1.635 ACRES ±), THE SW 1/4 OF THE SE 1/4 (8.049 ACRES ±), THE SE 1/4 OF THE SW 1/4 (15.654 ACRES ±), AND THE NE 1/4 OF THE SW 1/4 (17.111 ACRES ±) ALL IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

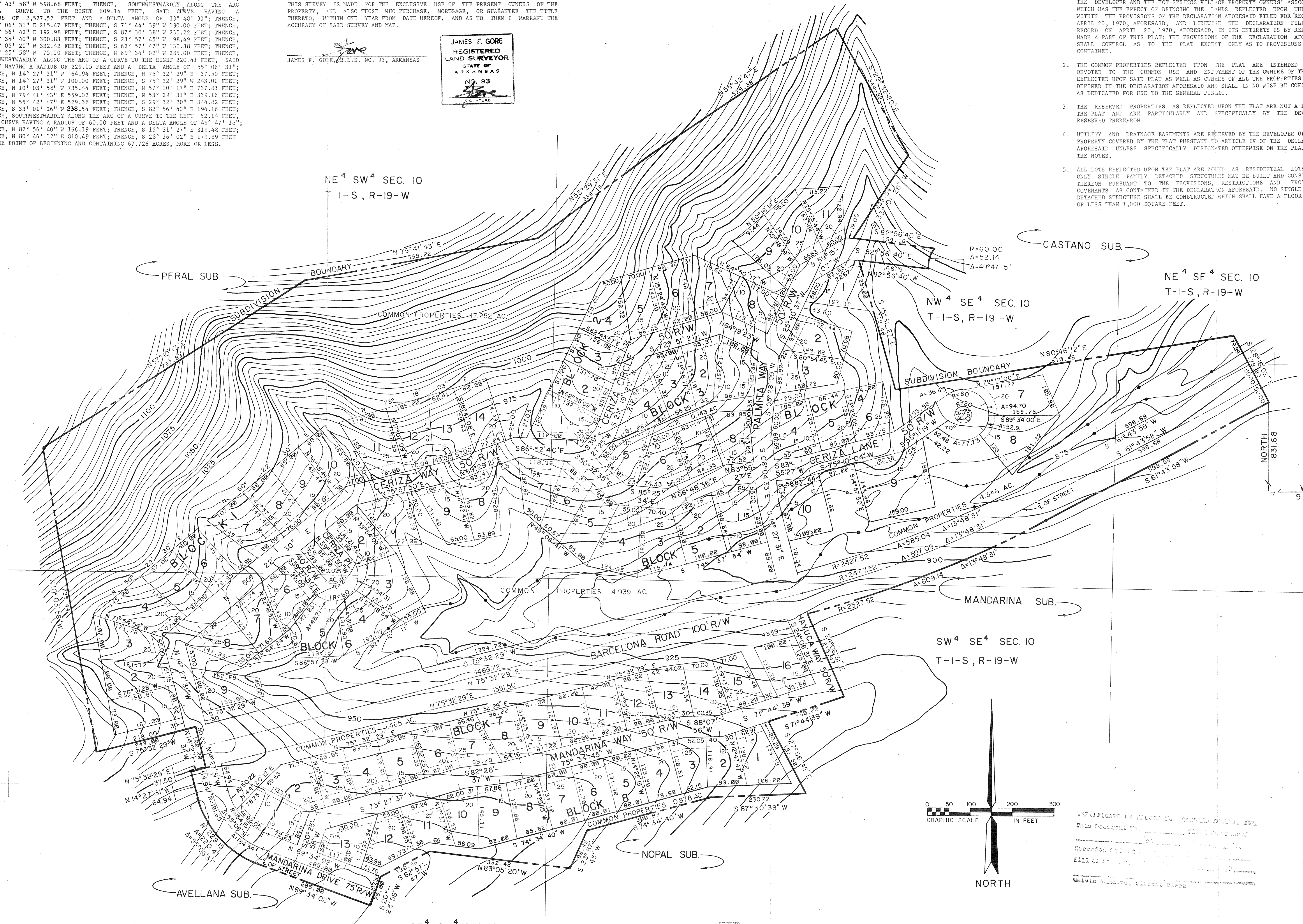
BEGINNING AT A POINT 943.62 FEET WEST AND 1,831.68 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 10 (ARKANSAS STATE PLANE COORDINATES OF NORTH 724,079.887 FEET AND EAST 1,694,928.815 FEET); THENCE, S 61° 43' 58" W 590.68 FEET; THENCE, SOUTHWESTWARD ALONG THE ARC OF A CURVE TO THE RIGHT 609.14 FEET, SAID CURVE HAVING A RADIUS OF 2,527.52 FEET AND A DELTA ANGLE OF 13° 48' 31"; THENCE, S 24° 06' 31" E 215.47 FEET; THENCE, S 71° 44' 39" W 190.00 FEET; THENCE, S 27° 56' 42" E 192.93 FEET; THENCE, S 81° 30' 38" W 230.22 FEET; THENCE, S 74° 34' 40" W 300.83 FEET; THENCE, S 23° 57' 45" W 98.49 FEET; THENCE, N 83° 05' 20" W 332.42 FEET; THENCE, S 62° 57' 47" W 130.38 FEET; THENCE, S 20° 25' 59" W 75.00 FEET; THENCE, N 69° 34' 02" W 285.00 FEET; THENCE, NORTHWESTWARD ALONG THE ARC OF A CURVE TO THE RIGHT 220.41 FEET, SAID CURVE HAVING A RADIUS OF 229.15 FEET AND A DELTA ANGLE OF 55° 06' 31"; THENCE, N 14° 27' 31" W 64.94 FEET; THENCE, N 75° 32' 29" E 37.50 FEET; THENCE, N 14° 27' 31" W 100.00 FEET; THENCE, S 75° 32' 29" E 243.00 FEET; THENCE, N 10° 03' 58" W 735.44 FEET; THENCE, N 57° 10' 17" E 737.83 FEET; THENCE, N 79° 41' 43" E 559.02 FEET; THENCE, N 53° 29' 31" E 339.16 FEET; THENCE, N 55° 42' 47" E 529.38 FEET; THENCE, S 29° 32' 20" E 344.82 FEET; THENCE, S 33° 01' 26" W 238.56 FEET; THENCE, S 82° 56' 40" E 194.16 FEET; THENCE, SOUTHWESTWARD ALONG THE ARC OF A CURVE TO THE LEFT 52.14 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A DELTA ANGLE OF 49° 47' 15"; THENCE, N 82° 58' 40" W 166.19 FEET; THENCE, S 15° 31' 27" E 319.48 FEET; THENCE, N 80° 46' 12" E 810.49 FEET; THENCE, S 28° 16' 02" E 179.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.726 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN WRITTEN AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 6th DAY OF October, 1991, 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  
REGISTERED LAND SURVEYOR  
STATE OF ARKANSAS  
No. 93  
Garland County

NE 1/4 SW 1/4 SEC. 10  
T-1-S, R-19-W



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, 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 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 APRIL 20, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20, 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 NO WISE 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 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.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 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 RIGHTS, TITLE, 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, LEVELING, FILLING, DRAINAGE, 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 6th DAY OF October, 1991.

COOPER COMMUNITIES, INC.

BY *John A. Cooper*  
PRESIDENT, DEVELOPER

SE CORNER SECTION 10  
T-1-S, R-19-W  
ARKANSAS STATE PLANE COORDINATES:  
NORTH= 724,079.887'  
EAST= 1,694,928.815'

Block 1		Block 4		Block 7	
LOT 1	0.306 AC.	LOT 1	0.278 AC.	LOT 1	0.310 AC.
LOT 2	0.275 AC.	LOT 2	0.259 AC.	LOT 2	0.261 AC.
LOT 3	0.300 AC.	LOT 3	0.284 AC.	LOT 3	0.227 AC.
LOT 4	0.370 AC.	LOT 4	0.307 AC.	LOT 4	0.230 AC.
LOT 5	0.298 AC.	LOT 5	0.251 AC.	LOT 5	0.229 AC.
LOT 6	0.262 AC.	LOT 6	0.267 AC.	LOT 6	0.235 AC.
LOT 7	0.312 AC.	LOT 7	0.321 AC.	LOT 7	0.223 AC.
LOT 8	0.268 AC.	LOT 8	0.338 AC.	LOT 8	0.229 AC.
LOT 9	0.275 AC.	LOT 9	0.566 AC.	LOT 9	0.232 AC.
LOT 10	0.276 AC.	LOT 10	0.355 AC.	LOT 10	0.229 AC.
LOT 11	0.350 AC.			LOT 11	0.229 AC.
LOT 12	0.321 AC.	TOTAL	3.226 AC.	LOT 12	0.239 AC.
LOT 13	0.305 AC.			LOT 13	0.239 AC.
LOT 14	0.283 AC.			LOT 14	0.233 AC.
		Block 5		LOT 15	0.235 AC.
TOTAL	4.201 AC.	LOT 1	0.349 AC.	LOT 16	0.282 AC.
		LOT 2	0.324 AC.		
		LOT 3	0.321 AC.	TOTAL	3.652 AC.
		LOT 4	0.333 AC.		
		LOT 5	0.302 AC.		
		LOT 6	0.270 AC.	Block 8	
		LOT 7	0.253 AC.	LOT 1	0.267 AC.
		LOT 8	0.282 AC.	LOT 2	0.225 AC.
		LOT 9	0.289 AC.	LOT 3	0.217 AC.
				LOT 4	0.236 AC.
		TOTAL	2.723 AC.	LOT 5	0.240 AC.
				LOT 6	0.242 AC.
		Block 6		LOT 7	0.245 AC.
		LOT 1	0.275 AC.	LOT 8	0.252 AC.
		LOT 2	0.279 AC.	LOT 9	0.258 AC.
		LOT 3	0.362 AC.	LOT 10	0.293 AC.
		LOT 4	0.311 AC.	LOT 11	0.245 AC.
		LOT 5	0.318 AC.	LOT 12	0.247 AC.
		LOT 6	0.270 AC.	LOT 13	0.246 AC.
		LOT 7	0.261 AC.		
		LOT 8	0.255 AC.	TOTAL	3.153 AC.
		LOT 9	0.263 AC.		
		TOTAL	2.594 AC.		

LINEAL FEET OF STREET	
100' RIGHT-OF-WAY	2,665
75' RIGHT-OF-WAY	536
50' RIGHT-OF-WAY	5,370
40' RIGHT-OF-WAY	316

ACREAGE CHART	
LOTS	24.849 ACRES
STREETS	13.723 ACRES
COMMON PROPERTIES	22.154 ACRES
TOTAL	67.726 ACRES

LEGEND  
BOUNDARY OF SUBDIVISION  
LAND LINES OF SECTIONS  
CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.  
BUILDING SETBACK LINE  
100 YEAR FLOOD LINE.  
NO RESIDENTIAL STRUCTURE SHALL BE BUILT UPON ANY LOT IN THE AREA BELOW THE 100 YEAR FLOOD LINE WITHOUT THE CONSENT IN WRITING OF THE DEVELOPER AND THE ARCHITECTURAL CONTROL COMMITTEE. THE 100 YEAR FLOOD LINE REPRESENTS THE UPPER LEVEL OF THE FLOOD PLUM WHICH WOULD BE CREATED BY A FLOOD EVENT WITH A PROBABILITY OF BEING EQUALLED OR EXCEEDED ONCE EVERY 100 YEARS.

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
RECORD PLAT				SCALE: AS SHOWN			
CERIZA SUBDIVISION BLOCKS 1 THRU 8 INCLUSIVE HOT SPRINGS VILLAGE, ARK.				DRAWN: 10-6-81 CHECKED: 7-28-81 APPROVED: 10-6-81 FILE NO: 4-116-SU DWG NO: 4-116-(12)-1763			
Cooper Consultants, Inc. RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				JOB NO: 1943 SHEET 1 OF 1			