CERTIFICATE OF RECORDING

GARLAND COUNTY, ARK.

This document No. 4-1-08 filed for record at 8:10 o'clock A M.

Recorded in Plat Book 14 Page 115

Bill of Assurance, Deed Book Vol. 2944 Page 188

Vicki E. Rima, Circuit and Chancery Clerk

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

COOPER LAND DEVELOPMENT, INC., HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC. (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR JOHN A. COOPER COMPANY BY REASON OF MERGER, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHERNOFF 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

1. AT 2:01 P.M. ON THE 26TH DAY OF APRIL, 1978, 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 FURTHER RECORDED IN RECORD BOOK 833, AT PAGE 389, ET SEQ. ("THE DECLARATION") THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF CONDOMINIUM AND RESTRICTIONS ("THE SUPPLEMENTAL DECLARATION"), EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION, AND THE PLAT, THE PROVISIONS OF THE DECLARATION AND SUPPLEMENTAL DECLARATION SHALL CONTROL AS TO THIS PLAT EXCEPT FOR ANY ADDITIONAL PROVISIONS HEREIN CONTAINED.

2. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS SHOWN AND HEREBY SUBJECTED TO THE DECLARATION OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VII OF THE DECLARATION.

3. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY OWNED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION UNLESS SPECIFICALLY DESIGNATED 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 INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

5. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS, WHICH COVENANTS ARE ATTACHED AS EXHIBIT 1 TO THE DECLARATION, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE BORDERING AREAS, IF ANY.

6. SET BACK 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.

7. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE SOLD AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET.

8. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, OVER, 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, DRAINAGE LEVEES, FILLS, BRIDGES, PARKING AREAS, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUITABLE FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE USES AND LOCATIONS 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 LEAVE ANY SURFACE OR IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNDERSIGNED AND SOLE RIGHT AND POWER OF DEDICATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

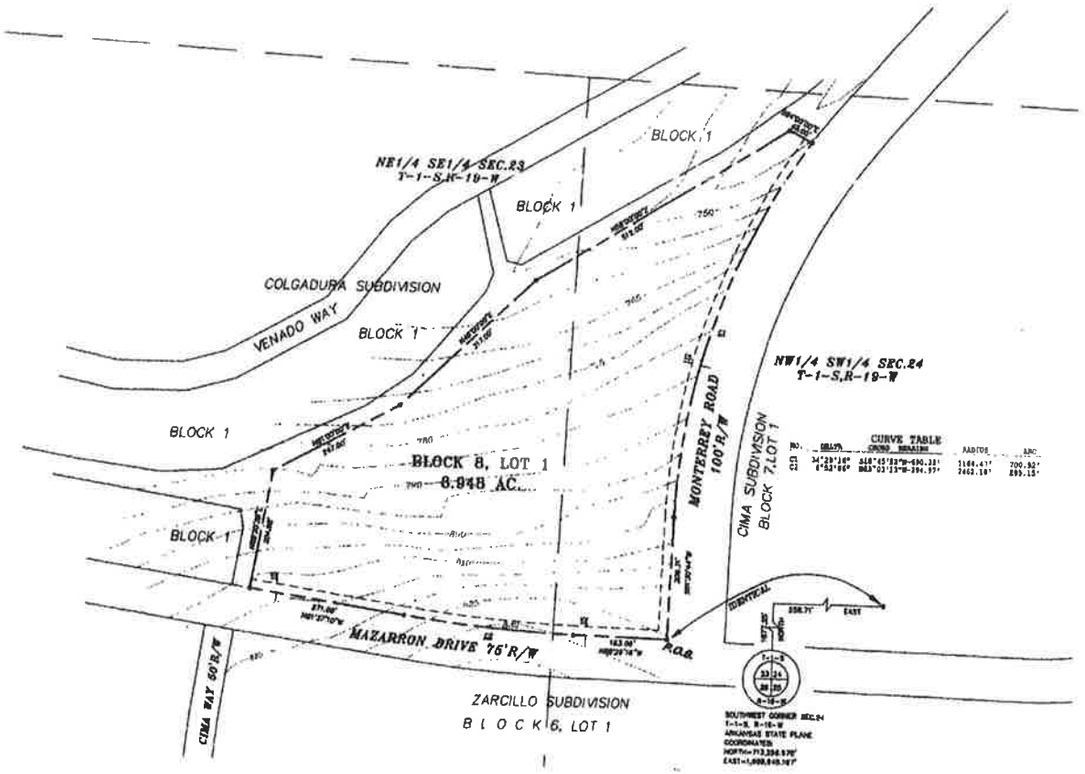
9. IN THE EVENT IT BECOMES NECESSARY TO AMEND THIS PLAT SUBSEQUENT TO THE RECORDATION HEREOF FOR CORRECTION OF SCRIVENER ERRORS HEREON, THE DEVELOPER HEREBY RESERVES THE RIGHT TO DO SO, UNILATERALLY, PROVIDED, HOWEVER, THAT ANY AMENDMENT WHICH MAY AFFECT THE OWNERSHIP INTERESTS OF ANY THIRD PARTY SHALL NOT BE EFFECTIVE WITHOUT THE WRITTEN CONSENT OF SAID THIRD PARTY TO THE AMENDMENT.

DATED THIS 14TH DAY OF MARCH 2008.

COOPER LAND DEVELOPMENT, INC.

BY [signature]

PRESIDENT



CURVE TABLE				
NO.	DELTA	CHORD BEARING	RADIUS	ARC
C13	34°29'18"	S18°45'52"W-690.31'	1164.47'	700.92'
	8°52'06"	S63°03'13"W-394.97'	2462.18'	380.15'

LEGAL DESCRIPTION
COLGADURA SUBDIVISION
BLOCK 8, LOT 1

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SW1/4(±4.898 ACRES) OF SECTION 23, IN THE NW1/4 OF THE SW1/4 (4.050 ACRES) OF SECTION 24, ALL OF TOWNSHIP 1 SOUTH, RANGE 19 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 1277.13 FEET NORTH AND 358.71 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 19 WEST; (ARKANSAS STATE PLANE COORDINATES OF NORTH 713,334.570 FEET AND EAST 1,888,848.187 FEET);
THENCE, N 88°23'16" W FOR 183.04 FEET;
THENCE, 393.15 FEET ALONG THE ARC OF A 2462.18 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 25°27'23" W FOR 394.97 FEET;
THENCE, N 21°12'15" W FOR 231.88 FEET;
THENCE, N 69°30'35" E FOR 104.98 FEET;
THENCE, N 41°02'00" E FOR 247.00 FEET;
THENCE, N 46°00'00" E FOR 317.00 FEET;
THENCE, N 54°00'00" E FOR 112.00 FEET;
THENCE, S 64°00'00" E FOR 61.00 FEET;
THENCE, 700.92 FEET ALONG THE ARC OF A 1164.47 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 18°45'52" W FOR 690.31 FEET;
THENCE S 01°30'48" W FOR 204.31 FEET TO THE POINT OF BEGINNING, CONTAINING 8.948 ACRES, MORE OR LESS.

SCHEMATIC OF RESERVED PROPERTIES FROM COLGADURA SUBD.— 8.948 AC.

BLOCK 8
LOT 1 8.948 AC.
TOTAL ACREAGE 8.948 AC.

LEGEND

- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- LAND LINES OF SECTIONS
- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. 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. EXCEPT AS NOTED.

GRAPHIC SCALE IN FEET

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 28th DAY OF MARCH 2007 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

[signature]

DANIEL E. IVY, RLS NO 1834 ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD PLAT

COLGADURA SUBDIVISION

BLOCK 8, LOT 1

HOT SPRINGS VILLAGE, ARKANSAS

SCALE:	AS SHOWN
DRAWN VRS	DATE: 3/08
CHECKED:	DATE:
APPROVED:	DATE:
FILE NO:	
DWG. NO:	

SHEET 1 OF 1

Prepared By:
CONTINENTAL PROFESSIONAL SURVEYING, INC.

953 NORTH 47TH STREET
POCAHONTAS, ARKANSAS 72114
(501) 623-6651

JOB NO. / FILE NO.