

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, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. 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 THE FOLLOWING PROVISIONS:

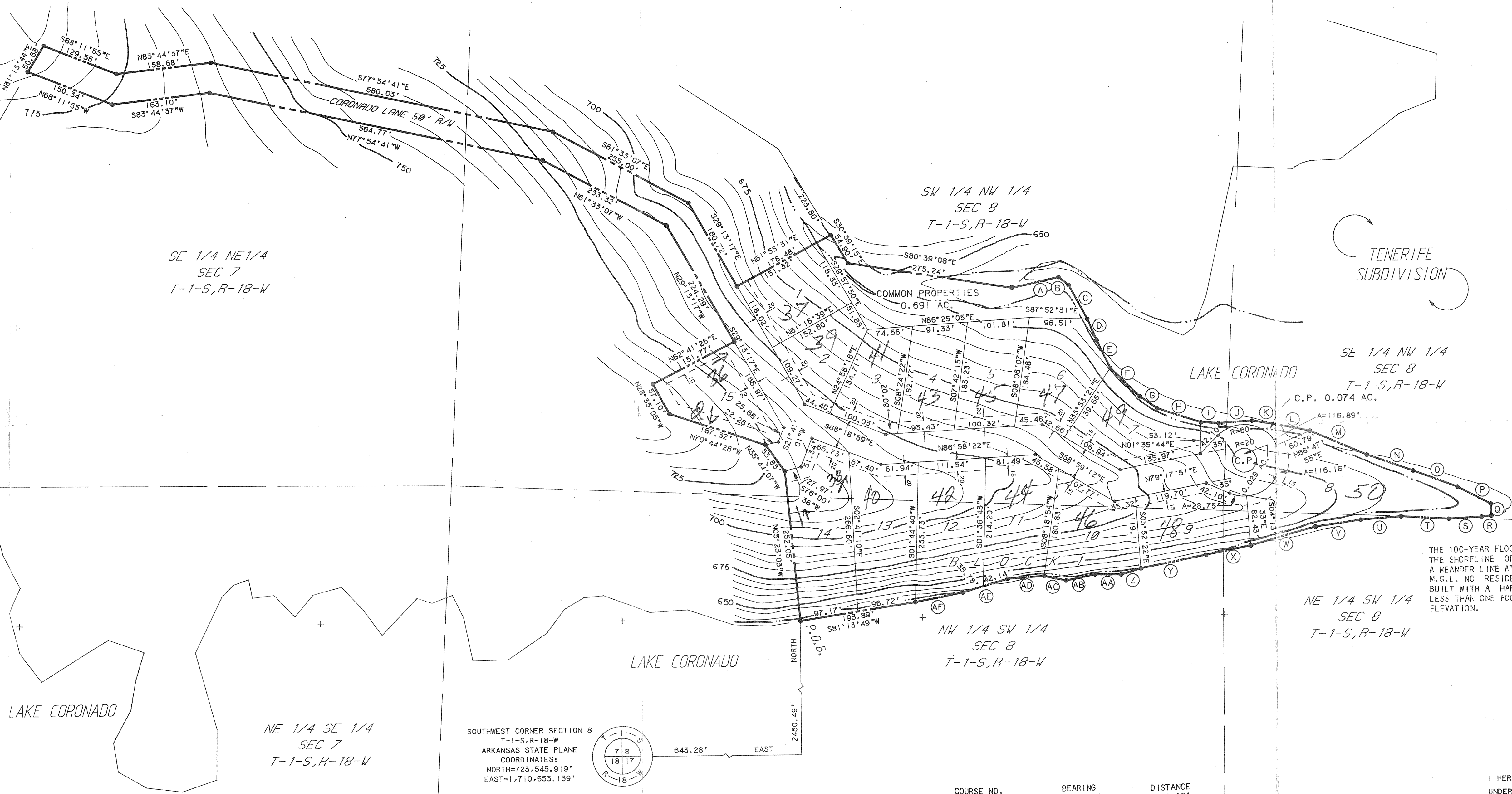
- AT 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 155, AT PAGE 118 ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL 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 THE DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 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 THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 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.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE ORDINARY HIGH WATER MARK WHICH IS A PERMANENT ELEVATION 645.0 M.G.L.  $\pm$  0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S. 1935.
- 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- 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.
- 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 THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN TWO FEET ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.
- DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET 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 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 RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELINQUISHING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 3 DAY OF June, 1987.

COOPER COMMUNITIES, INC.

BY John A. Cooper, Jr.  
PRESIDENT

CARIBE  
SUBDIVISION



SOUTHWEST CORNER SECTION 8  
T-1-S, R-18-W  
ARKANSAS STATE PLANE  
COORDINATES:  
NORTH=723,545.918'  
EAST=1,710,653.139'

COURSE NO.	BEARING	DISTANCE
A	N 77°19'15\"	78.18'
B	S 51°23'15\"	21.18'
C	S 28°35'19\"	65.33'
D	S 23°06'14\"	38.72'
E	S 25°13'11\"	52.07'
F	S 49°19'14\"	67.77'
G	S 54°33'14\"	35.35'
H	S 71°09'12\"	75.55'
I	S 86°22'15\"	29.38'
J	N 86°19'13\"	54.80'
K	S 80°55'14\"	42.22'
L	S 78°24'14\"	56.58'
M	S 66°12'33\"	102.08'
N	S 70°35'14\"	82.76'
O	S 69°17'14\"	78.55'
P	S 62°10'12\"	62.12'
Q	S 02°36'12\"	20.00'
R	S 84°13'21\"	15.75'
S	S 86°54'16\"	54.64'
T	N 86°23'39\"	80.59'
U	S 85°22'16\"	67.77'
V	S 82°00'10\"	75.81'
W	S 74°27'15\"	112.87'
X	S 78°33'11\"	75.15'
Y	S 78°49'12\"	110.44'
Z	S 73°19'10\"	34.29'
AA	N 89°24'11\"	43.43'
AB	S 78°46'12\"	49.55'
AC	N 78°43'35\"	57.29'
AD	S 86°10'13\"	60.06'
AE	S 73°27'18\"	77.92'
AF	S 78°59'29\"	79.64'

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

CORONADO SUBDIVISION  
BLOCK 1  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NE 1/4 (0.843 ACRES  $\pm$ ) OF SECTION 7, IN THE SW 1/4 OF THE NW 1/4 (16.913 ACRES  $\pm$ ), IN THE SE 1/4 OF THE NW 1/4 (1.052 ACRES  $\pm$ ), IN THE NE 1/4 OF THE SW 1/4 (0.198 ACRES  $\pm$ ), AND IN THE NW 1/4 OF THE SW 1/4 (2.263 ACRES  $\pm$ ) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 643.28 FEET EAST AND 2450.49 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 8 (ARKANSAS STATE PLANE COORDINATES OF NORTH 723,545.918 FEET AND EAST 1,710,653.139 FEET); THENCE, N 05° 23' 03\"

BLOCK 1	
LOT 1 0.409 AC.	LOT 10 0.489 AC.
LOT 2 0.362 AC.	LOT 11 0.516 AC.
LOT 3 0.372 AC.	LOT 12 0.576 AC.
LOT 4 0.380 AC.	LOT 13 0.588 AC.
LOT 5 0.418 AC.	LOT 14 0.650 AC.
LOT 6 0.510 AC.	LOT 15 0.469 AC.
LOT 7 0.491 AC.	TOTAL 7.605 AC.
LOT 8 0.906 AC.	
LOT 9 0.469 AC.	

TOTAL AREA	
LOTTED AREA	7.605 AC.
COMMON PROPERTIES	0.794 AC.
STREETS	2.870 AC.
TOTAL	11.269 AC.

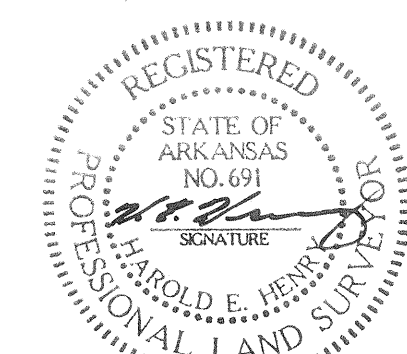
LENGTH OF RECORDED STREETS  
THE 100-YEAR FLOOD LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT EL. 647.37 M.G.L. NO RESIDENCE MAY BE BUILT WITH A HABITABLE FLOOR ELEVATION.  
50 FOOT RIGHT-OF-WAY 235.61 LINEAL FEET  $\pm$   
40 FOOT RIGHT-OF-WAY 175 LINEAL FEET  $\pm$

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 3 DAY OF June, 1987, 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 THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

HAROLD E. HENRY, R.L.S. NO. 691, ARKANSAS



ADDRESS COPY

THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF 11" X 17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	
			RECORD PLAT			SCALE: 1"=100'	
			CORONADO SUBDIVISION			DRAWN: WRS DATE: 3/87	
			BLOCK 1			CHECKED: JDF DATE: 5/87	
			HOT SPRINGS VILLAGE, ARKANSAS			APPROVED: DATE:	
			COOPER CONSULTANTS			FILE NO: 4-116-80	
			CARLISLE DRIVE, BELLA VISTA, ARKANSAS 72714			DWG NO: 4-116-(12)-2176	
						JOB NO: 19	SHEET 1 OF 1