

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. ± 0.5', AS DETERMINED FROM BENCH MARK NO. 103, 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 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKEFRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 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 ONE FOOT 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, DRAINING, 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 RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

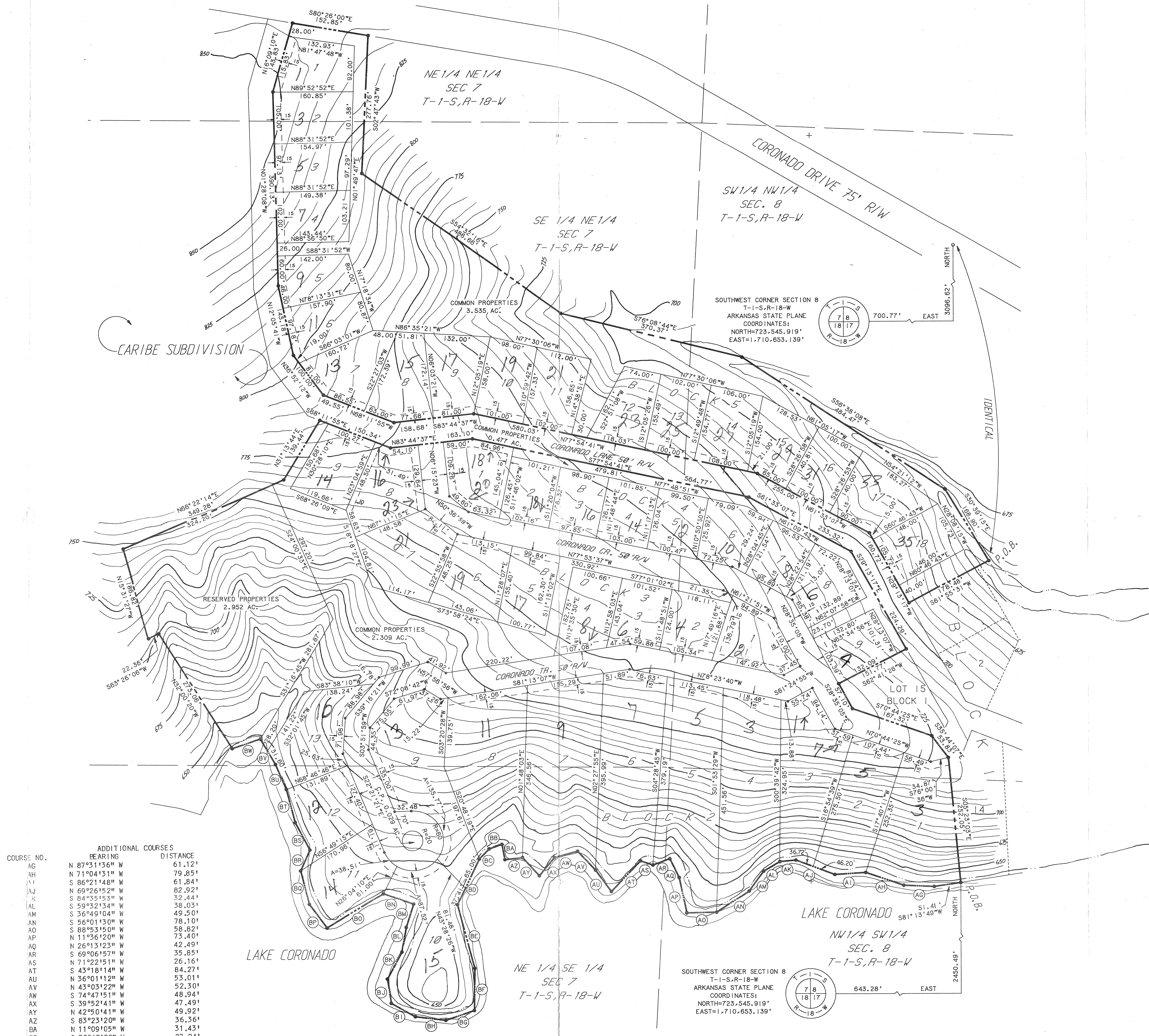
DATED THIS 10TH DAY OF NOVEMBER, 1987.

COOPER COMMUNITIES, INC.

BY *W. H. Henry*
EXECUTIVE VICE PRESIDENT

| COURSE NO. | ADDITIONAL COURSES | BEARING | DISTANCE |
|------------|--------------------|---------|----------|
| AG | N 87°31'13" W | 61.12' | |
| AH | N 71°04'13" W | 79.85' | |
| AI | S 86°21'14" W | 61.84' | |
| AJ | N 69°26'52" W | 82.92' | |
| AK | S 84°35'15" W | 32.44' | |
| AL | S 59°32'34" W | 36.03' | |
| AM | S 36°49'04" W | 49.50' | |
| AN | S 56°01'13" W | 76.10' | |
| AO | S 88°53'15" W | 58.82' | |
| AP | N 11°56'20" W | 73.40' | |
| AQ | N 26°13'12" W | 42.49' | |
| AR | S 69°06'15" W | 35.85' | |
| AS | N 71°22'15" W | 26.16' | |
| AT | S 43°18'14" W | 84.29' | |
| AU | N 36°01'12" W | 53.01' | |
| AV | N 43°03'22" W | 52.30' | |
| AW | S 74°47'51" W | 48.94' | |
| AX | S 39°52'14" W | 47.49' | |
| AY | N 42°50'14" W | 49.92' | |
| AZ | S 83°23'20" W | 36.36' | |
| BA | N 11°09'05" W | 31.45' | |
| BB | S 70°42'28" W | 27.24' | |
| BC | S 43°39'15" W | 27.98' | |
| BD | S 25°36'33" W | 102.41' | |
| BE | S 15°03'07" E | 132.42' | |
| BF | S 00°36'12" W | 84.73' | |
| BG | S 71°09'17" W | 60.62' | |
| BH | N 82°54'02" W | 59.94' | |
| BI | N 60°14'12" W | 54.38' | |
| BJ | N 08°46'10" W | 49.38' | |
| BK | N 28°04'43" E | 61.22' | |
| BL | N 09°53'12" E | 50.38' | |
| BM | N 17°11'25" E | 49.34' | |
| BN | N 70°21'08" W | 62.84' | |
| BO | S 58°13'11" W | 131.36' | |
| BP | N 36°27'00" W | 59.29' | |
| BQ | N 14°19'11" W | 70.10' | |
| BR | N 24°14'00" E | 45.96' | |
| BS | N 28°13'11" W | 62.82' | |
| BT | N 14°48'29" W | 68.94' | |
| BU | N 23°28'40" W | 54.46' | |
| BV | N 30°51'43" W | 59.80' | |
| BW | S 71°25'16" W | 60.00' | |

THE 100-YEAR FLOOD LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT E.L. 647.37' M.G.L. NO RESIDENCE MAY BE BUILT WITH A HABITABLE FLOOR LESS THAN ONE FOOT ABOVE THIS ELEVATION.



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
BLOCKS 2 - 5
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 (2.884 ACRES ±), IN THE SW 1/4 OF THE NW1/4 (4.955 ACRES ±) OF SECTION 8; IN THE NE 1/4 OF THE SE 1/4 (4.694 ACRES ±), IN THE SE 1/4 OF THE NE1/4 (14.036 ACRES ±) OF SECTION 7; 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 723,545.919 FEET AND EAST 1,710,653.139 FEET); THENCE, S 81° 13' 49" W 51.41 FEET; THENCE, N 87° 31' 36" W 61.12 FEET; THENCE, N 71° 04' 13" W 79.85 FEET; THENCE, S 86° 21' 40" W 61.84 FEET; THENCE, N 69° 26' 52" W 82.92 FEET; THENCE, S 84° 35' 15" W 32.44 FEET; THENCE, S 59° 32' 34" W 36.03 FEET; THENCE, S 36° 49' 04" W 49.50 FEET; THENCE, S 56° 01' 13" W 76.10 FEET; THENCE, S 88° 53' 15" W 58.82 FEET; THENCE, N 11° 56' 20" W 73.40 FEET; THENCE, N 26° 13' 12" W 42.49 FEET; THENCE, S 69° 06' 15" W 35.85 FEET; THENCE, N 71° 22' 15" W 26.16 FEET; THENCE, S 43° 18' 14" W 84.29 FEET; THENCE, S 36° 01' 12" W 53.01 FEET; THENCE, N 43° 03' 22" W 52.30 FEET; THENCE, S 74° 47' 51" W 48.94 FEET; THENCE, S 39° 52' 14" W 47.49 FEET; THENCE, N 42° 50' 14" W 49.92 FEET; THENCE, S 83° 23' 20" W 36.36 FEET; THENCE, N 11° 09' 05" W 31.45 FEET; THENCE, S 70° 42' 28" W 27.24 FEET; THENCE, S 43° 39' 15" W 27.98 FEET; THENCE, S 25° 36' 33" W 102.41 FEET; THENCE, S 15° 03' 07" E 132.42 FEET; THENCE, S 00° 36' 12" W 84.73 FEET; THENCE, S 71° 09' 17" W 60.62 FEET; THENCE, N 82° 54' 02" W 59.94 FEET; THENCE, N 60° 14' 21" W 54.38 FEET; THENCE, N 08° 46' 10" W 49.38 FEET; THENCE, N 28° 04' 43" E 61.22 FEET; THENCE, N 09° 53' 12" E 50.38 FEET; THENCE, N 17° 11' 25" E 49.34 FEET; THENCE, N 70° 21' 08" W 62.84 FEET; THENCE, S 58° 13' 11" W 131.36 FEET; THENCE, N 36° 27' 00" W 59.29 FEET; THENCE, N 14° 19' 11" W 70.10 FEET; THENCE, N 24° 14' 00" E 45.96 FEET; THENCE, N 28° 13' 11" W 62.82 FEET; THENCE, N 14° 48' 29" W 68.94 FEET; THENCE, N 23° 28' 40" W 54.46 FEET; THENCE, N 30° 51' 43" W 59.80 FEET; THENCE, S 71° 25' 16" W 60.00 FEET; THENCE, N 32° 00' 20" W 273.06 FEET; THENCE, S 53° 26' 06" W 22.56 FEET; THENCE, N 15° 3' 27" W 186.82 FEET; THENCE, N 66° 22' 14" W 349.28 FEET; THENCE, N 31° 13' 44" E 139.44 FEET; THENCE, S 77° 54' 41" E 564.77 FEET; THENCE, N 85° 44' 37" E 163.10 FEET; THENCE, S 77° 54' 41" E 564.77 FEET; THENCE, S 61° 33' 07" E 255.00 FEET; THENCE, N 28° 13' 11" W 62.82 FEET; THENCE, S 62° 41' 26" W 151.77 FEET; THENCE, S 28° 35' 05" E 57.10 FEET; THENCE, S 70° 44' 29" E 167.32 FEET; THENCE, S 35° 44' 07" E 53.83 FEET; THENCE, S 05° 23' 03" E 252.05 FEET TO THE POINT OF BEGINNING, CONTAINING 26.569 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NW 1/4 (2.741 ACRES ±) OF SECTION 8; IN THE SE 1/4 OF THE NE1/4 (6.615 ACRES ±), IN THE NE1/4 OF THE NE 1/4 (6.739 ACRES ±) OF SECTION 10; TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 700.77 FEET EAST AND 3096.62 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 8 (ARKANSAS STATE PLANE COORDINATES OF NORTH 723,545.919 FEET AND EAST 1,710,653.139 FEET); THENCE, S 61° 55' 31" W 178.48 FEET; THENCE, N 29° 13' 17" W 160.72 FEET; THENCE, N 61° 33' 07" W 255.00 FEET; THENCE, N 77° 54' 41" W 560.03 FEET; THENCE, S 83° 46' 41" W 149.37 FEET; THENCE, N 14° 48' 29" W 68.94 FEET; THENCE, N 23° 28' 40" W 54.46 FEET; THENCE, N 30° 51' 43" W 59.80 FEET; THENCE, S 71° 25' 16" W 60.00 FEET; THENCE, N 32° 00' 20" W 273.06 FEET; THENCE, S 53° 26' 06" W 22.56 FEET; THENCE, N 15° 3' 27" W 186.82 FEET; THENCE, N 66° 22' 14" W 349.28 FEET; THENCE, N 31° 13' 44" E 139.44 FEET; THENCE, S 77° 54' 41" E 564.77 FEET; THENCE, S 61° 33' 07" E 255.32 FEET; THENCE, N 28° 13' 11" W 62.82 FEET; THENCE, S 62° 41' 26" W 151.77 FEET; THENCE, S 28° 35' 05" E 57.10 FEET; THENCE, S 70° 44' 29" E 167.32 FEET; THENCE, S 35° 44' 07" E 53.83 FEET; THENCE, S 05° 23' 03" E 252.05 FEET TO THE POINT OF BEGINNING, CONTAINING 10.095 ACRES, MORE OR LESS.

| LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA |
|--------|------------|-------|-----------|-------|-----------|--------|-----------|
| LOT 1 | 0.816 AC. | LOT 3 | 0.377 AC. | LOT 1 | 0.388 AC. | LOT 1 | 0.345 AC. |
| LOT 2 | 0.655 AC. | LOT 2 | 0.315 AC. | LOT 2 | 0.295 AC. | LOT 2 | 0.374 AC. |
| LOT 3 | 0.799 AC. | LOT 3 | 0.304 AC. | LOT 3 | 0.285 AC. | LOT 3 | 0.339 AC. |
| LOT 4 | 1.079 AC. | LOT 4 | 0.374 AC. | LOT 4 | 0.297 AC. | LOT 4 | 0.345 AC. |
| LOT 5 | 1.169 AC. | LOT 5 | 0.365 AC. | LOT 5 | 0.289 AC. | LOT 5 | 0.322 AC. |
| LOT 6 | 1.118 AC. | LOT 6 | 0.444 AC. | LOT 6 | 0.345 AC. | LOT 6 | 0.364 AC. |
| LOT 7 | 1.264 AC. | LOT 7 | 0.548 AC. | LOT 7 | 0.268 AC. | LOT 7 | 0.392 AC. |
| LOT 8 | 1.071 AC. | LOT 8 | 0.455 AC. | LOT 8 | 0.446 AC. | LOT 8 | 0.387 AC. |
| LOT 9 | 0.921 AC. | LOT 9 | 0.375 AC. | LOT 9 | 0.311 AC. | LOT 9 | 0.397 AC. |
| LOT 10 | 0.939 AC. | TOTAL | 3.557 AC. | TOTAL | 2.822 AC. | LOT 10 | 0.360 AC. |
| LOT 11 | 0.507 AC. | | | | | LOT 11 | 0.389 AC. |
| LOT 12 | 0.454 AC. | | | | | LOT 12 | 0.343 AC. |
| LOT 13 | 0.548 AC. | | | | | LOT 13 | 0.360 AC. |
| TOTAL | 11.338 AC. | | | | | LOT 14 | 0.379 AC. |
| | | | | | | LOT 15 | 0.351 AC. |
| | | | | | | LOT 16 | 0.322 AC. |
| | | | | | | LOT 17 | 0.438 AC. |
| | | | | | | LOT 18 | 0.337 AC. |
| | | | | | | TOTAL | 6.560 AC. |

| LOTS | TOTAL AREAS |
|------------|-------------|
| 24.277 AC. | |
| 3.085 AC. | |
| 2.992 AC. | |
| 6.250 AC. | |
| 36.664 AC. | |

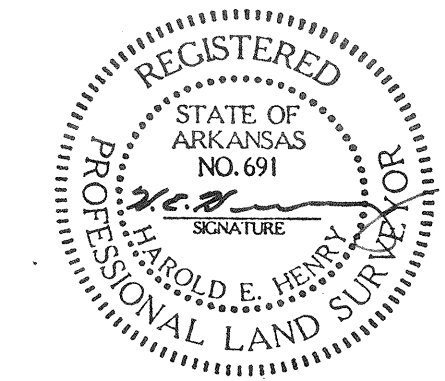
LENGTH OF RECORDED STREETS
40 FOOT RIGHT-OF-WAY 175 LINEAL FEET
50 FOOT RIGHT-OF-WAY 2548 LINEAL FEET

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 30TH DAY OF NOVEMBER, 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.

H. E. Henry
HAROLD E. HENRY, R.L.S., No. 891, 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 | CHECKED | APPROVED |
|--|----|------|----------------------|--------------------------------------|------|---------|----------|
| RECORD PLAT | | | | SCALE: 1"=100' | | | |
| CORONADO SUBDIVISION | | | | DRAWN: WRS DATE: 10/87 | | | |
| BLOCKS 2 - 5 | | | | CHECKED: WRS DATE: 10/87 | | | |
| HOT SPRINGS VILLAGE, ARKANSAS | | | | APPROVED: H. E. Henry DATE: 11-30-87 | | | |
| COOPER CONSULTANTS | | | | FILE NO. 4-116-50 | | | |
| 1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714 | | | | DWS NO. 4-116-(12)-2191 | | | |
| | | | | JOB NO. 19 | | | |
| | | | | FILED SHEET | | | |
| | | | | 1 OF 1 | | | |