

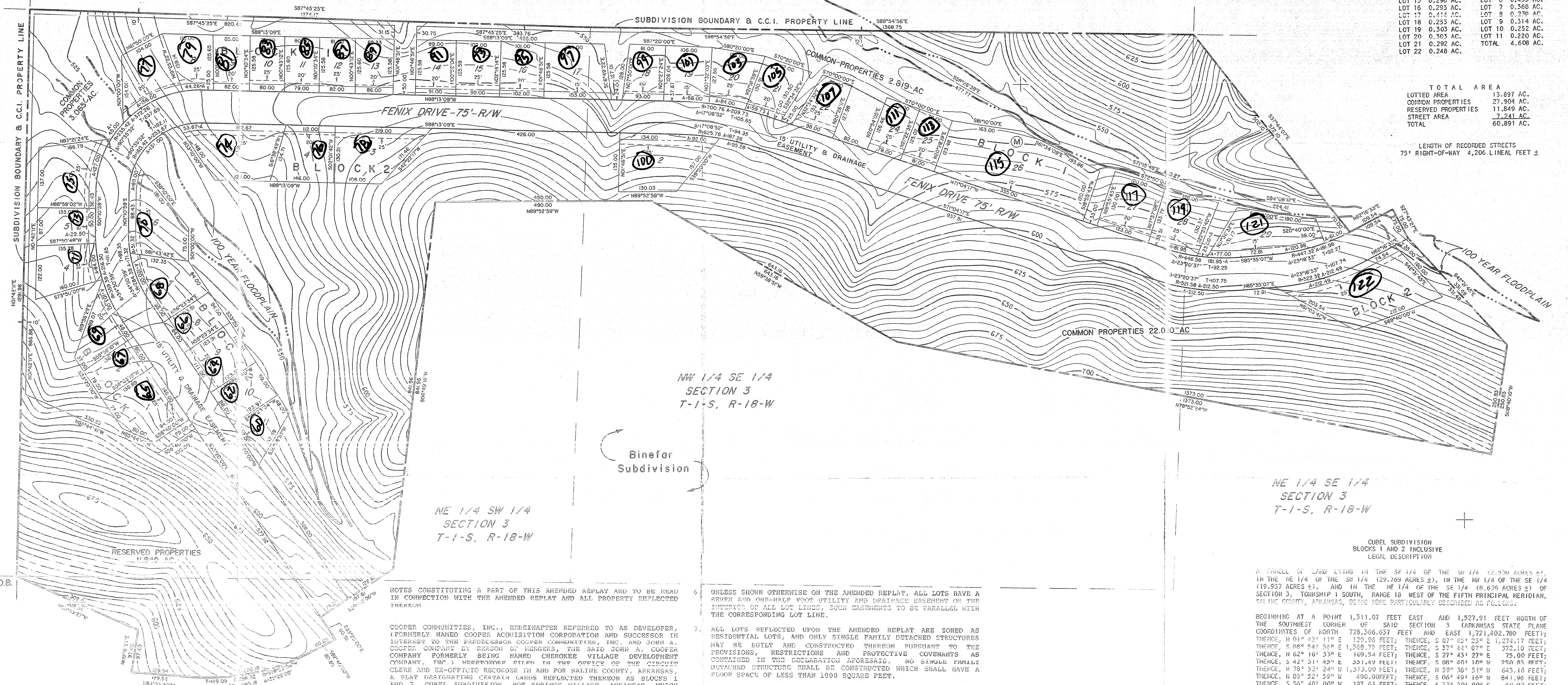
CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT HAS 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



BLOCK 1		BLOCK 2	
LOT 1	0.423 AC.	LOT 24	0.226 AC.
LOT 2	0.250 AC.	LOT 25	0.226 AC.
LOT 3	0.282 AC.	LOT 26	1.109 AC.
LOT 4	0.339 AC.	LOT 27	0.368 AC.
LOT 5	0.255 AC.	LOT 28	0.376 AC.
LOT 6	0.472 AC.	LOT 29	0.477 AC.
LOT 7	0.375 AC.	TOTAL	9.289 AC.
LOT 8	0.269 AC.		
LOT 9	0.241 AC.		
LOT 10	0.220 AC.	LOT 1	0.783 AC.
LOT 11	0.229 AC.	LOT 2	0.544 AC.
LOT 12	0.235 AC.	LOT 3	0.489 AC.
LOT 13	0.251 AC.	LOT 4	0.386 AC.
LOT 14	0.259 AC.	LOT 5	0.560 AC.
LOT 15	0.290 AC.	LOT 6	0.453 AC.
LOT 16	0.293 AC.	LOT 7	0.368 AC.
LOT 17	0.414 AC.	LOT 8	0.360 AC.
LOT 18	0.293 AC.	LOT 9	0.314 AC.
LOT 19	0.303 AC.	LOT 10	0.252 AC.
LOT 20	0.303 AC.	LOT 11	0.220 AC.
LOT 21	0.292 AC.	TOTAL	4.608 AC.
LOT 22	0.248 AC.		

TOTAL AREA	
LOTTED AREA	13.897 AC.
COMMON PROPERTIES	27.904 AC.
RESERVED PROPERTIES	11.849 AC.
STREET AREA	2.241 AC.
TOTAL	60.891 AC.

LENGTH OF RECORDED STREETS
75' RIGHT-OF-WAY 4,206 LINEAL FEET ±

NW 1/4 SE 1/4
SECTION 3
T-1-S, R-18-W

NE 1/4 SW 1/4
SECTION 3
T-1-S, R-18-W

NE 1/4 SE 1/4
SECTION 3
T-1-S, R-18-W

CUBEL SUBDIVISION
BLOCKS 1 AND 2 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (12.930 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (29.769 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (18.636 ACRES ±) OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

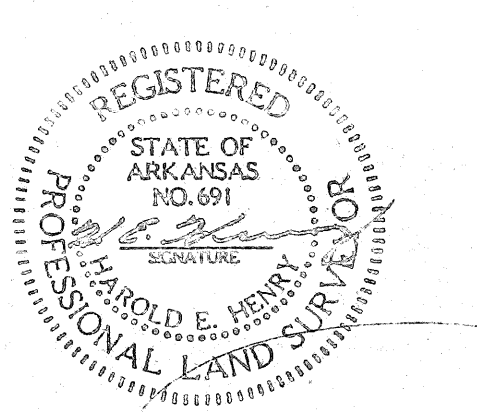
BEGINNING AT A POINT 1,311.07 FEET EAST AND 1,527.91 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 3 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,566.637 FEET AND EAST 1,721,402.780 FEET); THENCE, N 01° 42' 11" E 129.96 FEET; THENCE, S 07° 45' 25" E 1,274.17 FEET; THENCE, S 08° 54' 56" E 1,569.75 FEET; THENCE, S 37° 34' 07" E 972.10 FEET; THENCE, N 62° 16' 33" E 1,009.54 FEET; THENCE, S 27° 43' 27" E 75.00 FEET; THENCE, S 42° 21' 43" E 321.49 FEET; THENCE, S 08° 40' 10" W 250.83 FEET; THENCE, N 78° 52' 24" W 1,573.00 FEET; THENCE, N 29° 58' 51" W 645.16 FEET; THENCE, N 80° 52' 59" W 490.00 FEET; THENCE, S 04° 49' 16" W 841.95 FEET; THENCE, S 56° 40' 00" W 197.61 FEET; THENCE, S 33° 20' 00" E 60.92 FEET; THENCE, S 62° 40' 00" W 60.89 FEET; THENCE, SOUTHWESTWARD ALONG THE ARC OF A CURVE TO THE RIGHT 290.18 FEET, SAID CURVE HAVING A RADIUS OF 512.59 FEET AND A DELTA ANGLE OF 32° 26' 00"; THENCE, N 04° 53' 52" W 129.54 FEET; THENCE, N 09° 16' 21" E 97.40 FEET; THENCE, N 65° 43' 27" W 302.94 FEET TO THE POINT OF BEGINNING, CONTAINING 60.891 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 22ND 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 LAND HEREON DESCRIBED, AND NO OTHER INTERESTS ARE TO BE CLAIMED THEREIN, 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. 69, ARKANSAS



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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
			AMENDED REPLAT			
			CUBEL SUBDIVISION			
			BLOCKS 1 AND 2 INCLUSIVE			
			HOT SPRINGS VILLAGE, ARKANSAS			
			COOPER CONSULTANTS			
			1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714			

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PARDECOR 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.) HEREBY CERTIFY IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 1 AND 2, CUBEL SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON THE 28TH DAY OF MARCH, 1982, IN DEED BOOK 285 AT PAGE 726, A REPLAT OF SAID LAND WAS RECORDED ON THE 1ST DAY OF FEBRUARY, 1982, IN DEED BOOK 315 AT PAGE 67, THE DEVELOPER HEREBY AMENDS THAT REPLAT SUBJECT TO THE FOLLOWING PROVISIONS:

- DEVELOPER IS THE OWNER OF BLOCKS 1 AND 2, CUBEL SUBDIVISION, AS REFLECTED ON THE REPLAT THEREOF AND HEREBY AMENDS THAT REPLAT FOR THE PURPOSE OF REDUCING THE NUMBER OF LOTS IN SAID SUBDIVISION FROM 40 TO 39; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA THEREBY INCREASING THE TOTAL ACREAGE OF THE COMMON PROPERTIES; RELOCATING THE INTERIOR LOT LINE BETWEEN LOT 9, BLOCK 2, AND LOT 10, BLOCK 2; RELOCATING THE INTERIOR LOT LINE BETWEEN LOT 10, BLOCK 2 AND LOT 11, BLOCK 2; AND RELOCATING CERTAIN UTILITY AND DRAINAGE EASEMENTS RESERVED BY DEVELOPER PURSUANT TO ARTICLE IV OF THE DECLARATION.
- AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, 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. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 28TH DAY OF AUGUST, 1982, IN RECORD BOOK 285 AT PAGE 724, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS AMENDED REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE AMENDED REPLAT EXCEPT ONLY AS TO PROVISIONS COMPAHED HEREON.
- THE COMMON PROPERTIES REFLECTED UPON THE AMENDED REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID AMENDED REPLAT AS WELL AS THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- THE RESERVED PROPERTIES AS REFLECTED UPON THE AMENDED REPLAT ARE NOT A PART OF THE AMENDED REPLAT 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 AMENDED REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE AMENDED REPLAT OR IN THE NOTES.

UNLESS SHOWN OTHERWISE ON THE AMENDED REPLAT, 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.

ALL LOTS REFLECTED UPON THE AMENDED REPLAT 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 AMENDED REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN 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 FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.

ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE AMENDED REPLAT AND DESIGNATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECT TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DESIGNATION 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.

DEVELOPER, 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, GRADINGS, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMPES 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 HERETOFORE 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 ALLEVIATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 2ND DAY OF FEBRUARY, 1982.

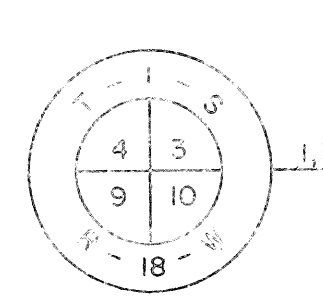
COOPER COMMUNITIES, INC.

By *Harold E. Henry*
PRESIDENT

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 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.
- MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- 100 YEAR FLOODPLAIN, SEE NOTE 9.

SW CORNER SECTION 3
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES:
NORTH = 728,566.637
EAST = 1,721,402.780



SCALE IN FEET