

FILED
CUMBER SUBDIVISION
21 APR 5 AM 10 50
VLL

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

COOPER HOMES, 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 COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON
OF MERGER) THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE
VILLAGE DEVELOPMENT COMPANY, INC. AND FURTHER SUCCESSOR IN INTEREST TO COOPER
HOMES, INC. (THE SAID COOPER HOMES, INC. FORMERLY BEING NAMED VILLAGE HOMES,
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 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, COOPER COMMUNITIES,
INC. 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 SUP-
PLEMENTAL 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.

2. 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 NOWISE BE
CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

3. 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
HEREIN ARE AS SET OUT IN ARTICLE VII OF THE DECLARATION AFORESAID.

4. 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.

5. 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.

6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 18 OF THE PRO-
TECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION
AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE
SCREENING AREAS.

7. SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRU-
TION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER,
TO THE PROVISIONS OF THE DECLARATION AFORESAID.

8. 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, EXCEPT SINGLE FAMILY DETACHED
STRUCTURES ON GOLF FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF
LESS THAN 1,200 SQUARE FEET.

9. 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 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 ALIENATING AND RELEASING THE PRIVILEGES,
EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 23 DAY OF FEBRUARY, 2001

COOPER HOMES, INC.

BY: *[Signature]*

VLL

FILED FOR RECORD

in D.C. Book 155 Page 19055

APR 05 2001

DOUG KIDDO, CIRCUIT CLERK
BY: *[Signature]*

Address Copy
6-5-2018



I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED SURVEY WAS COMPLETED
UNDER MY SUPERVISION ON THE 11th DAY OF FEBRUARY, 2001
AND THAT THE LINES WERE SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY

JOHN R. WEIDOLF, P.L.S. NO. 1203 ARKANSAS

LAND SURVEYOR'S CERTIFICATION

NOTE: UNLESS SHOWN OTHERWISE ON THIS PLAT
ALL FRONT YARD SETBACKS SHALL BE 15 FEET
ALL LOTS DESIGNATED "GOLF FRONT" BY THIS
PLAT SHALL HAVE A 20 FOOT SETBACK ALONG
ALL SIDES THAT ADJOIN THE GOLF COURSE

Subdiv

Lot 1	0.190 AC
Lot 2	0.111 AC
Lot 3	0.280 AC
Lot 4	0.285 AC
Lot 5	0.277 AC
Lot 6	0.232 AC
Lot 7	0.165 AC
Lot 8	0.542 AC
Lot 9	0.821 AC
Lot 10	0.772 AC
Lot 11	0.391 AC
Lot 12	0.415 AC
Lot 13	0.172 AC
Lot 14	0.448 AC
Lot 15	0.621 AC
Lot 16	0.673 AC
Lot 17	0.508 AC
Lot 18	0.552 AC
Lot 19	0.326 AC
Lot 20	0.150 AC
TOTAL	10.550 AC

TOTAL AREA
10.550 AC
ADJACENT PROPERTIES
1.080 AC
STREET
1.000 AC
TOTAL
12.630 AC

LENGTH OF RECORDED STREETS
NO. 1011 RIGHT-OF-WAY 136.0 LINEAL FEET

CURVE DATA

STATION	ARC	RADIUS	DELTA	CHORD	CHORD-BEG
100	88.01	137.92	28.3504	68.09	N67.07.07E
101	97.75	182.62	28.3504	92.78	N67.07.07E
102	125.38	220.19	17.0548	124.91	S72.51.45W
103	110.46	320.12	17.0548	110.05	S72.51.45W
104	278.55	126.17	125.2000	224.71	S01.58.52W
105	167.24	26.47	125.2000	125.87	S01.58.52W
106	149.35	93.90	31.07.56	134.10	N74.32.50E
107	228.99	143.90	31.07.56	205.51	N74.32.50E
108	31.62	32.68	82.22.58	28.68	S78.55.19W
109	104.51	70.68	82.22.58	95.74	S78.55.19W
110	282.99	54.11	104.77.19	56.00	S78.55.19W

SW1/4 SE1/4 SEC.19
T-1-S, R-17-W

SE1/4 SE1/4 SEC.19
T-1-S, R-17-W

SOUTHEAST CORNER SEC. 19
T-1-S, R-17-W
ARKANSAS STATE PLUMB
COORDINATES
NORTH=1174.990
EAST=1742.27642

HIGHWAY 5

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
ADMITTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND
REGULATIONS.

3/18/2001
DATE OF EXECUTION
BY: *[Signature]*
SALINE COUNTY PLANNING BOARD

S1419009

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.
CONTOUR INTERVAL FIVE FEET, EXCEPT AS NOTED.
- COMMON PROPERTIES
- GOLF FRONT LOT (SEE NOTE B)

RECORD PLAT		SCALE AS SHOWN	
CUMBER SUBDIVISION BLOCK 1		DRAWN: JDF DATE: 01/17/01	
HOT SPRINGS VILLAGE, ARKANSAS		CHECKED: HSF DATE: 01/18/01	
Prepared For: COOPER HOMES, INC.		APPROVED: DATE:	
SHEET 1 OF 1		FILE NO.	
Hot Springs Village		DWG NO. 4-116-(12)-2515	
117 S. Parkwood Street Cave, AR 72445 Phone: (501) 770-5800 Fax: (501) 770-5801		JOB NO. FILED IN	