

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 NAMED 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:

1. AT 2:30 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 THE BASIS OF THIS DECLARATION AFORESAID. THIS DECLARATION IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER, WHICH DECLARATION IS THE BASIS OF THIS DECLARATION AFORESAID, WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970 DECLARATION AFORESAID, WHICH 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 ALL LOTS WHICH ARE REFLECTED UPON THE PLAT. 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. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
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 THIS PLAT OR IN THE NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND NO 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 MORE THAN 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED ⑥. A MINIMUM SHALL BE 1,200 SQUARE FEET.
6. 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.
7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
8. 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 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.
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 ALL PURPOSES OF TRAVELING AND GOING AND COMING TO AND FROM THE STREETS OR HIGHWAYS AS SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, TUNNELS, AND ANY AND ALL OTHERS, INCLUDING INSTALLATION OF ANY AND ALL SUCH DECKS NECESSARY FOR 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 IS IN 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 ARE ON OR ADJACENT TO OR NEARBY SUCH ROADS, STREETS OR HIGHWAYS. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PRIVATE AND OF ALLOCATING AND LEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

COOPER COMMUNITIES, INC.

BY *W. N. Henshaw*

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

TITL

TITLE _____
SALINE COUNTY PLANNING BOARD

LEGEND

BOUNDARY OF SUBDIVISION
LAND LINES OF SECTIONS
BUILDING SETBACK LINE

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.

GOLF VIEW LOT, SEE NOTE 5

Dedalera
Subdivision
Blocks 1 - 6

NE 1/4 SW 1/4
SECTION 16
T-1-S, R-18-W

Bilbao
SubdivisionBALBOA
GOLF COURSE

NW 1/4 SE 1/4
SECTION 16
T-1-S, R-18-W

BLOCK 7	
LOT 1	0.306 AC.
LOT 2	0.264 AC.
LOT 3	0.280 AC.
LOT 4	0.286 AC.
LOT 5	0.275 AC.
LOT 6	0.280 AC.
LOT 7	0.287 AC.
LOT 8	0.317 AC.
LOT 9	0.286 AC.
LOT 10	0.280 AC.
LOT 11	0.263 AC.
LOT 12	0.271 AC.
LOT 13	0.276 AC.
LOT 14	0.300 AC.
LOT 15	0.429 AC.
LOT 16	0.343 AC.
LOT 17	0.417 AC.
TOTAL	5.160 AC.

BLOCK 8			
LOT	1	0.312	AC.
LOT	2	0.309	AC.
LOT	3	0.357	AC.
LOT	4	0.296	AC.
LOT	5	0.268	AC.
LOT	6	0.254	AC.
LOT	7	0.265	AC.
LOT	8	0.262	AC.
TOTAL		2.323	AC.

TOTAL AREA	
LOTTED AREA	7.483 AC.
COMMON PROPERTIES	2.064 AC.
STREET	2.151 AC.
RESERVED PROPERTIES	<u>6.800 AC.</u>
TOTAL	18.498 AC.

LENGTH OF RECORDED STREETS
50' RIGHT-OF-WAY 1637 LINEAL FEET ±
40' RIGHT-OF-WAY 296 LINEAL FEET ±

DEDALERA SUBDIVISION
BLOCKS 7 AND 8 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SW 1/4 (13.402 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (3.701 ACRES ±), AND IN THE SE 1/4 OF THE SW 1/4 (1.395 ACRES ±) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,488.16 FEET NORTH AND 1,665.82 FEET EAST OF
 THE SOUTHWEST CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE
 COORDINATES OF NORTH 718,042.618 FEET AND EAST 1,715,717.200 FEET);
 THENCE, S 04° 15' 00" E 100.00 FEET TO THE POINT OF BEGINNING;
 OF A CURVE TO THE LEFT 859.00 FEET, SAID CURVE HAVING A RADIUS OF 1,050.00
 FEET AND A DELTA ANGLE OF 40° 45' 23"; THENCE, S 87° 47' 24" E 250.00 FEET;
 THENCE, S 30° 53' 00" E 150.00 FEET; THENCE, S 22° 11' 00" E 150.00 FEET;
 THENCE, N 10° 37' 03" E 141.08 FEET; THENCE, S 79° 00' 00" E 130.00 FEET;
 THENCE, S 49° 51' 52" E 214.08 FEET; THENCE, S 26° 45' 22" E 160.00 FEET;
 THENCE, S 68° 48' 00" E 150.00 FEET; THENCE, S 22° 11' 00" E 150.00 FEET;
 THENCE, S 29° 55' 53" E 190.39 FEET; THENCE, S 20° 21' 00" E 236.31 FEET;
 THENCE, S 24° 41' 00" E 368.95 FEET; THENCE, N 42° 12' 50" E 238.56 FEET;
 THENCE, S 47° 47' 00" E 159.80 FEET; THENCE, S 47° 47' 00" E 159.80 FEET;
 THENCE, N 48° 01' 00" E 260.00 FEET; THENCE, N 42° 00' 00" E 236.82 FEET;
 THENCE, S 27° 29' 07" E 240.30 FEET; THENCE, S 47° 47' 00" E 470.00 FEET;
 THENCE, S 12° 12' 00" E 159.80 FEET TO THE POINT OF BEGINNING, CONTAINING
 18.495 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 24th DAY OF JUNE, 1986, 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.

JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

SCALE 1" = 100'

100 50 0 100 200 300

GRAPHIC SCALE

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

[illegible]