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

SALINE COUNTY PLANNING BOARD

LOT | 0.493 AC. LOT | 0 | 1.125 AC. LOT | 6 | 0.311 AC. LOT 2 0.563 AC. LOT II 0.609 AC. LOT I7 0.213 AC. LOT 3 0.629 AC. LOT 12 0.626 AC. LOT 18 0.460 AC. LOT 4 0.559 AC. LOT 13 0.616 AC. LOT 19 0.336 AC. LOT 5 0.685 AC. LOT 14 0.458 AC. LOT 20 0.283 AC. LOT 6 0.906 AC. LOT 15 0.300 AC. LOT 21 0.278 AC. LOT 7 1.118 AC. TOTAL 11.979 AC. LOT 8 0.696 AC. LOT 9 0.715 AC.

LOTTED AREA 11.979 AC. COMMON PROPERTIES 0.687 AC. STREETS 2.073 AC. 14.739 AC.

LENGTH OF RECORDED STREETS 50 FOOT RIGHT-OF-WAY 1806 LINEAL FEET ±

141.29' 021°20'28" 140.48' N 24°45'39" W 65.69' N 35°48'02" E 238.48′ 130°32′29″ 190.14′ S 37°20′33″ W 164.67′ 226.65′ 078°51′38″ 209.18′ N 37°57′24″ W 214.67′ 295.47′ 078°51′38" 272.69′ N 37°57′24" W

LEGAL DESCRIPTION DELAVEGA SUBDIVISION

BLOCK I , A PARCEL OF LAND LYING IN THE EAST FRAC. 1/2 OF LOT 2 OF THE FRAC. NEI/4 (0.00 | ACRES ±), AND IN THE WEST FRAC. 1/2 OF LOT 2 OF THE FRAC. NEI/4 (14.738 ACRES ±) OF SECTION 6, TOWNSHIP I SOUTH, RANGE 18- WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2273.44 FEET SOUTH AND 1401.50 FEET WEST

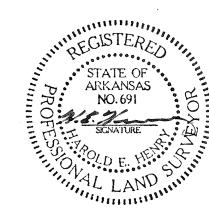
		· · · · · · · · · · · · · · · · ·		
OF THE NORTHEAST CORNER	OF SAID	SECTION 6	(ARKANSAS S	STATE PLANE
COORDINATES OF NORTH	735,520.928	FEET AND EAST	1,711,139.	920 FEET);
THENCE, S 87°00'00" W	94.40 FEET;	THENCE, S 65°00	'00" W. I	37.96 FEET;
THENCE, S 82°00'00" W 2	21.00 FEET,	THENCE, N 86°00	'00" W 1	81.00 FEET;
THENCE, N 52° 42'39" W	20.00 FEET,	THENCE, N 25°38	'01" W	82.94 FEET).
THENCE, N 38° 17'54" W	50.36 FEET;	THENCE, N 07°19	′26 ″ E	29.69 FEET;
THENCE, N 45° 53'05" E	51.04 FEET;	THENCE, N 06°28	′52 ″ E	22.19 FEET;
THENCE, S 87°03'32" W	38.95 FEET;	THENCE, S 88°06	′09 ″ W	52.16 FEET;
THENCE, N 67°28'23" W	50.08 FEET;	THENCE, N 44°42	13" W	45.10 FEET;
THENCE, N 40°51'55" W	54.14 FEET;	THENCE, N 18°42	′56″ W	63.84 FEET;
THENCE, N 08° 45'50" W	42.35 FEET;	THENCE, N 01°39	′20 ″ E	58.28 FEET;
THENCE, N 14° 13'07" E	59.16 FEET;	THENCE, N 21°41	17" E	44.63 FEET;
THENCE, N 85° 10'03" W	26.56 FEET;	THENCE, N 42°56	09" W	33.87 FEET; ·
THENCE, N 33°30'39" W	68.53 FEET;	THENCE, N 27° 17	16" W	87.34 FEET;
THENCE, N 37°07'13" E	61.76 FEET;	THENCE, N 61°58	′50″ E	76.72 FEET;
THENCE, S 82°31'19" E	94.31 FEET;	THENCE, N 73°36	′25 ″ E	69.75 FEET;
THENCE, N 78° 11'56" E	95.74 FEET;	THENCE, N 87°51	′59 ″ E	71.45 FEET;
THENCE, S 63° 47′19" E	85.72 FEET;	THENCE, N 85° 40	′38 ″ E 1	29.23 FEET,
THENCE, S 75°30'05" E	57.87 FEET;	THENCE, S 74°51	42 " E	56.86 FEET;
THENCE, S 77°58'23" E	97.82 FEET;	THENCE, S 55° 37	′56 ″ E	44.53 FEET;
THENCE, S 45° 22'27" E	57.92 FEET;	THENCE, N 75°24	'44" E	43.61 FEET;
THENCE, S 02°00'00" E 6				
14.739 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 _____ DAY OF ____ DAY OF_____ 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.

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



THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF II" X 17" IS I"=300' ADDRESS GOPY

-						
N	BY	DATE	REVISION DESCRIPTION	BY DAT		
			RECORD PLAT	SCALE	= 100′	
•		•	DELAVEGA SUBDIVISION		S DATE: 7/89	
					DATE: 9/89	
			BLOCK 1	APPROVED: DATE: FILE NO: 4-116-SD DWG NO: 4-116-(12)-2266		
			HOT SPRINGS VILLAGE, ARKANSAS			
			COOPER CONSULTANTS I CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714	NO: IN	SHEET	
	21 L0	TS		The second secon	100x	

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: 1. 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

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.

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.

PROVISIONS HEREIN CONTAINED.

3. 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.

4. 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.

5. SET BACK 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.

6. THE PROPERTY LINE ALONG THE LAKE IS A MEADER LINE AT A CONSTANT ELEVATION, ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 630.0 M.G.L. + 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

7. 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.

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 LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.

9. 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

10. 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 RE-SERVES 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 7th DAY OF August, 1989.

C.P.

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. COMMON PROPERTIES RESERVED PROPERTIES

THE 100 YEAR FLOODLINE (HIGHWATER MARK)

ALONG THE SHORELINE OF THE LAKE IS A

MEANDER LINE AT 633.59 M.G.L.

W FRAC. 1/2 OF LOT 2 OF FRAC. NE 1/4 SECTION 6 T-1-5, R-18-W

E FRAC. 1/2 OF LOT 2 OF FRAC. NE 1/4

NORTHEAST CORNER SEC. 6

T-1-S,R-18-W

ARKANSAS STATE PLANE

COORDINATES:

NORTH=735,520.928

EAST=1,711,139.920'

SECTION 6

T-1-5, R-18-W