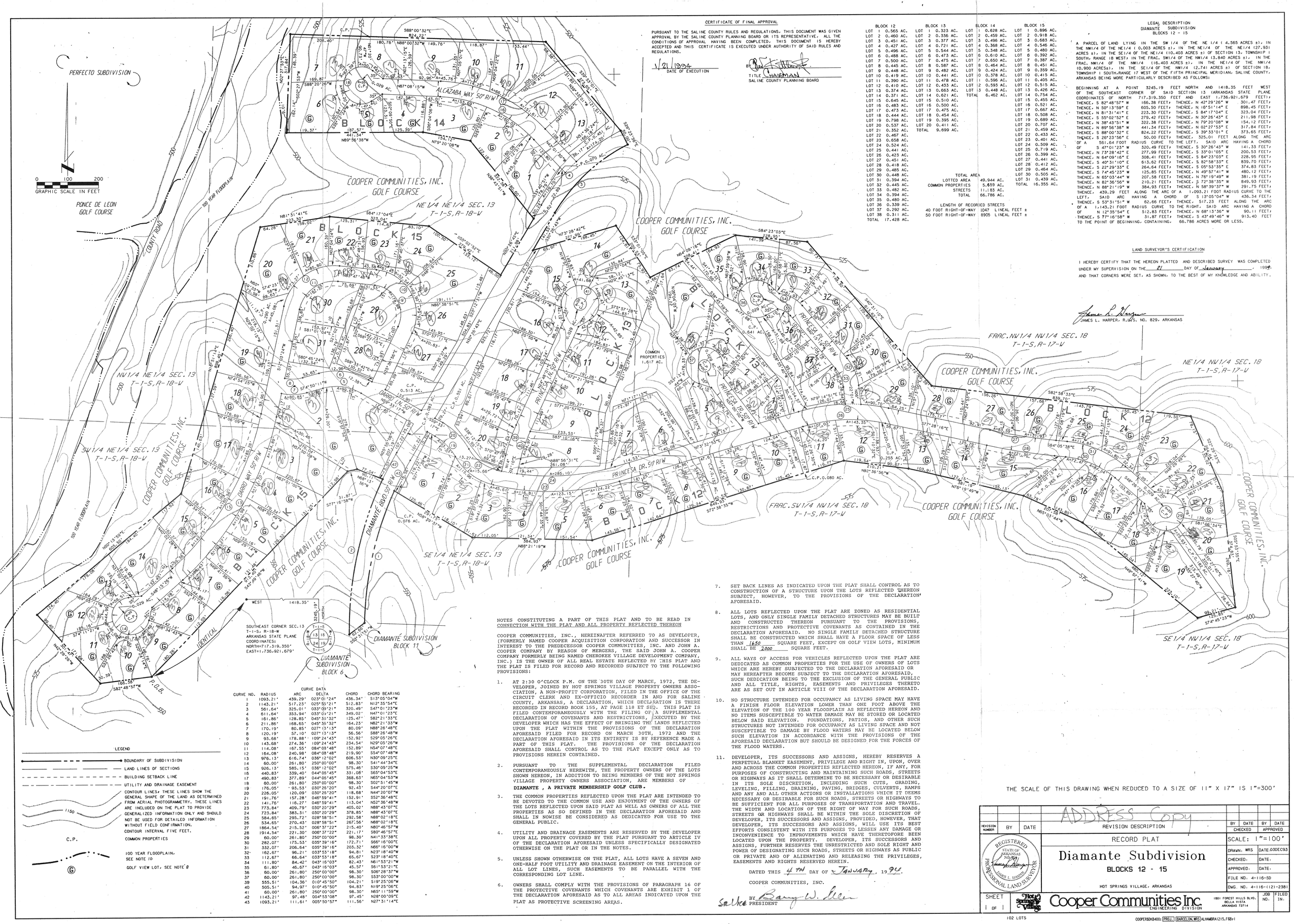

CERTIFICATE OF FINAL APPROVAL

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.

1/21/1994
DATE OF EXECUTION

BY _____
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

BLOCK 12		BLOCK 13		BLOCK 14		BLOCK 15	
LOT 1	0.565 AC.	LOT 1	0.323 AC.	LOT 1	0.628 AC.	LOT 1	0.896 AC.
LOT 2	0.460 AC.	LOT 2	0.336 AC.	LOT 2	0.459 AC.	LOT 2	0.918 AC.
LOT 3	0.451 AC.	LOT 3	0.377 AC.	LOT 3	0.496 AC.	LOT 3	0.683 AC.
LOT 4	0.427 AC.	LOT 4	0.721 AC.	LOT 4	0.368 AC.	LOT 4	0.546 AC.
LOT 5	0.496 AC.	LOT 5	0.544 AC.	LOT 5	0.348 AC.	LOT 5	0.480 AC.
LOT 6	0.488 AC.	LOT 6	0.473 AC.	LOT 6	0.610 AC.	LOT 6	0.392 AC.
LOT 7	0.500 AC.	LOT 7	0.475 AC.	LOT 7	0.650 AC.	LOT 7	0.387 AC.
LOT 8	0.445 AC.	LOT 8	0.587 AC.	LOT 8	0.464 AC.	LOT 8	0.451 AC.
LOT 9	0.448 AC.	LOT 9	0.482 AC.	LOT 9	0.424 AC.	LOT 9	0.359 AC.
LOT 10	0.419 AC.	LOT 10	0.441 AC.	LOT 10	0.378 AC.	LOT 10	0.415 AC.
LOT 11	0.390 AC.	LOT 11	0.478 AC.	LOT 11	0.596 AC.	LOT 11	0.405 AC.
LOT 12	0.410 AC.	LOT 12	0.433 AC.	LOT 12	0.593 AC.	LOT 12	0.515 AC.
LOT 13	0.447 AC.	LOT 13	0.663 AC.	LOT 13	0.448 AC.	LOT 13	0.426 AC.
LOT 14	0.371 AC.	LOT 14	0.621 AC.	TOTAL	6.462 AC.	LOT 14	0.754 AC.
LOT 15	0.645 AC.	LOT 15	0.510 AC.			LOT 15	0.455 AC.
LOT 16	0.483 AC.	LOT 16	0.500 AC.			LOT 16	0.521 AC.
LOT 17	0.473 AC.	LOT 17	0.475 AC.			LOT 17	0.667 AC.
LOT 18	0.444 AC.	LOT 18	0.454 AC.			LOT 18	0.508 AC.
LOT 19	0.798 AC.	LOT 19	0.395 AC.			LOT 19	0.689 AC.
LOT 20	0.537 AC.	LOT 20	0.411 AC.			LOT 20	0.707 AC.
LOT 21	0.352 AC.	TOTAL	9.699 AC.			LOT 21	0.459 AC.
LOT 22	0.467 AC.					LOT 22	0.433 AC.
LOT 23	0.658 AC.					LOT 23	0.401 AC.
LOT 24	0.524 AC.					LOT 24	0.509 AC.
LOT 25	0.441 AC.					LOT 25	0.719 AC.
LOT 26	0.423 AC.					LOT 26	0.399 AC.
LOT 27	0.451 AC.					LOT 27	0.441 AC.
LOT 28	0.418 AC.					LOT 28	0.412 AC.
LOT 29	0.485 AC.					LOT 29	0.464 AC.
LOT 30	0.448 AC.					LOT 30	0.505 AC.
LOT 31	0.394 AC.					LOT 31	0.439 AC.
LOT 32	0.445 AC.					TOTAL	16.355 AC.
LOT 33	0.482 AC.						
LOT 34	0.394 AC.						
LOT 35	0.480 AC.						
LOT 36	0.339 AC.						
LOT 37	0.292 AC.						
LOT 38	0.311 AC.						
TOTAL	17.428 AC.						

TOTAL AREA
LOTTED AREA 49.944 AC.
COMMON PROPERTIES 5.659 AC.
STREETS 11.183 AC.
TOTAL 66.786 AC.

LENGTH OF RECORDED STREETS
40 FOOT RIGHT-OF-WAY 1047 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY 8905 LINEAL FEET ±

LEGAL DESCRIPTION
DIAMANTE SUBDIVISION
BLOCKS 12 - 15

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 (4.565 ACRES ±), IN THE NW1/4 OF THE NE1/4 (0.003 ACRES ±), IN THE NE1/4 OF THE NE1/4 (27.951 ACRES ±), IN THE SE1/4 OF THE NE1/4 (10.403 ACRES ±) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST, IN THE FRAC. SW1/4 OF THE NW1/4 (3.840 ACRES ±), IN THE FRAC. NW1/4 OF THE NW1/4 (16.403 ACRES ±), IN THE NE1/4 OF THE NW1/4 (0.900 ACRES±), IN THE SE1/4 OF THE NW1/4 (2.741 ACRES ±) OF SECTION 18, TOWNSHIP 1 SOUTH,RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3245.19 FEET NORTH AND 1418.35 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 13 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.679 FEET);
THENCE, S 82°48'57" W 166.38 FEET; THENCE, N 42°29'26" W 301.47 FEET;
THENCE, N 50°13'59" E 605.50 FEET; THENCE, N 16°51'14" E 898.45 FEET;
THENCE, N 81°31'41" E 223.30 FEET; THENCE, S 84°17'04" E 323.04 FEET;
THENCE, S 55°02'52" E 279.42 FEET; THENCE, N 30°26'43" E 211.98 FEET;
THENCE, N 38°43'51" W 322.38 FEET; THENCE, N 79°20'08" W 154.12 FEET;
THENCE, N 89°56'38" W 441.34 FEET; THENCE, N 02°27'53" E 317.84 FEET;
THENCE, S 88°00'32" E 824.22 FEET; THENCE, S 39°33'01" E 373.65 FEET;
THENCE, S 26°23'56" E 50.00 FEET; THENCE, 325.01 FEET ALONG THE ARC OF A 561.64 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 47°01'23" W 320.49 FEET; THENCE, S 30°26'43" W 141.33 FEET;
THENCE, N 73°28'42" E 277.99 FEET; THENCE, S 33°01'05" E 200.53 FEET;
THENCE, N 64°09'16" E 308.41 FEET; THENCE, S 84°23'03" E 228.95 FEET;
THENCE, S 40°31'10" E 613.62 FEET; THENCE, S 82°58'33" E 839.70 FEET;
THENCE, S 22°29'33" E 264.64 FEET; THENCE, S 05°53'35" E 374.85 FEET;
THENCE, S 74°45'23" W 125.85 FEET; THENCE, N 49°57'41" W 480.12 FEET;
THENCE, N 65°03'44" W 207.58 FEET; THENCE, N 76°19'49" W 381.19 FEET;
THENCE, N 82°36'56" W 210.21 FEET; THENCE, S 72°38'35" W 849.93 FEET;
THENCE, N 88°21'19" W 384.93 FEET; THENCE, N 58°39'37" W 291.75 FEET;
THENCE, 439.29 FEET ALONG THE ARC OF A 1,093.21 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 13°05'04" W 436.34 FEET;
THENCE, S 53°31'51" W 62.66 FEET; THENCE, 517.23 FEET ALONG THE ARC OF A 1,143.21 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 12°35'54" E 512.83 FEET; THENCE, N 68°13'36" W 90.11 FEET;
THENCE, S 77°16'58" W 31.87 FEET; THENCE, S 43°49'46" W 913.40 FEET TO THE POINT OF BEGINNING, CONTAINING, 66.786 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 21 DAY OF January, 1994 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

JAMES L. HARPER, R.L.S. NO. 829, ARKANSAS

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	1093.21'	439.29'	023°01'24"	436.34'	S13°05'04"W
2	1143.21'	517.23'	025°55'21"	512.83'	N12°35'54"E
3	561.64'	325.01'	033°09'21"	320.49'	S47°01'23"W
4	611.64'	353.94'	033°09'21"	349.02'	N47°01'23"E
5	161.86'	128.85'	045°35'32"	125.47'	S82°21'33"E
6	211.86'	168.65'	045°35'32"	164.23'	N82°21'33"W
7	120.19'	80.85'	027°13'13"	80.09'	N88°26'48"E
8	120.19'	57.10'	027°13'13"	56.56'	S88°26'48"W
9	93.68'	178.88'	109°24'43"	152.92'	S29°05'26"E
10	143.68'	274.36'	109°24'43"	234.54'	N29°05'26"W
11	114.08'	167.55'	084°08'48"	152.89'	N54°07'48"E
12	164.08'	240.98'	084°08'48"	219.90'	S54°07'48"W
13	976.13'	616.74'	036°12'02"	606.53'	N30°09'25"E
14	60.00'	261.80'	250°00'00"	98.30'	S41°44'34"E
15	926.13'	585.15'	036°12'02"	575.46'	S30°09'25"W
16	440.83'	339.40'	044°05'45"	331.08'	S65°04'53"E
17	490.83'	377.89'	044°05'45"	368.63'	N65°04'53"W
18	60.00'	261.80'	250°00'00"	98.30'	S02°51'45"W
19	176.05'	93.53'	030°26'20"	92.43'	S44°20'07"E
20	226.05'	120.09'	030°26'20"	118.68'	N44°20'07"W
21	191.76'	157.28'	046°59'41"	152.91'	S52°36'48"E
22	141.76'	116.27'	046°59'41"	113.04'	N52°36'48"W
23	773.84'	409.79'	030°20'29"	405.02'	N88°43'03"E
24	723.84'	383.31'	030°20'29"	378.85'	N88°43'07"E
25	584.65'	295.72'	028°58'51"	292.58'	N88°02'18"E
26	534.65'	270.43'	028°58'51"	267.56'	N88°02'18"E
27	1864.54'	215.52'	006°37'22"	215.40'	N80°46'57"W
28	1914.54'	221.30'	006°37'22"	221.17'	S80°46'57"E
29	60.00'	261.80'	250°00'00"	98.30'	N41°33'38"E
30	282.07'	175.53'	035°39'16"	172.71'	S66°16'00"E
31	332.07'	206.64'	035°39'16"	203.32'	N66°16'00"W
32	162.67'	96.21'	033°53'18"	94.81'	N23°18'40"W
33	112.67'	66.64'	033°53'18"	65.67'	S23°18'40"E
34	111.80'	84.42'	043°16'03"	82.43'	N61°53'21"W
35	61.80'	46.67'	043°16'03"	45.57'	S61°53'21"E
36	60.00'	261.80'	250°00'00"	98.30'	S06°28'37"W
37	60.00'	261.80'	250°00'00"	98.30'	S53°00'00"W
38	555.51'	104.36'	010°45'50"	104.21'	S19°25'06"W
39	505.51'	94.97'	010°45'50"	94.83'	N19°25'06"E
40	60.00'	261.80'	250°00'00"	98.30'	N65°11'59"W
41	60.00'	261.80'	250°00'00"	98.30'	N65°11'59"W
42	1143.21'	97.48'	004°53'08"	97.45'	N28°00'09"E
43	1093.21'	111.61'	005°50'57"	111.56'	N27°31'14"E

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:

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 PROVISIONS HEREIN CONTAINED.
2. PURSUANT TO THE SUPPLEMENTAL DECLARATION FILED CONTEMPORANEOUSLY HEREWITH, THE PROPERTY OWNERS OF THE LOTS SHOWN HEREON, IN ADDITION TO BEING MEMBERS OF THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, ARE MEMBERS OF **DIAMANTE , A PRIVATE MEMBERSHIP GOLF CLUB.**
3. 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.
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 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.
7. 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.
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 1650 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 2000 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
10. 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 FLOODPLAIN 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.
11. 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 4TH DAY OF JANUARY, 1994.

COOPER COMMUNITIES, INC.

BY Barry W. Allen
PRESIDENT

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

REVISION NUMBER	BY	DATE

ADDRESS Copy

REVISION DESCRIPTION | BY | DATE CHECKED | BY | DATE APPROVED

RECORD PLAT

SCALE: 1"=100'

Diamante Subdivision

BLOCKS 12 - 15

HOT SPRINGS VILLAGE, ARKANSAS

DRAWN: WRS DATE: 03DEC93
CHECKED: DATE:
APPROVED: DATE:
FILE NO: 4-116-SD
DWG. NO: 4-116-(12)-2381

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 829 — JAMES L. HARPER

SHEET 1 OF 1

Hot Springs Village

Cooper Communities Inc. ENGINEERING DIVISION
1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714

JOB NO: FILED IN:

102 LOTS

COOPERSDKB400: PROJ.: BARCELON.WRS ALHAMBRA1215.F6B1