

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:

- 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.
- 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 THE DIAMANTE GOLF AND COUNTRY CLUB.
- 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.
- 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.
- 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 LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- 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.
- 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 1,650 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 2,000 SQUARE FEET.
- 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 BRING 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.
- 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, RUMPS 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 14 DAY OF NOVEMBER, 1995.

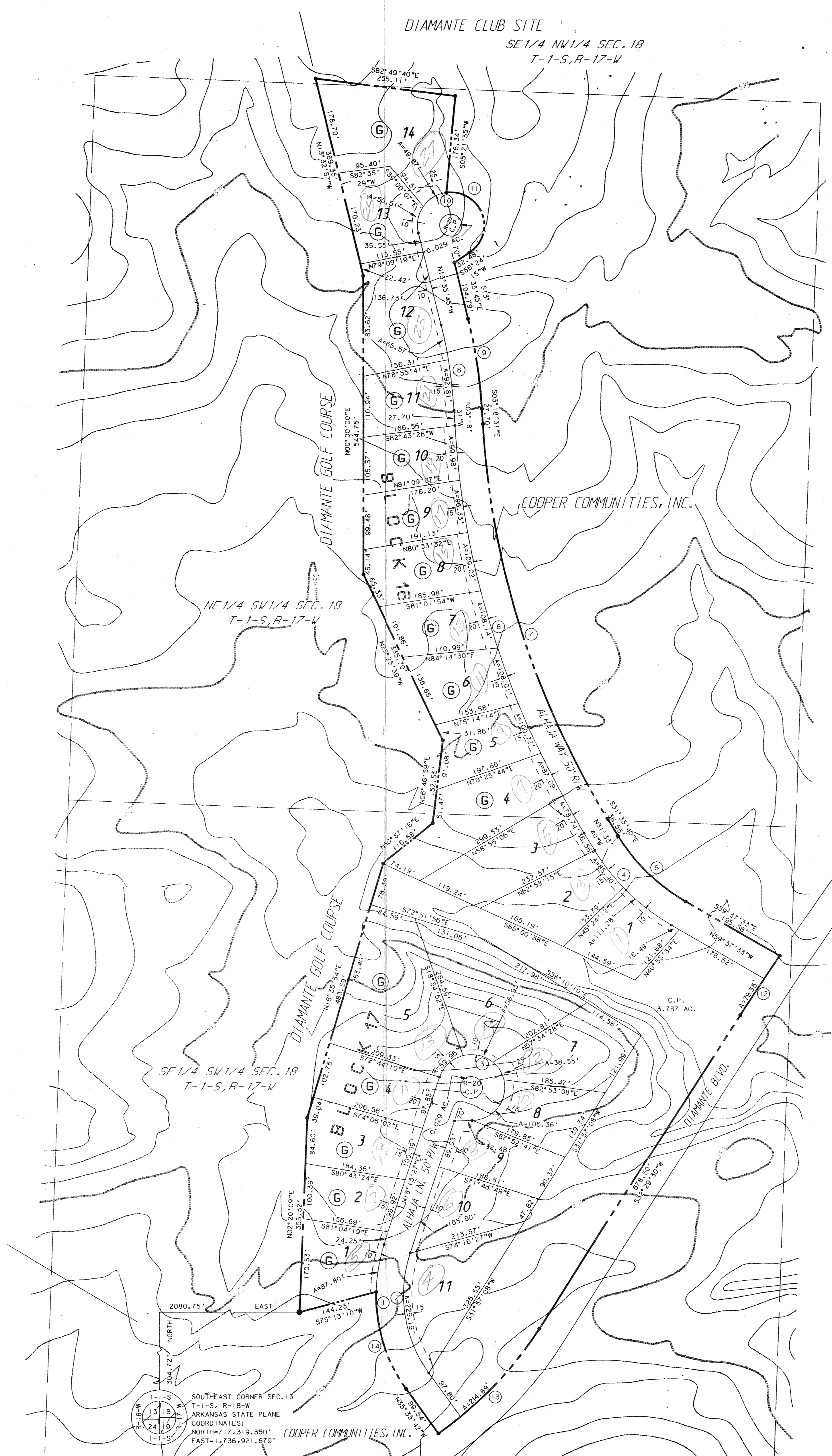
COOPER COMMUNITIES, INC.

BY *Michael A. Smith*  
SR. VICE 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.  
--- COMMON PROPERTIES  
C.P.  
GOLF VIEW LOT, SEE NOTE

# DIAMANTE CLUB SITE

SE 1/4 NW 1/4 SEC. 18  
T-1-S, R-17-W



## 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.

11/8/1995  
DATE OF EXECUTION

BY *John R. Tweedle*  
CHAIRMAN  
SALINE COUNTY PLANNING BOARD

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	294.14'	276.12'	053°47'09"	266.10'	N08°40'08"W
2	244.17'	229.19'	053°47'09"	220.86'	S08°40'08"E
3	60.00'	261.80'	250°00'00"	98.30'	S36°46'33"E
4	401.54'	196.68'	028°03'53"	104.72'	N45°35'36"W
5	351.54'	172.19'	028°03'53"	170.48'	S45°35'36"W
6	1598.12'	788.03'	028°15'09"	780.07'	N17°26'05"W
7	1548.12'	763.38'	028°15'09"	755.67'	S17°26'05"E
8	882.11'	158.38'	010°17'14"	158.17'	N08°27'08"W
9	932.11'	167.36'	010°17'14"	167.13'	S08°27'08"E
10	60.00'	261.80'	250°00'00"	98.30'	S36°46'33"E
11	60.00'	161.42'	154°08'47"	116.96'	S20°40'08"E
12	7285.57'	129.41'	001°01'04"	129.41'	S33°00'02"W
13	688.44'	264.73'	022°01'58"	263.11'	S43°30'29"W
14	294.14'	188.32'	036°40'59"	185.12'	N17°13'13"W

BLOCK 16	BLOCK 17
LOT 1 0.407 AC.	LOT 1 0.462 AC.
LOT 2 0.494 AC.	LOT 2 0.388 AC.
LOT 3 0.546 AC.	LOT 3 0.506 AC.
LOT 4 0.711 AC.	LOT 4 0.479 AC.
LOT 5 0.413 AC.	LOT 5 1.042 AC.
LOT 6 0.440 AC.	LOT 6 0.909 AC.
LOT 7 0.416 AC.	LOT 7 0.584 AC.
LOT 8 0.481 AC.	LOT 8 0.422 AC.
LOT 9 0.409 AC.	LOT 9 0.432 AC.
LOT 10 0.401 AC.	LOT 10 0.437 AC.
LOT 11 0.429 AC.	LOT 11 0.628 AC.
LOT 12 0.625 AC.	TOTAL 6.289 AC.
LOT 13 0.448 AC.	
LOT 14 0.866 AC.	
TOTAL 7.186 AC.	

TOTAL AREA	13.475 AC.
LOTTED AREA	3.795 AC.
COMMON PROPERTIES	2.920 AC.
STREETS	20.190 AC.

LENGTH OF RECORDED STREETS  
40 FOOT RIGHT-OF-WAY 349 LINEAL FEET ±  
50 FOOT RIGHT-OF-WAY 2265 LINEAL FEET ±

## LEGAL DESCRIPTION

DIAMANTE SUBDIVISION  
BLOCKS 16 & 17  
A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (13.330 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (6.648 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (10.012 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 304.72 FEET NORTH AND 2080.75 FEET EAST OF THE SOUTHEAST CORNER SECTION 15, TOWNSHIP 1 SOUTH, RANGE 18 WEST, (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.679 FEET); THENCE, N 02°20'09" E 355.52 FEET; THENCE, N 16°55'54" E 483.59 FEET; THENCE, N 50°57'16" E 116.58 FEET; THENCE, N 06°46'59" E 152.55 FEET; THENCE, N 25°25'39" W 335.70 FEET; THENCE, N 00°00'00" E 544.75 FEET; THENCE, N 18°32'57" W 369.35 FEET; THENCE, S 82°40'40" E 255.11 FEET; THENCE, S 05°21'35" W 176.34 FEET; THENCE, 161.42 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 20°40'08" E 116.96 FEET; THENCE, S 50°24'15" W 129.41 FEET; THENCE, S 13°35'45" E 104.79 FEET; THENCE, 167.36 FEET ALONG THE ARC OF A 932.11 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 08°27'08" E 167.13 FEET; THENCE, S 03°18'51" E 170.48 FEET; THENCE, 763.38 FEET ALONG THE ARC OF A 1,548.12 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 17°26'05" E 755.67 FEET; THENCE, S 31°33'40" E 36.56 FEET; THENCE, 172.19 FEET ALONG THE ARC OF A 351.54 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 45°35'36" E 170.48 FEET; THENCE, S 59°37'33" E 195.58 FEET; THENCE, 129.41 FEET ALONG THE ARC OF A 7,285.57 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 33°00'02" W 129.41 FEET; THENCE, S 32°29'30" W 678.50 FEET; THENCE, 264.73 FEET ALONG THE ARC OF A 688.44 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 43°30'29" W 263.11 FEET; THENCE, N 35°33'42" W 129.41 FEET; THENCE, 188.32 FEET ALONG THE ARC OF A 294.14 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 17°13'13" W 185.12 FEET; THENCE, S 75°13'10" E 144.23 FEET TO THE POINT OF BEGINNING, CONTAINING 20.190 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 8TH DAY OF NOVEMBER, 1995, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

*John R. Tweedle*  
JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
			CHECKED			APPROVED	
RECORD PLAT				SCALE: 1"=100'			
DIAMANTE SUBDIVISION				DRAWN: WRS DATE: 10/95			
BLOCKS 16-17				CHECKED: DATE:			
				APPROVED: DATE:			
				FILE NO: 4-116-50			
				DWS NO: 4-116-(12)-2440			
HOT SPRINGS VILLAGE, ARKANSAS				JOB FILED			
SHEET 1 OF 1				NO. IN:			
25 LOTS				COOPERB08400: [PROJ] [DIAM619] [WRS] [DMS1619] [1981]			