

CURVE DATA

1129.14' 026°03'17"

274.56' 066° 16'33"

216.72' 066°16'33"

77.52' 008° 19'04"

84.78' 008° 19'04"

192.70' 027°27'16"

168.74' 027°27'16"

261.80° 250°00'00"

129.10" 108"12"35"

34.13" 106°31'14"

265.25' 253° 17'50"

165.97' 016°55'54"

14 2533.04' 1151.87', 026°03'17" 1141.97' \$86°26'24"E

CURVE NO. RADIUS

2483.04

237.35'

187.35'

533, 991

583.997

402.15"

352.15'

50.00

58.361

18.36

60.00°

561.64"

611.64

DELTA

CHORD CHORD BEARING

N49° 43' 31"E

N78° 42 ° 16 "E

S78° 42' 16"W

N88° 16 ° 22 "E

S88° 16'22"W

547°00'00"W

S51°54'26"W

N51°03'45"E

N52° 39′39″E

GRAPHIC SCALE IN FEET

1119.43' \$86°26'24"E

204.84' S49°43'31"W

165.37' \$72°04'01"W

259.50

77.45"

84.70'

190.86"

167.13'

110.75'

29.42"

96.28'

180.75' 016°55'54" 180.09' N72°04'01"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.) HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 19 -20, DIAMANTE SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON DECEMBER 1, 1997 IN PLAT BOOK 1997 AT PAGE 46052. SUPPLEMENTAL DECLARATION HAVING BEEN RECORDED AT BOOK 1997 AT PAGE 46047, AND MEREBY REPLATS SAID LANDS SUBJECT TO THE FOLLOWING PROVISIONS:

- 1. DEVELOPER REPLATS LOTS 9 12, BLOCK 19, DIAMANTE SUBDIVISION, FOR THE PURPOSE OF REDUCING THE DEPTH OF THE LOTS BY MOVIN. THE LOT LINE ON THE SOUTHERN BOUNDARY.
- 2. AT 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE D -VELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASS )-CIATION, 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.
- 3. 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.
- 4. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS (F 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.
- 5. 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.
- 6. 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.

- 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
- CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- 9. 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
- 10. 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.
- II. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACRUSS 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 12TH DAY OF DECEMBER , 1997.

VICE PRESIDENT

AS PROTECTIVE SCREENING AREAS.

8. SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO

BE 2000 SQUARE FEET.

COOPER COMMUNITIES, INC.

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

SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION DIAMANTE SUBDIVISION BLOCKS 19 - 20

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 ( 0.068 ACRES ±) OF SECTION 13, TOWNSHIP I SOUTH, RANGE 18 WEST, IN THE FRAC. NWI/4 OF THE NWI/4 (14.766 ACRES ±), IN THE NEI/4 OF THE NWI/4 (3.843 ACRES ±) OF SECTION 18, TOWNSHIP I SOUTH, RANGE IT WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 4406.83 FEET NORTH AND 1695.45 FEET EAST 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), 120.17 FEET, THENCE, N 83° 17'48" W 234.62 FEET, 188.43 FEET / THENCE / N 50° 33' 35" W 59.57 FEET, THENCE, S 80°31'58" W SAID ARC HAVING A CHORD OF S 72°04'01" W 165.37 FEET, THENCE, N 26° 23' 56" W 50.00 FEET, THENCE, 180.75 FEET ALONG THE ARC N 72° 04'01" E 180.09 FEET, THENCE; N 80° 31'58" E 384.18 FEET, THENCE, 1151.87 FEET ALONG THE ARC OF A 2,533.04 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 86°26'24" E 1141.97 FEET, THENCE, S 73° 24'46" E 445.50 FEET, THENCE, S 16° 35' 14" W 50.00 FEET THENCE, S 07°41'04" W 140.28 FEET, THENCE, S 38°25'31" W 105.20 FEET, THENCE, S 59° 40'03" W 129.99 FEET, THENCE, S 52° 49'19" W 167.68 FEET, THENCE, S 66° 38'35" W 191.46 FEET TO THE POINT OF BEGINNING, CONTAINING, 18,677 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 . 199 . AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

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 MOTE .

RECORD REPLAT DIAMANTE SUBDIVISION BLOCKS 19 - 20

SCALE: 1"=100; DRAWN: WAS DATE . 12DEC9; CHECKED: DATE APPROVED: DATE: FILE NO. 4-116-(12)-SU DVG. NO. 4-116-(12)-2478

HOT SPRINGS VILLAGE, ARKANSAS

Prepared By: Benham
Group 1801 FOREST HILLS BLVD. | JOB | FILED ARKANSAS 72715

<u>Cooper Communities inc</u>

Prepared For:

THOUN

SHEET

OF

18 LOTS

COMPERSONS 400: (PROJ. 1

(501) 855-5055 BARCELON. WAS ALHAMBRA. FGB. 1

BELLA VISTA