

98 JUN 11 AM 9 21
BY *[Signature]*

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.

4-27-98
DATE OF EXECUTION

BY *[Signature]*
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

BLOCK 21

LOT 1	0.572 AC.
LOT 2	0.469 AC.
LOT 3	0.505 AC.
LOT 4	0.322 AC.
LOT 5	0.331 AC.
LOT 6	0.435 AC.
LOT 7	0.330 AC.
LOT 8	0.316 AC.
LOT 9	0.360 AC.
LOT 10	0.548 AC.
LOT 11	0.635 AC.
LOT 12	0.411 AC.
LOT 13	0.323 AC.
LOT 14	0.328 AC.
LOT 15	0.320 AC.
LOT 16	0.333 AC.
LOT 17	0.334 AC.
LOT 18	0.490 AC.
LOT 19	2.115 AC.
TOTAL	9.477 AC.

TOTAL AREA

LOTTED AREA	9.477 AC.
COMMON PROPERTIES	1.908 AC.
RESERVED PROPERTIES	0.496 AC.
STREETS	2.333 AC.
TOTAL	14.214 AC.

LENGTH OF RECORDED STREET 5
50 FOOT RIGHT-OF-WAY 2033 LINEAL FEET ±

LEGAL DESCRIPTION
DIAMANTE SUBDIVISION
BLOCK 21

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (4.596 ACRES ±), IN THE FRAC. SW 1/4 OF THE SW 1/4 (7.540 ACRES ±), IN THE FRAC. NW 1/4 OF THE SW 1/4 (1.942 ACRES ±) OF SECTION 18, IN THE NE 1/4 OF THE NW 1/4 (0.136 ACRES ±) OF SECTION 19, 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 OF SECTION 13, 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 75°13'10" E 144.23 FEET, THENCE, S 17°13'13" E 185.12 FEET, THENCE, S 35°33'42" E 23.16 FEET, THENCE, S 61°25'32" W 37.29 FEET, THENCE, S 50°50'42" W 209.21 FEET, THENCE, S 62°59'26" W 334.79 FEET, THENCE, N 39°14'19" W 287.16 FEET, THENCE, S 61°42' FEET ALONG THE ARC OF A 921.18 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 56°41'54" W 552.77 FEET, THENCE, S 55°73' FEET ALONG THE ARC OF A 172.18 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 28°09'19" E 55.49 FEET, THENCE, N 35°25'39" E 24.42 FEET, THENCE, 274.19 FEET ALONG THE ARC OF A 472.75 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 37°57'25" W 270.36 FEET, THENCE, N 21°20'29" W 186.86 FEET, THENCE, 215.82 FEET ALONG THE ARC OF A 429.38 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 35°44'29" W 213.56 FEET, THENCE, N 50°08'28" W 349.24 FEET, THENCE, 74.50 FEET ALONG THE ARC OF A 248.31 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 58°44'12" W 74.22 FEET, THENCE, 82.17 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 53°47'39" W 68.47 FEET, THENCE, S 68°07'54" W 120.51 FEET, THENCE, N 22°00'17" W 50.00 FEET, THENCE, N 22°14'01" W 127.45 FEET, THENCE, N 58°44'05" E 183.76 FEET, THENCE, S 67°29'19" E 80.59 FEET, THENCE, S 53°52'19" E 640.03 FEET, THENCE, S 31°48'27" E 715.51 FEET, THENCE, S 59°08'40" E 108.86 FEET, THENCE, S 53°20'14" E 98.63 FEET, THENCE, S 60°18'54" E 97.80 FEET, THENCE, S 52°03'45" E 100.54 FEET, THENCE, S 74°13'20" E 78.33 FEET, THENCE, S 67°20'45" E 149.07 FEET, THENCE, N 64°29'14" E 172.17 FEET TO THE POINT OF BEGINNING, CONTAINING, 14.214 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 27TH DAY OF APRIL, 1998, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

[Signature]
JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER LAND DEVELOPMENT, INC., A WHOLLY OWNED SUBSIDIARY OF COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, 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 JOHN A. COOPER COMPANY, 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 EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- 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.
- 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 1650 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 2000 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 BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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.
- 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 THEREFORE 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 10TH DAY OF APRIL, 1998.

COOPER LAND DEVELOPMENT, INC.

BY *[Signature]*
VICE PRESIDENT



FILED FOR RECORD
IN RECORD BOOK 155 PAGE 25458-A

JUN 11 1998

AT 2:30 O'CLOCK P.M.
BY JIM CRONE, CIRCUIT CLERK
HOT SPRINGS, 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
--- RESERVED PROPERTIES

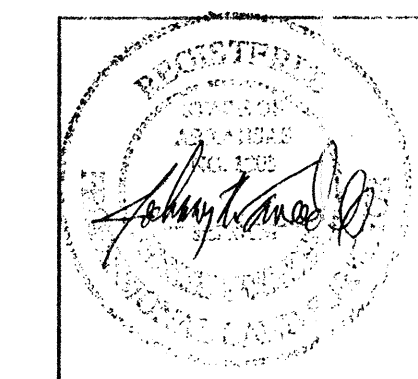
C.P.
R.P.

G

GOLF VIEW LOT, SEE NOTE.

CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	298.31'	100.03'	019°12'45"	99.56'	S59°44'51"E
2	248.31'	74.50'	017°11'12"	74.22'	S58°44'12"W
3	429.38'	215.82'	028°47'59"	213.56'	S55°44'29"W
4	479.38'	240.96'	028°47'59"	238.43'	S35°44'29"E
5	472.75'	274.19'	033°13'51"	270.36'	S37°57'25"W
6	422.75'	245.19'	033°13'51"	241.77'	S37°57'25"E
7	50.00'	201.60'	231°00'55"	90.25'	S55°41'58"W
8	481.90'	44.04'	005°14'09"	44.02'	S57°11'26"E
9	531.90'	48.61'	005°14'09"	48.59'	N57°11'26"W
10	40.00'	178.23'	255°17'37"	63.34'	N17°00'02"W
11	294.14'	188.32'	036°40'59"	185.12'	S17°13'13"E
12	921.18'	561.42'	034°55'10"	552.77'	N56°41'54"W
13	172.18'	55.73'	018°32'41"	55.49'	N26°09'19"E
14	122.18'	39.99'	018°45'18"	39.82'	N26°03'00"E
15	40.00'	82.17'	117°42'24"	68.47'	N85°47'39"W



RECORD PLAT		SCALE: 1"=100'	
DIAMANTE SUBDIVISION		DRAWN: WRS DATE: 12/19/98	
BLOCK 21		CHECKED: DATE:	
HOT SPRINGS VILLAGE, ARKANSAS		APPROVED: DATE:	
SHEET 1 OF 1		FILE NO: 4-116-SB	
Prepared For: Cooper Communities Inc.		DWS NO: 4-116-(12)-2480	
Prepared By: The Benham Group		1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72715 (501) 855-5055	