

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 AND SUCCESSOR IN INTEREST TO 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 22, DIAMANTE SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON NOVEMBER 6, 1998 IN PLAT BOOK 98 AT PAGE 51827, SUPPLEMENTAL DECLARATION HAVING BEEN RECORDED AT DEED BOOK 98 AT PAGE 51822, AND HEREBY REPLATS SAID LANDS SUBJECT TO THE FOLLOWING PROVISIONS:

- THE DEVELOPER IS THE OWNER OF THE LANDS REFLECTED ON THE ABOVE-MENTIONED PLAT AND HEREBY REPLATS SAID LANDS FOR THE PURPOSE OF CHANGING THE MINIMUM FLOOR SPACE FROM 1650 TO 2500 SQUARE FEET.
- 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 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 I 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 2500 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.
- 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, GRADINGS, 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 22<sup>ND</sup> DAY OF JANUARY, 1999.

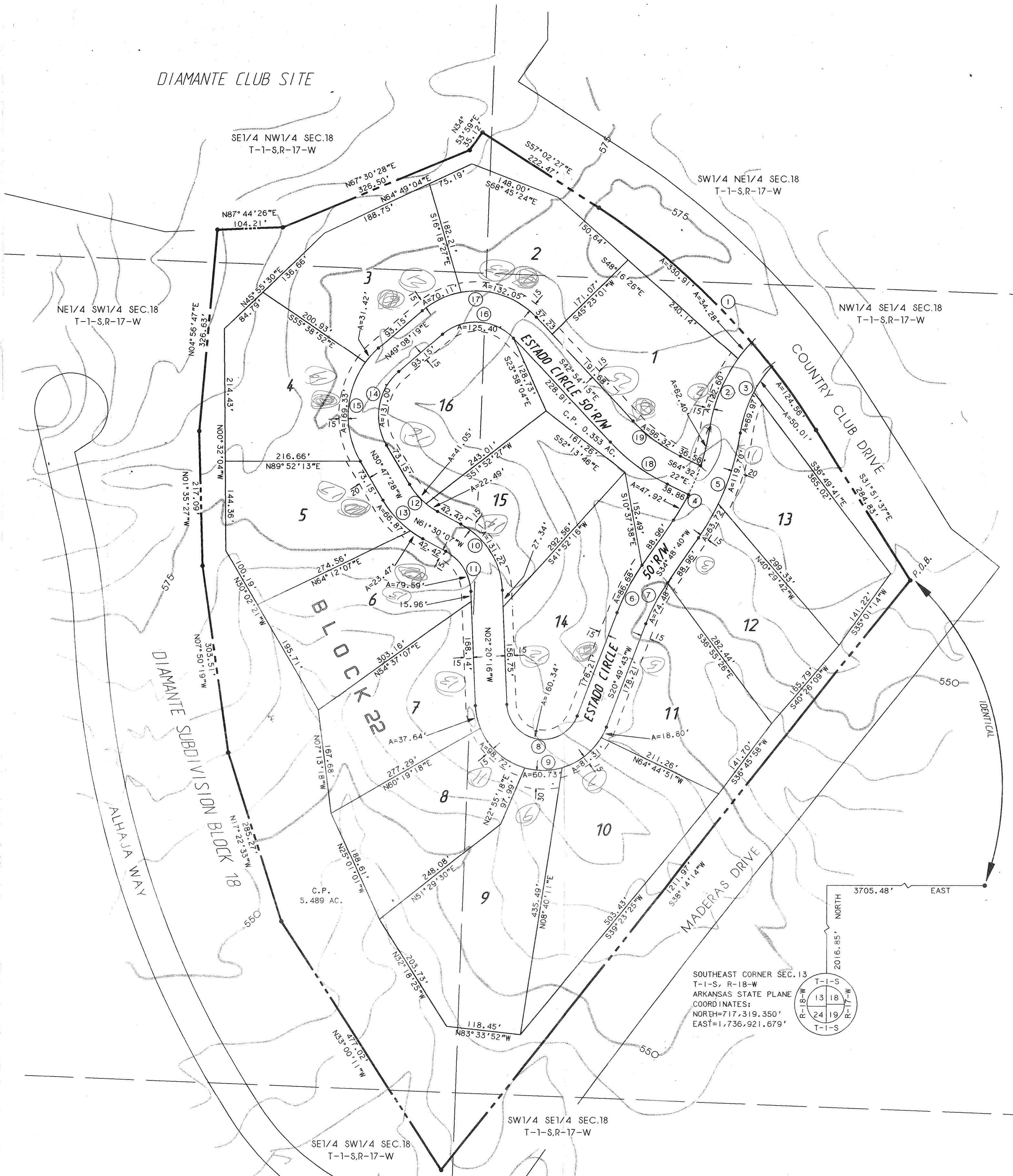
COOPER LAND DEVELOPMENT, INC.

BY *John R. Tweedle*  
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.
- C.P.
- COMMON PROPERTIES

#### DIAMANTE CLUB SITE



#### 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

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

BLOCK 22  
LOT 1 1.154 AC.  
LOT 2 1.106 AC.  
LOT 3 1.119 AC.  
LOT 4 1.085 AC.  
LOT 5 1.073 AC.  
LOT 6 1.189 AC.  
LOT 7 1.090 AC.  
LOT 8 1.085 AC.  
LOT 9 1.506 AC.  
LOT 10 1.448 AC.  
LOT 11 1.115 AC.  
LOT 12 1.020 AC.  
LOT 13 1.109 AC.  
LOT 14 1.218 AC.  
LOT 15 1.007 AC.  
LOT 16 1.108 AC.  
TOTAL 18.432 AC.

TOTAL AREA 18.432 AC.  
LOTTED AREA 5.842 AC.  
COMMON PROPERTIES 2.485 AC.  
STREETS 2.485 AC.  
TOTAL 26.759 AC.

LENGTH OF RECORDED STREETS  
50 FOOT RIGHT-OF-WAY 2155 LINEAL FEET ±

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	1151.31'	505.99'	025°10'51"	501.92'	S44°27'02"E
2	237.54'	156.88'	034°54'10"	154.47'	S25°54'16"W
3	207.54'	119.98'	033°07'28"	118.32'	S25°00'53"W
4	348.70'	160.42'	026°21'30"	159.00'	S21°37'55"W
5	398.70'	183.42'	026°21'30"	181.80'	S21°37'55"W
6	355.20'	86.68'	013°58'57"	86.47'	S27°49'11"W
7	305.20'	74.48'	013°58'57"	74.30'	S27°49'11"W
8	58.58'	160.34'	156°50'01"	114.77'	N80°45'17"W
9	108.58'	297.20'	156°50'01"	212.73'	N80°45'17"W
10	127.08'	131.22'	059°09'51"	125.47'	N31°55'12"W
11	77.08'	79.59'	059°09'51"	76.10'	N31°55'12"W
12	118.54'	63.54'	030°42'39"	62.78'	N46°08'48"W
13	168.54'	90.34'	030°42'39"	89.26'	N46°08'48"W
14	93.91'	131.00'	079°55'48"	120.64'	N09°10'26"E
15	143.91'	200.75'	079°55'48"	184.87'	N09°10'26"E
16	81.69'	125.40'	087°57'25"	113.44'	S86°52'58"E
17	131.69'	202.16'	087°57'25"	182.88'	S86°52'58"E
18	305.08'	115.20'	021°38'07"	114.52'	S53°43'19"E
19	255.08'	96.32'	021°38'07"	95.75'	S53°43'19"E

#### LEGAL DESCRIPTION - DIAMANTE SUBDIVISION BLOCK 22

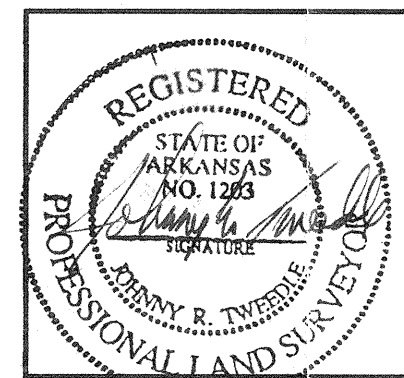
A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 (1.184 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (0.884 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (13.301 ACRES ±), THE NE 1/4 OF THE SW 1/4 (11.132 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (0.174 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (0.084 ACRES ±) OF SECTION 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 2016.85 FEET NORTH AND 3705.48 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, S 38°14'14" W 1,211.97 FEET; THENCE, N 33°00'11" W 477.02 FEET; THENCE, N 17°22'33" W 285.27 FEET; THENCE, N 07°50'19" W 305.51 FEET; THENCE, N 01°55'27" W 217.09 FEET; THENCE, N 04°56'47" E 326.63 FEET; THENCE, N 87°44'26" E 104.21 FEET; THENCE, N 67°30'28" E 326.50 FEET; THENCE, N 34°53'59" E 35.12 FEET; THENCE, S 57°02'27" E 222.47 FEET; THENCE, S 05°50'50" E 35.12 FEET; THENCE, S 44°27'02" E 501.92 FEET; THENCE, S 31°51'37" E 284.83 FEET TO THE POINT OF BEGINNING, CONTAINING 26.759 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 17<sup>TH</sup> DAY OF JANUARY, 1999, 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



RECORD REPLAT		SCALE: 1"=100'
DIAMANTE SUBDIVISION		DRAWN: WRS DATE: 05/JAN/99
BLOCK 22		CHECKED: DATE:
HOT SPRINGS VILLAGE, ARKANSAS		APPROVED: DATE:
FILE NO: 4-116-SD		DWG. NO: 4-116-(12)-2487
Prepared For: COOPER LAND DEVELOPMENT, INC.		Prepared By: <i>The Benham Group</i>
1801 FOREST HILLS BLVD., BELLA VISTA, ARKANSAS 72715 (501) 855-5055		JOB NO: IN:

DIAMANTE.COG

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