

FILED
SALINE CIRCUIT &
CHANCERY CLERK

MAR 30 1999
BY AS

MAR 30 1999
BOOK 1999 PAGE 1718
JIM CRONE, CIRCUIT CLERK
SALINE COUNTY, ARKANSAS
BY Angela Smith D.C.

MAR 23 1999
DATE OF EXECUTION
TITLE CHURCH
SALINE COUNTY PLANNING BOARD

CERTIFICATE OF FINAL APPROVAL
PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN
APPROVAL BY THE SALINE COUNTY PLANNING BOARD ON ITS REGULAR MEETING. ALL THE
CONVEYANCES HEREIN HAVE BEEN COMPLETED. THIS DOCUMENT IS HEREBY
ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND
REGULATIONS.

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 TO COOPER LAND DEVELOPMENT, INC., HEREBY
REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL THE PROPERTY
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, 1999, 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
THE COUNTY OF SALINE, ARKANSAS, A DECLARATION, WHICH DECLARATION IS
HEREIN RECORDED, WHEREBY THE DEVELOPER, COOPER LAND DEVELOPMENT, INC.,
PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILED DECLARATION,
SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS,
EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE
DECLARATION HEREIN RECORDED INTO COMPLIANCE WITH THE PROVISIONS OF THE
DECLARATION OF COVENANTS AND RESTRICTIONS, AS AMENDED BY THE 1972 AND
1977 DECLARATIONS, AND THE DECLARATION HEREIN RECORDED, SHALL BE
A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION OF COVENANTS
AND RESTRICTIONS, AS AMENDED BY THE 1972 AND 1977 DECLARATIONS,
APPROVED 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 SHOWN HEREON, AND THE DEVELOPER, COOPER LAND DEVELOPMENT, INC.,
SHALL IN NO MANNER BE CONSIDERED AS DEDICATING 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 DECLARATION OF COVENANTS AND RESTRICTIONS, AS AMENDED BY THE
1972 AND 1977 DECLARATIONS, AND 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
AFORESAID.
- ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL
LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT
THEREON. THE DEVELOPER, COOPER LAND DEVELOPMENT, INC., HEREBY
RESTRICTS AND PROTECTS THE COMMON PROPERTIES AS SHOWN IN THE
DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE
SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS
THAN 1600 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
BE HEREBY SUBJECTED TO THE DECLARATION AFORESAID, SUCH
DEDICATION BEING TO THE EXCLUSION OF ANY OTHER DEDICATION,
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 TO PASS 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 FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMP
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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE
RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, IMPROVE, WIDEN, OR
STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF THE
DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST
JUDGMENT IN THE CONSTRUCTION, MAINTENANCE, REPAIR, IMPROVEMENT
LOCATED UPON THE PROPERTY. FURTHER, THE DEVELOPER, ITS SUCCESSORS AND
ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND
POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC
ROADS, STREETS OR HIGHWAYS, AND OF ALLOCATING AND RELEASING THE PRIVILEGES,
EASEMENTS AND RIGHTS RESERVED HEREIN.

DATE THIS 18th DAY OF MARCH, 1999.
COOPER LAND DEVELOPMENT, INC.
BY John A. Cooper
VICE PRESIDENT



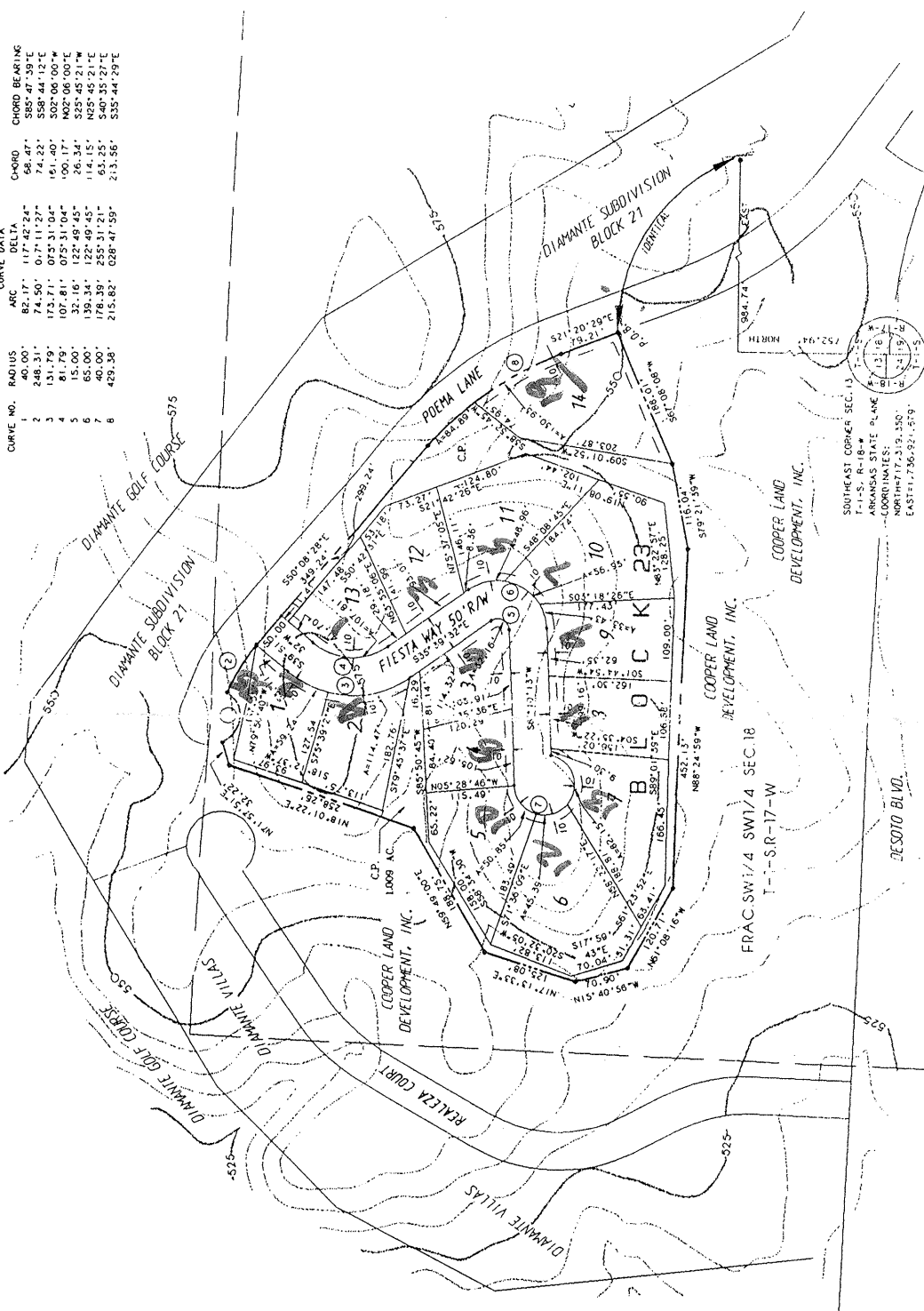
FILED FOR RECORD
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MAR 30 1999

AT 8:46 O'CLOCK A.M.
JIM CRONE, CIRCUIT CLERK
BY Angela Smith D.C.

A TRUE COPY CERTIFIED THIS

CURVE NO.	RADIUS	ARC	DELTA	CHORD	BEARING
1	40.00'	82.17'	117.42°24'	58.47'	S85°47'39"E
2	248.31'	74.50'	0°17'11"27"	74.22'	S58°44'12"E
3	31.79'	73.71'	0°25'31"04"	161.40'	S02°00'00"W
4	15.00'	32.16'	122°48'45"	26.34'	S85°46'00"E
5	65.00'	139.34'	122°48'45"	114.15'	N25°45'21"E
6	40.00'	178.39'	255°31'21"	63.25'	S40°35'27"E
7	429.36'	215.82'	028°47'59"	213.56'	S35°44'29"E



LOT	AREA
LOT 1	0.311 AC.
LOT 2	0.296 AC.
LOT 3	0.254 AC.
LOT 4	0.408 AC.
LOT 5	0.416 AC.
LOT 6	0.325 AC.
LOT 7	0.388 AC.
LOT 8	0.361 AC.
LOT 9	0.382 AC.
LOT 10	0.389 AC.
LOT 11	0.382 AC.
LOT 12	0.389 AC.
LOT 13	0.389 AC.
LOT 14	0.389 AC.
TOTAL	5.781 AC.

COMMON PROPERTIES	AREA
STREETS	1.059 AC.
TOTAL	7.579 AC.

LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 687 LINEAL FEET 1

LEGAL DESCRIPTION
DIAMANTE SUBDIVISION
BLOCK 23

A PARCEL OF LAND LYING IN THE FRAC. SW1/4 OF THE SW1/4 17.579 ACRES ± OF
SECTION 18, TOWNSHIP 35 NORTH, RANGE 10 WEST, ARKANSAS STATE PLANE
SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 732.94 FEET NORTH AND 984.74 FEET EAST OF THE SOUTHEAST
CORNER OF THE FRAC. SW1/4 OF THE SW1/4 17.579 ACRES ± OF SECTION 18,
TOWNSHIP 35 NORTH, RANGE 10 WEST, ARKANSAS STATE PLANE, COORDINATES OF
NORTH 71°21'39" E 188.01 FEET; THENCE S 79°21'39" E 116.04 FEET;
THENCE N 88°24'59" E 452.13 FEET; THENCE N 61°08'16" E 120.71 FEET;
THENCE N 88°24'59" E 70.90 FEET; THENCE N 17°13'33" E 128.08 FEET;
THENCE N 59°49'00" E 189.10 FEET; THENCE N 82°17' FEET ALONG THE
OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD
OF S 85°47'39" E 88.47 FEET; THENCE 74.50 FEET ALONG THE ARC
OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD
OF S 58°44'12" E 74.22 FEET; THENCE S 35°44'29" E 213.56 FEET;
THENCE 215.82 FEET ALONG THE ARC OF A 429.36 FOOT RADIUS CURVE TO THE
RIGHT, SAID ARC HAVING A CHORD OF S 35°44'29" E 213.56 FEET;
THENCE 217.20' ± E 75.21 FEET TO THE POINT OF BEGINNING, CONTAINING
17.579 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED SURVEY WAS COMPLETED
UNDER MY SUPERVISION ON THE 23rd DAY OF MARCH 1999,
AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

John A. Cooper
JOHN A. COOPER, R.L.S. NO. 1203, ARKANSAS

Address copy

REGISTERED STATE OF ARKANSAS JIM CRONE CIRCUIT CLERK	RECORD PLAT DIAMANTE SUBDIVISION BLOCK 23	SCALE: 1"=100'
SHEET 1 OF 1	1801 PAGES & NO. 1801 PAGES AR 11/15/15 AR 11/15/15	FILED NO. 11/15/15
Prepared For: Cooper Land Development, Inc. Prepared By: The Benham Group COOPER LAND DEVELOPMENT, INC. 1801 PAGES & NO. AR 11/15/15 AR 11/15/15		

