

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, 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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 VII OF THE DECLARATION AFORESAID.

10. 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 2ND DAY OF NOVEMBER, 1999.

COOPER LAND DEVELOPMENT, INC.

BY *John R. Tweedle*
TITLE *V.P.*

DIAMANTE SUBDIVISION BLOCK 19

SOUTHEAST CORNER SEC.13
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES
NORTH=717,319.350'
EAST=1,736,921.679'

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

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

DIAMANTE GOLF CLUB SITE

LEGEND

- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- LAND LINES OF SECTIONS
- 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, EXCEPT AS NOTED.
- COMMON PROPERTIES
- GOLF VIEW LOT SEE NOTE

C.P.

©

0 100 200
GRAPHIC SCALE IN FEET

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.

11/12/1999
DATE OF EXECUTION

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

BLOCK 24
LOT 1 0.595 AC.
LOT 2 0.527 AC.
LOT 3 0.509 AC.
LOT 4 0.390 AC.
LOT 5 0.371 AC.
LOT 6 0.449 AC.
LOT 7 0.577 AC.
LOT 8 0.617 AC.
LOT 9 0.432 AC.
LOT 10 0.615 AC.
LOT 11 1.168 AC.
TOTAL 6.450 AC.

TOTAL AREA
LOTTED AREA 6.450 AC.
COMMON PROPERTIES 3.838 AC.
STREETS 1.948 AC.
TOTAL 12.236 AC.

LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 1697 LINEAL FEET ±

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
24	749.65'	139.75'	010°40'52"	139.55'	S04°51'56"W
25	699.65'	130.43'	010°40'52"	130.24'	N04°51'56"E
26	453.31'	149.51'	018°53'50"	148.83'	S00°45'27"W
27	503.31'	166.00'	018°53'50"	165.25'	N00°45'27"E
28	60.00'	261.80'	250°00'00"	98.30'	S46°18'32"W
29	977.48'	59.29'	003°28'31"	59.28'	S75°09'01"E
30	1027.48'	62.32'	003°28'31"	62.31'	N75°09'01"W
31	83.53'	139.78'	095°52'38"	124.03'	S28°56'58"E
32	83.53'	196.11'	134°30'58"	154.07'	S86°14'50"W

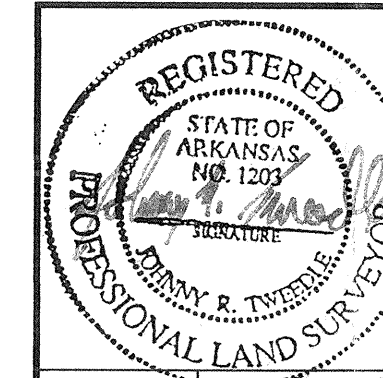
LEGAL DESCRIPTION
SUBDIVISION
BLOCK 24
A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NW 1/4 (10.147 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (2.089 ACRES ±) OF SECTION 18; ALL OF TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 4854.67 FEET NORTH AND 2198.94 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 07°41'04" E FOR 16.62 FEET;
THENCE, N 16°35'14" E FOR 50.00 FEET;
THENCE, S 73°24'46" E FOR 137.99 FEET;
THENCE, S 59°29' FEET ALONG THE ARC OF A 977.48 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 75°09'01" E FOR 59.28 FEET;
THENCE, S 76°53'16" E FOR 179.80 FEET;
THENCE, S 139°78' FEET ALONG THE ARC OF A 83.53 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 28°56'58" E FOR 124.03 FEET;
THENCE, S 55°52'56" E FOR 89.15 FEET;
THENCE, S 26°32'09" E FOR 374.68 FEET;
THENCE, S 18°39'26" W FOR 811.81 FEET;
THENCE, N 84°11'55" W FOR 267.57 FEET;
THENCE, N 00°53'54" W FOR 569.72 FEET;
THENCE, N 03°14'26" W FOR 350.97 FEET;
THENCE, N 55°01'54" E FOR 53.80 FEET;
THENCE, N 55°30'48" W FOR 194.44 FEET TO THE POINT OF BEGINNING, CONTAINING 12.236 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 5TH DAY OF NOVEMBER, 1999, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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

Address Copy



RECORD PLAT		SCALE: AS SHOWN	
DIAMANTE SUBDIVISION BLOCK 24		DRAWN: WRS DATE: 10/99	
HOT SPRINGS VILLAGE, ARKANSAS		CHECKED: DATE:	
Prepared For: COOPER LAND DEVELOPMENT, INC.		APPROVED: DATE:	
Prepared By: The Benham Group		FILE NO: 4-114-SD	
1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72715 (501) 855-5055		DWG. NO: 4-116-(12)-2494	
SHEET 1 OF 1		JOB NO: IN:	