

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

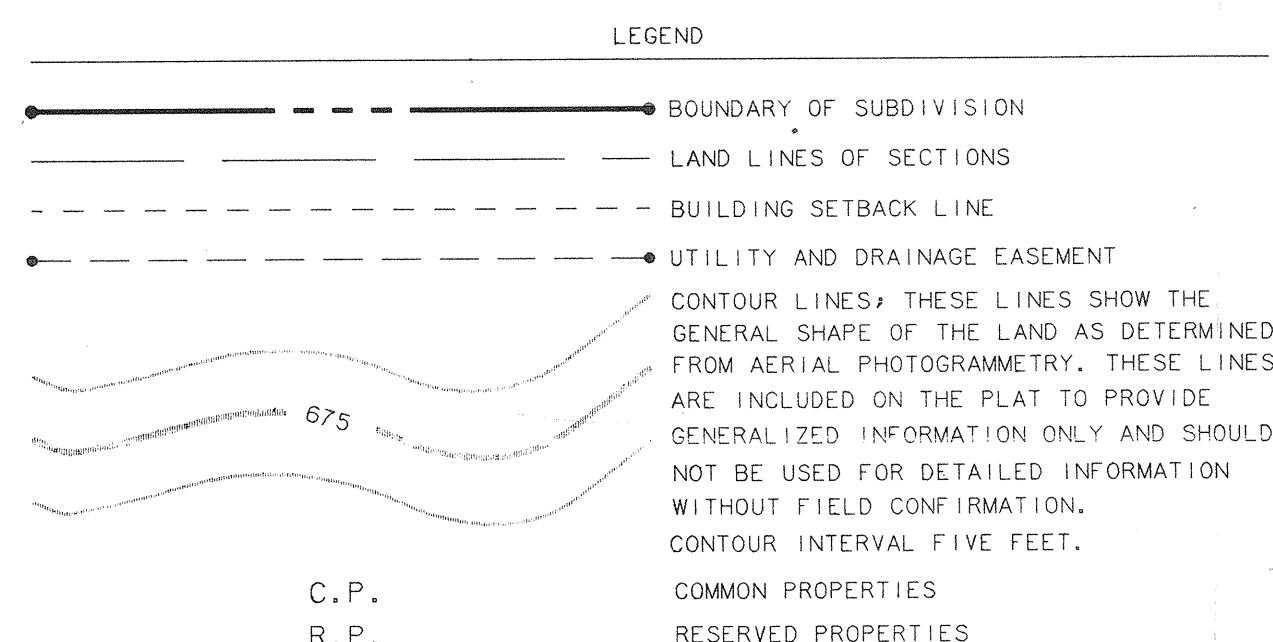
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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 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.
- 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.
- 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 1000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 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 THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 630.0 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
- 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.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
- 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 THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RE-SERVES 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 4<sup>TH</sup> DAY OF FEBRUARY, 1996.

COOPER COMMUNITIES, INC.

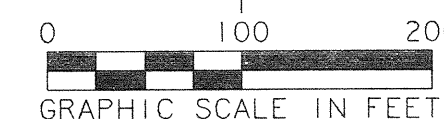
BY *Barry W. Allen*  
SR. VICE PRESIDENT



BLOCK 1	
LOT 1	0.425 AC.
LOT 2	0.928 AC.
LOT 3	0.344 AC.
LOT 4	0.331 AC.
LOT 5	0.297 AC.
LOT 6	0.271 AC.
LOT 7	0.302 AC.
LOT 8	1.181 AC.
LOT 9	0.623 AC.
LOT 10	0.617 AC.
LOT 11	1.139 AC.
LOT 12	1.477 AC.
LOT 13	1.400 AC.
TOTAL	9.235 AC.

TOTAL AREA	
LOTTED AREA	9.235 AC.
COMMON PROPERTIES	3.995 AC.
RESERVED PROPERTIES	0.971 AC.
STREETS	2.271 AC.
TOTAL	16.472 AC.

LENGTH OF RECORDED STREETS	
40 FOOT RIGHT-OF-WAY	349 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	1700 LINEAL 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.

DATE OF EXECUTION  
2/14/1996

BY *Barry W. Allen*  
TITLE CHAIRMAN  
SALINE COUNTY PLANNING BOARD

ADDITIONAL EASEMENT COURSES		
COURSE NO.	BEARING	DISTANCE
A	N28°00'00"W	174.33'
B	N28°00'00"W	152.55'
C	N28°00'00"W	160.19'
D	N28°00'00"W	148.94'
E	N41°00'00"E	89.00'
F	N84°00'00"E	14.50'
G	N84°00'00"E	76.50'
J	N26°00'00"E	53.40'
K	N26°00'00"E	40.60'

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	417.26'	327.63'	044°59'16"	319.27'	S18°14'18"E
2	683.62'	277.83'	023°17'07"	275.92'	S37°37'30"W
3	733.62'	298.15'	023°17'07"	296.10'	N37°37'30"E
4	17.04'	11.16'	037°31'34"	10.96'	S07°13'09"W
5	67.04'	43.91'	037°31'34"	43.13'	N07°13'09"E
6	71.26'	103.34'	083°05'26"	94.52'	S30°00'05"W
7	21.26'	30.83'	083°05'26"	28.20'	N50°00'05"E
8	60.00'	261.80'	250°00'00"	98.30'	N18°27'12"W
9	143.93'	70.06'	027°53'32"	69.37'	N51°49'16"W
10	193.93'	94.41'	027°53'32"	93.48'	S51°49'16"E
11	199.84'	66.20'	023°43'51"	65.73'	N77°37'58"W
12	209.84'	86.91'	023°43'51"	86.29'	S77°37'58"E
13	230.18'	175.93'	043°47'46"	171.68'	N67°36'01"W
14	180.18'	137.71'	043°47'46"	134.38'	S67°36'01"E
15	559.60'	54.38'	005°34'03"	54.35'	N42°55'06"W
16	509.60'	49.52'	005°34'03"	49.50'	S42°55'06"E
17	60.00'	261.80'	250°00'00"	98.30'	N84°51'55"E

LEGAL DESCRIPTION  
ENSENADA SUBDIVISION  
BLOCK 1

A PARCEL OF LAND LYING IN THE EAST 1/2 LOT 2 FRAC. NE 1/4, 10.261 ACRES ±, IN THE WEST 1/2 LOT 2 FRAC. NE 1/4, 10.119 ACRES ±, IN THE EAST 1/2 LOT 1 FRAC. NE 1/4, 17.523 ACRES ±, IN THE WEST 1/2 LOT 1 FRAC. NE 1/4, 18.569 ACRES ± OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2715.69 FEET SOUTH AND 1320.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 6 (ARKANSAS STATE PLANE COORDINATES OF NORTH 735,520,928 FEET AND EAST 1,711,139,920 FEET); THENCE, S 40°43'56" E 899.10 FEET; THENCE, 327.63 FEET ALONG THE ARC OF A 417.26 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 18°14'18" E 319.27 FEET; THENCE, N 59°15'35" W 688.69 FEET; THENCE, S 67°30'00" W 237.48 FEET; THENCE, S 12°30'00" W 188.35 FEET; THENCE, S 48°15'24" W 223.99 FEET; THENCE, S 64°38'53" W 85.54 FEET; THENCE, N 21°51'00" W 141.31 FEET; THENCE, N 33°54'02" W 62.52 FEET; THENCE, N 35°17'26" W 39.27 FEET; THENCE, N 31°36'56" W 56.49 FEET; THENCE, N 24°05'20" W 89.60 FEET; THENCE, N 22°00'44" W 74.35 FEET; THENCE, N 13°15'15" W 32.36 FEET; THENCE, N 24°36'17" W 55.87 FEET; THENCE, N 34°54'24" W 49.79 FEET; THENCE, N 20°13'53" W 32.73 FEET; THENCE, N 06°37'04" W 69.82 FEET; THENCE, N 04°02'38" E 70.75 FEET; THENCE, N 21°09'10" E 20.32 FEET; THENCE, N 83°29'50" E 92.60 FEET; THENCE, N 70°00'13" E 61.62 FEET; THENCE, S 80°00'44" E 40.99 FEET; THENCE, S 33°57'07" E 62.11 FEET; THENCE, S 69°18'55" E 90.44 FEET; THENCE, S 80°27'05" E 62.49 FEET; THENCE, N 19°31'39" W 35.32 FEET; THENCE, N 58°50'12" W 55.43 FEET; THENCE, N 54°32'29" W 44.14 FEET; THENCE, N 12°13'38" W 97.01 FEET; THENCE, N 44°00'00" E 213.90 FEET; THENCE, N 62°00'00" E 109.43 FEET; THENCE, N 75°00'00" E 166.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.472 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 12<sup>TH</sup> DAY OF FEBRUARY, 1996, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

*Johnny R. Tweedle*  
JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

*Ad dress Copy*

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED	APPROVED		
RECORD PLAT				SCALE: 1"=100'			
ENSENADA SUBDIVISION				DRAWN: WRS DATE: 1/96			
BLOCK 1				CHECKED: DATE:			
				APPROVED: DATE:			
				FILE NO: 4-116-SD			
				DWG. NO: 4-116-(12)-2449			
HOT SPRINGS VILLAGE, ARKANSAS				JOB NO: 116-1			
SHEET 1 OF 1				FILED			
REGISTERED STATE OF ARKANSAS NO. 1203 JOHNNY R. TWEEDLE LAND SURVEYOR				Cooper Communities Inc. ENGINEERING DIVISION 1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714			