NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN NE 1/4 SW 1/4 CONNECTION WITH THE REPLAT AND ALL PROPERTY REFLECTED THEREON SECTION 3 COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN T-1-S, R-18-W 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 LOT 1 0.277 AC. TOTAL AREA COMPANY, INC.) HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT LOT 2 0.277 AC. CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS LOT 3 0.289 AC. A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS J LOT 4 0.241 AC. THROUGH 5, FENIX SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS COMMON PROPERTIES LOT 5 0.236 AC. WHICH PLAT WAS THERE RECORDED ON THE 19th DAY OF DECEMBER, 1985, RESERVED PROPERTIES 51.236 AC. <u>+</u> Cubel LOT 6 0.240 AC. STREET AREA IN DEED BOOK 278 AT PAGE 670 AND HEREBY REPLATS SAID LAND SUBJECT 10.316 AC. LOT 7 0.276 AC. 94.019 AC. + TO THE FOLLOWING PROVISIONS: Subdivision LOT 8 0.237 AC. LOT 9 0.238 AC. LOT 10 0.290 AC. 1. DEVELOPER IS THE OWNER OF BLOCKS 1 THROUGH 5, FENIX LENGTH OF RECORDED STREETS 75' RIGHT-OF-WAY 3370 LINEAL FEET + SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND √LOT 11 0.253 AC. 50' RIGHT-OF-WAY 3811 LINEAL FEET ± HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF INDICATING THE LOT 12 0.226 AC. 100 YEAR FLOOD PLAIN; REDUCING THE NUMBER OF BLOCKS IN SAID 40' RIGHT-OF-WAY 175 LINEAL FEET ± LOT 13 0.305 AC. SUBDIVISION FROM 5 TO 4; REDUCING THE NUMBER OF LOTS IN SAID LOT 14 0.291 AC. SUBDIVISION FROM 64 TO 53; REARRANGING THE LOTS WITHIN SAID LOT 15 0.377 AC. SUBDIVISION; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA; LOT 16 0.266 AC. SW 1/4 SE 1/4 INCREASING THE TOTAL ACREAGE OF THE COMMON PROPERTIES, AND LOT 17 0.241 AC. RELOCATING CERTAIN UTILITY AND DRAINAGE EASEMENTS. LOT 18 0.289 AC. SECTION 3 LOT 19 0.257 AC. 2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, DEVELOPER LOT 20 0.307 AC. JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A T-1-5, R-18-W TOTAL 5.413 AC. NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY COMMON PROPERTIES 4.490 AC. N86°49'13"E ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, LOT 1 0.220 AC. LOT 2 0.220 AC. WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS LOT 3 0.220 AC. HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LOT 4 0.220 AC. LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE LOT 5 0.227 AC. FENIX WAY DECLARATIONS AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING LOT 6 0.244 AC. FILED FOR RECORD ON THE 19TH DAY OF DECEMBER, 1985, IN RECORD 0.318 AC. BOOK 278 AT PAGE 668, ET SEQ. THE DECLARATION AFORESAID AND LOT 8 0.316 AC. SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLATS Binefar LOT 1 0.388 AC LOT 2 0.278 AC. THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED 0.237 AC. LOT 3 TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS LOT 4 0.242 AC. OF THE LOTS REFLECTED UPON SAID REPLAT AS WELL AS THE OWNERS LOT 5 0.238 AC LOT 6 0.267 AC. OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DELCARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR 0.356 AC LOT 8 0.270 AC. USE TO THE GENERAL PUBLIC. LOT 9 0.254 AC. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT LOT 10 0.316 AC. A PART OF THE REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY LOT 11 0.315 AC COMMON PROPERTIES LOT 12 0.318 AC. THE DEVELOPER RESERVED THEREFROM. LANDFILL LOT 13 0.343 AC. LOT 14 0.640 AC. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE LOT 15 0.966 AC. LOT 16 0.316 AC. IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES. LOT 17 - 0.285 AC. LOT 18 0.385 AC. TOTAL 6.414 AC. 6. ALL LOTS REFLECTED UPON THE REPLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT -100 YEAR BLOCK 4 AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS FLOODPLAIN LOT 1 0.404 AC. LOT 2 0.334 AC. LOT 3 0.544 AC. LOT 4 0.418 AC. RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE Ecuestre DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS Subdivision THAN 1000 SQUARE FEET. LOT 5 0.384 AC. LOT 6 0.374 AC. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF LOT 7 0.441 AC. THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE TOTAL 2.899 AC. DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS. 8. SETBACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE SE 1/4 SW 1/4 DECLARATION AFORESAID. 100 YEAR 9. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT ARE FLOODPLAIN DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS 1-5,\_R-18-W 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. 10. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE COMMON PROPERTIES LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS , 0.659 AC. REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION. SE 1/4 SE 1/4 SECTION 3 11. 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 T-1-5, R-18-W ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR RESERVED PROPERTIES DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, 51.236 AC. 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 S88°26'51°₩ 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 RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR NE 1/4 NW 1/4 PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN. SECTION 10 NE 1/4 NE 1/4 DATED THIS 8 DAY OF Nov., 1938. T-1-S, R-18-W SECTION 10 COOPER COMMUNITIES, INC. T-1-5, R-18-W SW CORNER SECTION 3 T-I-S, R-18-W ARKANSAS STATE PLANE COORDINATES: NORTH = 728.366.64 EAST = 1,721,402.78 FENIX SUBDIVISION A = 621.07 3729.58 A=621.07 Δ=06°12'38" T=310.84 C=620.77 B=S86°53'41°W BLOCKS 1 THRU 4 LEGAL DESCRIPTION \$90°00'00°W DESOTO BL VD. A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (33.755 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (0.028 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (33.930 ACRES  $\pm$ ) OF SECTION 3; IN THE NW 1/4 OF THE NE 1/4 (14.422 ACRES  $\pm$ ), IN THE NE 1/4 OF THE NW 1/4 (11.884 ACRES ±) OF SECTION 10, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 318.36 FEET NORTH AND 1507.22 FEET EAST OF oper THE SOUTHWEST CORNER OF SAID SECTION 3 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,366.64 FEET AND EAST 1,721,402.78 FEET); LEGEND THENCE, N 14° 37' 15" W 118.85 FEET; THENCE, N 01° 35' 28" W 720.28 FEET; LAND SURVEYOR'S CERTIFICATION THENCE, N 86° 49' 13" E 90.14 FEET; THENCE, N 09° 16' 21" E 150.84 FEET THENCE, S 84° 53 52" E 129.54 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 7 DAY OF Nov., 1982, BOUNDARY OF SUBDIVISION OF A CURVE TO THE LEFT 290.18 FEET, SAID CURVE HAVING A RADIUS OF 512.59 - LAND LINES OF SECTIONS FEET AND A DELTA ANGLE OF 32° 26' 08"; THENCE, N 62° 40' 00" E 60.89 FEET; AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY. THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF II"X17" IS I" = 300' ---- BUILDING SETBACK LINE CERTIFICATE OF FINAL APPROVAL THENCE, N 33° 20' 00" W 60.92 FEET; THENCE, N 56° 40' 00" E 197.61 FEET; THENCE, S 62° 30' 29" E 580.56 FEET; THENCE, N 81° 43' 19" E 493.14 FEET; THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE \_\_\_\_\_ UTILITY AND DRAINAGE EASEMENT PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN THENCE, S 57° 49 06" E 379.27 FEET; THENCE, S 32° 10' 51" W 242.21 FEET; PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE, ALL THE THENCE, S 53° 17' 50" E 68.60 FEET; THENCE, S 00° 00' 00" E 63.00 FEET; THERET), WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE CONTOUR LINES, THESE LINES SHOW THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY THENCE, S 61° 03° 11" E 258.27 FEET; THENCE, S 23° 29' 08" E 524.44 FEET; GENERAL SHAPE OF THE LAND AS DETERMINED ACCURATY OF SAID SURVEY AND MAP. ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND DATE **B**Y BY DATE BY DATE REVISION DESCRIPTION THENCE, S 34° 00' 00" W 207.42 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC FROM AERIAL PHOTOGRAMMETRY. THESE LINES REGULATIONS. CHECKED APPROVED OF A CURVE TO THE RIGHT 376.13 FEET, SAID CURVE HAVING A RADIUS OF 435.05 ARE INCLUDED ON THE PLAT TO PROVIDE FEET AND A DELTA ANGLE OF 49° 32' 08"; THENCE, S 13° 57' 17" W 270.09 FEET; RECORD REPLAT SCALE: |" = 100" GENERALIZED INFORMATION ONLY AND SHOULD THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 296.99 FEET, NOT BE USED FOR DETAILED INFORMATION SAID CURVE HAVING A RADIUS OF 1065.42 FEET AND A DELTA ANGLE OF 15° 58' 18"; STATE OF DATE OF EXECUTION WITHOUT FIELD CONFIRMATION. FENIX SUBDIVISION DRAWN: TA DATE: 10/85 ARKANSAS THENCE, S 90° 00' 00" W 143.15 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC CONTOUR INTERVAL FIVE FEET. NO.691 OF A CURVE TO THE LEFT 621.07 FEET, SAID CURVE HAVING A RADIUS OF 5729.58 CHECKED: WRS DATE: 9/88 FEET AND A DELTA ANGLE OF 06° 12' 38; THENCE, S 83° 47' 22" W 1023.60 FEET; 100 YEAR FLOODPLAIN THENCE, N 09° 06' 07" W 1001.98 FEET TO THE POINT OF BEGINNING, CONTAINING BLOCKS 1 THRU 4 INCLUSIVE APPROVED H DATE: 11-7-88 SEE NOTE 10 . 94.019 ACRES, MORE OR LESS. FILE NO: 4-116-50 BOUNDARY OF LANDFILL HOT SPRINGS VILLAGE, ARKANSAS DWG. NO: 4-116-(12)-220 COOPER CONSULTANTS C.P. COMMON PROPERTIES JOB FILED SHEET 1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

5 LOTS