

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:

1. 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.
2. 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 NO MANNER BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. 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.
4. 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.
5. 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.

6. 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 1,000 SQUARE FEET.
7. 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 SUBMITTED 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VII OF THE DECLARATION AFORESAID.
8. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN ONE FOOT ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS 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 FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.
9. DEVELOPER, ITS SUCCESSOR AND ASSIGNS, HEREBY RESERVES A PERPETUAL 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, DRAINAGE, FAVING, BRIDGES, CULVERTS, RAMPS 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 HERETOFORE 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 ALTERING AND RELOCATING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 8 DAY OF 02, 1982.

COOPER COMMUNITIES, INC.

BY John A. Cooper, Jr.
PRESIDENT

BLOCK 5			BLOCK 6		
LOT 1	0.358 AC.	LOT 20	0.276 AC.	LOT 1	0.448 AC.
LOT 2	0.334 AC.	LOT 21	0.309 AC.	LOT 2	0.283 AC.
LOT 3	0.557 AC.	LOT 22	0.329 AC.	LOT 3	0.386 AC.
LOT 4	0.470 AC.	LOT 23	0.256 AC.	LOT 4	0.353 AC.
LOT 5	0.316 AC.	LOT 24	0.250 AC.	LOT 5	0.494 AC.
LOT 6	0.312 AC.	LOT 25	0.271 AC.	LOT 6	0.455 AC.
LOT 7	0.304 AC.	LOT 26	0.268 AC.	LOT 7	0.533 AC.
LOT 8	0.305 AC.	LOT 27	0.292 AC.	LOT 8	0.409 AC.
LOT 9	0.261 AC.	LOT 28	0.298 AC.	LOT 9	0.342 AC.
LOT 10	0.244 AC.	LOT 29	0.269 AC.	LOT 10	0.426 AC.
LOT 11	0.249 AC.	LOT 30	0.428 AC.	LOT 11	0.386 AC.
LOT 12	0.246 AC.	LOT 31	0.422 AC.	LOT 12	0.389 AC.
LOT 13	0.240 AC.	LOT 32	0.402 AC.	TOTAL	4.912 AC.
LOT 14	0.231 AC.	LOT 33	0.384 AC.		
LOT 15	0.234 AC.	LOT 34	0.391 AC.		
LOT 16	0.237 AC.	LOT 35	0.382 AC.		
LOT 17	0.233 AC.	LOT 36	0.365 AC.		
LOT 18	0.278 AC.	LOT 37	0.351 AC.		
LOT 19	0.340 AC.	TOTAL	11.950 AC.		

TOTAL AREA	
LOTTED AREA	16,862 AC.
COMMON PROPERTIES	29,952 AC.
TOTAL	46,814 AC.

LENGTH OF RECORDED STREETS	
40 FOOT RIGHT-OF-WAY	175 LINEAL FEET
50 FOOT RIGHT-OF-WAY	2581 LINEAL FEET

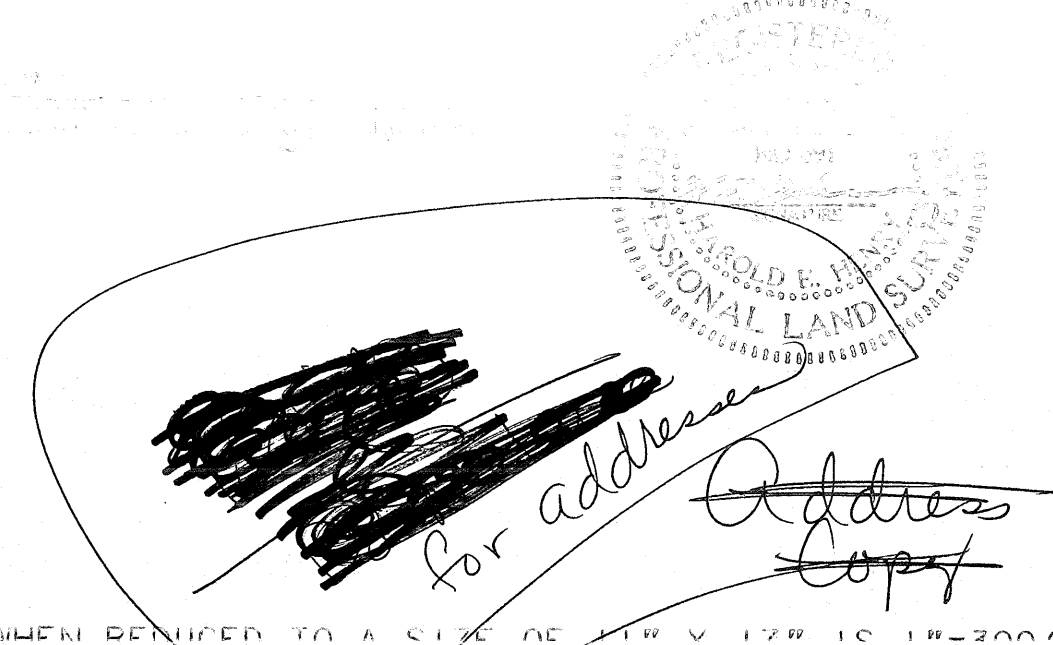
A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (24.541 ACRES), IN THE SW 1/4 OF THE SE 1/4 (11.401 ACRES) OF SECTION 3, IN THE NW 1/4 OF THE NE 1/4 (13.410 ACRES) 21, IN THE NE 1/4 OF THE NW 1/4 (10.586 ACRES) 21 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2077.04 FEET EAST AND 1315.87 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 3, (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,366.537 FEET AND EAST 1,721,402.780 FEET), THENCE S 33°20'00" E 101.98 FEET; THENCE SOUTHEASTWARD ALONG THE ARC OF A CURVE TO THE LEFT 184.58 FEET, SAID CURVE HAVING A RADIUS OF 466.39 FEET AND A DELTA ANGLE OF 22°40'00"; THENCE SOUTHEASTWARD ALONG THE ARC OF A CURVE TO THE RIGHT 227.68 FEET, SAID CURVE HAVING A RADIUS OF 483.16 FEET AND A DELTA ANGLE OF 27°00'00"; THENCE S 29°00'00" E 111.00 FEET; THENCE S 61°05'42" W 85.21 FEET; THENCE S 43°20'00" W 595.00 FEET; THENCE S 29°10'00" E 127.00 FEET; THENCE S 53°24'10" E 798.41 FEET; THENCE N 88°26'51" E 524.20 FEET; THENCE N 57°09'41" E 286.03 FEET; THENCE SOUTHEASTWARD ALONG THE ARC OF A CURVE TO THE RIGHT 423.15 FEET, SAID CURVE HAVING A RADIUS OF 380.05 FEET AND A DELTA ANGLE OF 68°20'44"; THENCE S 13°57'17" W 270.09 FEET; THENCE NORTHWESTWARD ALONG THE ARC OF A CURVE TO THE LEFT 221.98 FEET, SAID CURVE HAVING A RADIUS OF 1065.42 FEET AND A DELTA ANGLE OF 11°55'15"; THENCE S 90°00'00" W 143.15 FEET; THENCE SOUTHEASTWARD ALONG THE ARC OF A CURVE TO THE LEFT 631.07 FEET, SAID CURVE HAVING A RADIUS OF 5729.58 FEET AND A DELTA ANGLE OF 68°12'58"; THENCE S 83°47'22" W 954.36 FEET; THENCE N 00°35'24" E 343.96 FEET; THENCE N 28°50'48" W 301.81 FEET; THENCE N 88°00'27" W 35.72 FEET; THENCE N 09°06'07" W 372.10 FEET; THENCE N 14°57'15" W 118.85 FEET; THENCE N 01°35'28" W 720.28 FEET; THENCE N 80°49'13" E 90.14 FEET; THENCE N 09°18'21" E 75.64 FEET; THENCE S 84°53'52" E 135.01 FEET; THENCE NORTHWESTWARD ALONG THE ARC OF A CURVE TO THE LEFT 332.04 FEET, SAID CURVE HAVING A RADIUS OF 587.59 FEET AND A DELTA ANGLE OF 32°28'00"; THENCE N 62°40'00" E 68.78 FEET TO THE POINT OF BEGINNING, CONTAINING 49,938 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 22 DAY OF 02, 1982, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.



THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF 11" X 17" IS 1"=300'

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.
.....	COMMON PROPERTIES
.....	RESERVED PROPERTIES
.....	100 YEAR FLOODPLAIN. SEE NOTE 9

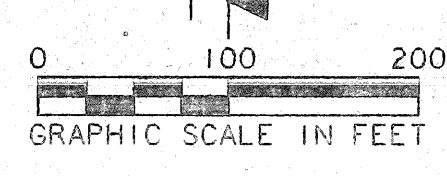
C.P.
R.P.

CURVE DATA				
CURVE NO.	RADIUS	ARC	DELTA	CHORD BEARING
1	587.59	332.64	052°26'08"	326.21' N 78°53'04" E
2	466.59	184.59	022°40'00"	183.30' S 44°40'00" E
3	483.16	277.68	027°00'00"	225.58' S 42°30'00" E
4	560.05	429.40	088°20'44"	404.48' S 20°15'06" E
5	1065.42	251.00	011°55'15"	221.58' N 88°01'53" W
6	5729.58	621.07	006°12'38"	620.77' S 86°53'41" W
7	130.26	77.85	032°15'18"	76.82' S 72°11'45" E
8	88.28	49.70	032°15'18"	49.05' S 72°11'45" E
9	89.12	39.83	033°00'51"	39.28' S 72°34'50" E
10	119.12	68.84	033°00'51"	67.69' S 72°34'50" E
11	2158.50	199.86	005°18'18"	199.79' N 88°15'56" E
12	2208.50	204.49	005°18'18"	204.41' N 88°15'56" E
13	141.30	69.96	028°20'51"	68.24' N 71°26'21" E
14	191.39	94.69	028°20'51"	93.73' N 71°26'21" E
15	154.29	69.37	025°45'33"	68.78' N 70°08'42" E
16	104.29	46.89	025°45'33"	46.49' N 70°08'42" E
17	328.25	185.31	032°18'24"	182.86' N 20°11'45" W
18	378.25	215.20	032°18'24"	210.69' N 20°11'45" W
19	60.00	261.80	250°00'00"	93.30' N 53°36'03" E

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 _____
TITLE _____
SALINE COUNTY PLANNING BOARD



REVISION DESCRIPTION		BY	DATE	BY	DATE
RECORD PLAT					
FENIX SUBDIVISION					
BLOCKS 5 AND 6					
HOT SPRINGS VILLAGE, ARKANSAS					
COOPER CONSULTANTS					
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714					
DRAWN: WRS DATE: 11/89					
CHECKED: JDF DATE: 12/89					
APPROVED: [Signature] DATE: 12-9-89					
FILE NO. 4-116-50					
DWG NO. 4-116-1121-2284					
JOB NO. _____					
SHEET _____					
OF _____					