[illegible]

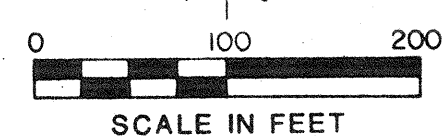
James F. Gore
JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

BLOCK 3

LENGTH OF RECORDED STREETS			
75' R/W	2,402	LINEAL FEET	+
50' R/W	5,679	LINEAL FEET	+
40' R/W	731	LINEAL FEET	+
TOTAL	8,812	LINEAL FEET	+

BLOCK 4

PEPTIDES 10,676 AC. +
A 11,325 AC. +
58,995 AC. +



_____ BOUNDARY OF SUBDIVISION
 _____ LAND LINES OF SECTIONS
 - - - - - BUILDING SETBACK LINE
 _____ UTILITY EASEMENT

COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER), HERETOFTER 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:

55.45	S 37°47'27"E
30.37	S 04°27'12"W
42.65	S 59°39'51"E
29.83	S 08°24'06"E
74.27	S 00°13'05"E
58.42	S 06°34'35"E
35.36	S 48°25'30"E

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 NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE COMMON USE AND ENJOYMENT AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTIES COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
5. 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. A 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 LARGER LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
7. THE PROPERTY LINE ALONG THE LAKE IS A MEASURE LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 536 M.C.G.L. $\pm 0.5'$, AS DETERMINED FROM BENCH MARK 8103, U.S.C. & G.S., 1955.
8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE SUCH ROAD, STREETS OR WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE HIGHEST LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
9. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO THE CONSTRUCTION OF STRUCTURES UPON THE LOTS REFLECTED THEREON. HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
10. 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 THE EXCLUSION OF ALL OTHERS EXCEPT THOSE OWNERS THEREOF AS SET OUT IN ARTICLE VII OF THE DECLARATION AFORESAID.
11. COOPER COMMUNITIES, INC., 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 MAY DETERMINE TO BE 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVED PROPERTIES THEREFROM BEING LOCATED UPON THE COMMON PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DEDICATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ABANDONING AND RELEASING THE PRIVILEGE, EASEMENT AND RIGHTS RESERVED HEREIN.

COOPER COMMUNITIES, INC.
BY John R. Cooper Jr
PRESIDENT, DEVELOPER

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT HAS 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 _____

TITLE _____
SALINE COUNTY PLANNING BOARD

Address
copy

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

