

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 MERGER, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED HERKHOFF 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 FOURTH DAY OF MARCH, 1998, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY WHOSE ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AN EX-OFFICIO DECLARATION IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 155, AT PAGE 111 ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A DECLARATION OF COVENANTS AND RESTRICTIONS, HEREINAFTER REFERRED TO AS DECLARATION, WHICH DECLARATION IS REFLECTED UPON THE PLAT WITHIN THE BOUNDARIES OF THE PLAT. THE AFORESAID DECLARATION IS IN ITS ENTIRETY REFERRED TO AS A PART OF THIS PLAT. THE DECLARATION OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT HEREIN AND ALL PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED ON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED ON THE PLAT AND AS SUCH, ALL OF THE PROPERTIES AS SHOWN HEREIN IN THE DECLARATION AFORESAID SHALL IN NOWISE BE CONSIDERED AS BEING A PART OF THE GENERAL PUBLIC.
- UTILITY AND DRAINAGE EASEMENTS ARE REQUIRED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID WHICH EASEMENTS ARE SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT IN THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 1 OF THE DECLARATION AFORESAID WHICH COVENANTS ARE EXHIBIT A OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED BY THE PLAT AS PROTECTIVE SCREENING AREAS.
- SET BACK LINES AS INDICATED ON THE PLAT SHALL BE MAINTAINED AND CONSTRUCTION OF A STRUCTURE SHALL BE LIMITED TO THE SET BACK SUBJECT, HOWEVER, TO THE REQUIREMENTS 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.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED ON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID, MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXTENSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND INTERESTS THEREIN ARE AS SET OUT IN ARTICLE VII OF THE DECLARATION AFORESAID.
- DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY PRESERVES A PERPETUAL EASEMENT, PRIVILEGE AND RIGHT IN, TO, FROM, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR AND ACROSS THE COMMON PROPERTIES MAINTAINING SUCH ROAD, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, TUNNELS, RAMP, AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROAD, STREETS OR HIGHWAYS. THE WIDTH AND LOCATION OF THE RIGHT-OF-WAY FOR SUCH ROAD, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WHO, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS REASONABLE EFFORTS TO AVOID ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREAFTER BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND FULL RIGHT AND POWER OF DESIGNATING SUCH ROAD, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALLOCATING AND REVENUE THEREFROM, INCLUDING EASEMENTS AND RIGHTS REFERRED HEREIN.

DATED THIS 11th DAY OF APRIL, 1998

COOPER COMMUNITIES, INC.

BY SP. VICE PRESIDENT

PROMESA SUBDIVISION

SW 1/4 SW 1/4 SEC. 13
T-1-S, R-18-W

CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
1	138.72'	91.25'	89.61'	S02°32'41"E
2	88.72'	52.38'	51.62'	S04°28'34"E
3	92.31'	57.21'	56.30'	S03°38'05"E
4	142.31'	102.15'	99.97'	S00°49'32"E
5	236.25'	118.93'	117.67'	S44°16'06"W
6	286.25'	144.10'	142.58'	S44°16'06"W
7	240.29'	135.62'	133.83'	S42°31'12"W
8	190.29'	107.40'	105.98'	S42°31'12"W
9	70.36'	218.90'	140.71'	S62°46'19"E
10	20.36'	63.35'	40.72'	S62°46'19"E
11	278.12'	161.50'	159.24'	N11°28'13"E
12	228.12'	100.43'	99.62'	N15°29'35"E
13	78.61'	105.13'	97.47'	N49°39'03"E
14	28.61'	38.27'	35.48'	S49°39'03"W
15	443.26'	839.82'	719.73'	N65°37'00"E
16	493.26'	934.55'	800.91'	S65°37'00"W
17	295.78'	441.48'	401.62'	N17°20'46"W
18	345.78'	516.10'	469.51'	S17°20'46"E
19	60.00'	261.80'	98.30'	N29°35'11"W
20	92.21'	154.64'	137.14'	S17°20'46"E
21	142.21'	212.27'	193.10'	S17°20'46"E
22	103.09'	147.51'	135.25'	S73°46'08"W
23	153.09'	219.06'	200.84'	S73°46'08"W
24	1611.14'	1070.07'	1050.51'	N18°13'08"E
25	2591.61'	630.07'	629.12'	S68°49'30"E
26	6063.02'	234.55'	234.54'	S60°44'42"E
27	6033.02'	171.32'	171.31'	S58°32'18"E
28	2138.65'	303.04'	302.79'	S28°27'12"W

C.P.

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

BALBOA BAPTIST CHURCH

OUTPARCEL

DESOTO BLVD.

NE 1/4 SW 1/4 SEC. 13
T-1-S, R-18-W

SE 1/4 SW 1/4 SEC. 13
T-1-S, R-18-W

COOPER COMMUNITIES, INC.

CERTIFICATE OF FINAL APPROVAL
PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN 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 11/2/1998
BY [Signature]
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION
HERRADURA SUBDIVISION
BLOCK 1

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (21.377 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (17.164 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (10.140 ACRES ±), IN THE SW 1/4 OF THE SW 1/4 (3.636 ACRES ±) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 453.01 FEET NORTH AND 3457.86 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 13 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.679 FEET); THENCE, S 89°32'43" W 122.73 FEET; THENCE, N 88°28'21" W 176.17 FEET; THENCE, N 29°17'54" W 410.26 FEET; THENCE, N 87°50'58" W 367.77 FEET; THENCE, 1070.07 FEET ALONG THE ARC OF A 1,611.14 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 18°13'08" E 1050.51 FEET; THENCE, N 37°14'45" E 279.61 FEET; THENCE, 630.67 FEET ALONG THE ARC OF A 2,591.61 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 68°49'30" E 629.12 FEET; THENCE, 234.55 FEET ALONG THE ARC OF A 6,063.02 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 60°44'42" E 234.54 FEET; THENCE, S 14°33'56" E 42.48 FEET; THENCE, 171.32 FEET ALONG THE ARC OF A 6,033.02 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 58°32'18" E 171.31 FEET; THENCE, S 32°30'45" W 294.54 FEET; THENCE, 303.04 FEET ALONG THE ARC OF A 2,138.65 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 28°27'12" W 302.79 FEET; THENCE, S 24°23'38" W 668.43 FEET TO THE POINT OF BEGINNING, CONTAINING, 32.517 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 8th DAY OF NOVEMBER, 1998, 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

BLOCK 1	
LOT 1	0.489 AC.
LOT 2	0.375 AC.
LOT 3	0.355 AC.
LOT 4	0.394 AC.
LOT 5	0.630 AC.
LOT 6	0.549 AC.
LOT 7	0.496 AC.
LOT 8	0.436 AC.
LOT 9	0.434 AC.
LOT 10	0.437 AC.
LOT 11	0.482 AC.
LOT 12	0.385 AC.
LOT 13	0.427 AC.
LOT 14	0.447 AC.
LOT 15	0.488 AC.
LOT 16	0.493 AC.
LOT 17	0.441 AC.
LOT 18	0.419 AC.
LOT 19	0.446 AC.
LOT 20	0.419 AC.
LOT 21	0.383 AC.
LOT 22	0.595 AC.
LOT 23	0.404 AC.
LOT 24	0.357 AC.
LOT 25	0.372 AC.
LOT 26	0.385 AC.
LOT 27	0.415 AC.
LOT 28	0.411 AC.
LOT 29	0.622 AC.
LOT 30	0.370 AC.
LOT 31	0.318 AC.
LOT 32	0.340 AC.
LOT 33	0.397 AC.
LOT 34	0.455 AC.
LOT 35	0.408 AC.
LOT 36	0.487 AC.
TOTAL	15.541 AC.

TOTAL AREA	
LOTTED AREA	15.541 AC.
COMMON PROPERTIES	10.933 AC.
STREETS	5.843 AC.
TOTAL	32.317 AC.

LENGTH OF RECORDED STREETS
40 FOOT RIGHT-OF-WAY 175 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY 4950 LINEAL FEET ±

GRAPHIC SCALE IN FEET
0 100 200

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION
1			RECORD PLAT
HERRADURA SUBDIVISION BLOCK 1			
HOT SPRINGS VILLAGE, ARKANSAS			
COOPER COMMUNITIES, INC.			
ENGINEERING DIVISION			
1801 FOREST HILLS BLVD., BELLA VISTA, ARKANSAS 72714			
BY DATE		BY DATE	
CHECKED		APPROVED	
SCALE: 1"=100'			
DRAWN: WRS		DATE: 9/95	
CHECKED: DATE:		APPROVED: DATE:	
FILE NO: 4-116-50			
DWG. NO: 4-116-(12)-2434			
SHEET		JOB	
1 OF 1		NO. IN:	