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 APOFESAID FILED FOR RECORD ON MARCH 30TH, 1972 AND THE DECLARATION APOFESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION APOFESAID 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 APOFESAID 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 PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

4. 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 APOFESAID OR SUBSEQUENTLY BROUGHT UNDER THE DECLARATION APOFESAID, SUBJECT HOWEVER TO THE RIGHTS OF THE OWNERS OF THE GENERAL PUBLIC AND THE UTILITY EASEMENTS AND PRIVILEGES THERETO AS SET FORTH IN ARTICLE VIII OF THE DECLARATION APOFESAID.

5. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY CONVEYED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION APOFESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

6. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOT LINES ARE SUBJECT TO A SEVEN FOOT UTILITY AND DRAINAGE EASEMENT IN THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF THIS PARAGRAPH IN OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION APOFESAID AS TO ALL AREAS IN OTHER WORDS THE PLAT AS PROTECTIVE SCREENING AREAS.

8. 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 APOFESAID.

9. 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 APOFESAID. 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 GOLF FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.

10. 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 FLOODPLAIN 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 APOFESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

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 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 ACTS 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 THEREFORE BEEN LOCATED IN OR THE PROPERTY HEREUNDER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES SUBJECT TO THE SAME RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALTERING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 3rd DAY OF December, 1996.

COOPER COMMUNITIES, INC.

BY _____
SR. VICE PRESIDENT

CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	505.13'	148.93'	016°53'31"	48.38'	N84°06'10"E
2	555.13'	170.65'	017°36'14"	80.98'	S83°45'37"W
3	582.77'	264.98'	026°03'07"	262.71'	N59°31'22"E
4	532.77'	242.25'	026°03'07"	240.17'	S59°31'22"W
5	540.92'	259.66'	027°30'13"	257.17'	N30°45'24"E
6	490.92'	235.66'	027°30'13"	233.40'	S30°45'24"W
7	159.61'	156.31'	056°06'38"	50.13'	N45°03'36"E
8	209.61'	205.27'	056°06'38"	97.17'	S45°03'36"W
9	449.37'	148.46'	018°55'12"	47.78'	N22°12'43"W
10	399.37'	131.94'	018°55'12"	51.35'	S22°12'43"E
18	72.31'	77.48'	061°23'23"	73.82'	N48°08'47"W
19	22.31'	23.90'	061°23'23"	22.78'	N48°08'47"W
20	1353.98'	129.67'	005°29'14"	129.62'	N76°05'51"W
21	1403.98'	134.46'	005°29'14"	134.41'	N76°05'51"W
22	150.66'	149.09'	056°41'53"	143.08'	S78°17'49"W
23	100.00'	99.01'	056°41'53"	[illegible]	S78°17'49"W
24	1451.45'	134.04'	005°17'28"	133.99'	N42°41'51"E
25	1401.45'	129.42'	005°17'28"	129.37'	S42°41'51"E
26	1055.22'	659.99'	035°50'08"	649.28'	S57°58'11"E
27	1005.22'	628.71'	035°50'08"	618.52'	N57°58'11"W
28	465.35'	328.87'	040°29'32"	322.07'	N83°51'59"E
29	415.35'	293.54'	040°29'32"	287.46'	S83°51'59"W
30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
31	495.44'	159.97'	018°29'59"	159.27'	N72°52'12"E
32	920.79'	170.42'	010°30'05"	170.18'	S76°52'09"W
33	879.79'	161.25'	010°30'05"	161.03'	N76°52'09"E
34	209.42'	126.20'	034°31'42"	124.30'	S88°52'57"W
35	259.42'	156.33'	034°31'42"	155.98'	S88°52'57"W
36	113.58'	91.31'	046°03'47"	88.87'	N13°08'53"E
37	163.58'	131.51'	046°03'47"	128.00'	S13°08'53"W
38	222.23'	202.14'	052°06'56"	195.24'	S62°14'15"W
39	172.23'	156.66'	052°06'56"	151.32'	S62°14'15"W
40	86.32'	210.93'	140°00'47"	162.23'	N21°41'54"W
41	36.32'	88.75'	140°00'47"	68.26'	N21°41'54"W
42	105.88'	108.05'	031°44'26"	107.57'	N32°26'17"E
43	246.68'	136.65'	031°44'26"	134.91'	N32°26'17"E
44	149.01'	285.08'	109°36'43"	243.55'	N71°22'25"E
45	99.01'	189.42'	109°36'43"	161.85'	N71°22'25"E
46	63.80'	145.81'	130°56'46"	116.08'	S35°13'31"E
47	113.80'	260.08'	130°56'46"	207.06'	N35°13'31"W
48	995.74'	135.56'	007°41'07"	135.46'	N75°27'33"E
49	1045.74'	140.27'	007°41'07"	140.16'	S75°27'33"W
50	76.86'	67.75'	050°30'20"	65.58'	N46°21'49"E
51	126.86'	111.82'	050°30'20"	108.24'	S46°21'49"W
52	145.71'	224.21'	088°09'38"	202.74'	S89°25'23"E
53	195.71'	301.14'	088°09'38"	272.30'	N89°25'23"W
54	157.42'	87.81'	031°57'31"	86.67'	S28°31'45"W
55	207.42'	115.70'	031°57'31"	114.20'	S28°31'45"W
56	209.17'	95.03'	026°01'49"	94.21'	N86°52'06"W
57	259.17'	117.74'	026°01'49"	116.73'	N86°52'06"W
58	209.61'	84.03'	022°58'06"	83.46'	S61°37'52"W
59	240.92'	94.96'	010°03'30"	94.40'	N22°02'42"E
60	163.58'	65.52'	022°57'01"	65.08'	N01°35'30"E
61	6096.88'	411.95'	003°52'17"	411.87'	S41°45'08"E

BLOCK 1

LOT 1	0.298 AC.	
LOT 2	0.456 AC.	
LOT 3	0.397 AC.	
LOT 4	0.368 AC.	
LOT 5	0.368 AC.	
LOT 6	0.368 AC.	
LOT 7	0.325 AC.	
LOT 8	0.314 AC.	
LOT 9	0.331 AC.	
LOT 10	0.358 AC.	
LOT 11	0.327 AC.	
LOT 12	0.335 AC.	
LOT 13	0.335 AC.	
LOT 14	0.389 AC.	
LOT 15	0.687 AC.	
TOTAL	5.680 AC.	

BLOCK 2

LOT 1	0.489 AC.	
LOT 2	0.456 AC.	
LOT 3	0.415 AC.	
LOT 4	0.440 AC.	
LOT 5	0.416 AC.	
LOT 6	0.425 AC.	
LOT 7	0.452 AC.	
LOT 8	0.492 AC.	
LOT 9	0.544 AC.	
LOT 10	0.551 AC.	
LOT 11	0.540 AC.	
LOT 12	0.490 AC.	
LOT 13	0.595 AC.	
LOT 14	0.767 AC.	
TOTAL	6.816 AC.	

BLOCK 3

LOT 1	0.456 AC.
LOT 2	0.456 AC.
LOT 3	0.402 AC.
LOT 4	0.510 AC.
LOT 5	0.551 AC.
LOT 6	0.327 AC.
LOT 7	0.354 AC.
LOT 8	0.213 AC.
LOT 9	0.347 AC.
LOT 10	0.287 AC.
LOT 11	0.334 AC.
LOT 12	0.502 AC.
LOT 13	0.428 AC.
LOT 14	0.424 AC.
LOT 15	0.425 AC.
LOT 16	0.420 AC.
TOTAL	5.990 AC.

BLOCK 4

LOT 1	0.553 AC.
LOT 2	0.276 AC.
LOT 3	0.402 AC.
LOT 4	0.510 AC.
LOT 5	0.551 AC.
LOT 6	0.327 AC.
LOT 7	0.354 AC.
LOT 8	0.213 AC.
LOT 9	0.347 AC.
LOT 10	0.287 AC.
LOT 11	0.334 AC.
LOT 12	0.502 AC.
LOT 13	0.428 AC.
LOT 14	0.424 AC.
LOT 15	0.425 AC.
LOT 16	0.420 AC.
TOTAL	5.990 AC.

BLOCK 5

LOT 1	0.320 AC.
LOT 2	0.347 AC.
LOT 3	0.310 AC.
LOT 4	0.330 AC.
LOT 5	0.297 AC.
LOT 6	0.327 AC.
LOT 7	0.287 AC.
LOT 8	0.316 AC.
LOT 9	0.387 AC.
LOT 10	0.426 AC.
LOT 11	0.334 AC.
LOT 12	0.502 AC.
LOT 13	0.428 AC.
LOT 14	0.370 AC.
LOT 15	0.442 AC.
LOT 16	0.735 AC.
LOT 17	0.549 AC.
LOT 18	0.339 AC.
TOTAL	7.206 AC.

BLOCK 6

LOT 1	0.404 AC.
LOT 2	0.365 AC.
LOT 3	0.368 AC.
LOT 4	0.399 AC.
LOT 5	0.430 AC.
LOT 6	0.406 AC.
LOT 7	0.359 AC.
LOT 8	0.410 AC.
LOT 9	0.346 AC.
LOT 10	0.339 AC.
LOT 11	0.342 AC.
LOT 12	0.387 AC.
LOT 13	0.433 AC.
LOT 14	0.370 AC.
LOT 15	0.442 AC.
LOT 16	0.735 AC.
LOT 17	0.549 AC.
LOT 18	0.339 AC.
TOTAL	7.206 AC.

BLOCK 7

LOT 1	0.360 AC.
LOT 2	0.307 AC.
LOT 3	0.319 AC.
LOT 4	0.346 AC.
LOT 5	0.405 AC.
LOT 6	0.347 AC.
TOTAL	2.084 AC.

BLOCK 8

LOT 1	0.505 AC.
LOT 2	0.396 AC.
LOT 3	0.393 AC.
LOT 4	0.391 AC.
LOT 5	0.547 AC.
LOT 6	0.905 AC.
LOT 7	0.594 AC.
LOT 8	0.366 AC.
LOT 9	0.357 AC.
LOT 10	0.344 AC.
LOT 11	0.369 AC.
LOT 12	0.386 AC.
LOT 13	0.391 AC.
LOT 14	0.385 AC.
LOT 15	0.423 AC.
TOTAL	6.752 AC.

BLOCK 9

LOT 1	0.555 AC.
LOT 2	0.387 AC.
LOT 3	0.321 AC.
LOT 4	0.411 AC.
LOT 5	0.405 AC.
TOTAL	2.079 AC.

TOTAL AREA

LOTTED AREA	44.015 AC.
COMMON PROPERTIES	6.134 AC.
RESERVED PROPERTIES	0.804 AC.
STREETS	11.055 AC.
TOTAL	62.008 AC.

LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 983 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

BY _____

TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE _____ DAY OF _____, 19__, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

_____
JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

Address Copy

REV.	BY	DATE	REVISION

ISABELLA SUBDIVISION
PHASE I

Cooper Communities Inc.