

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

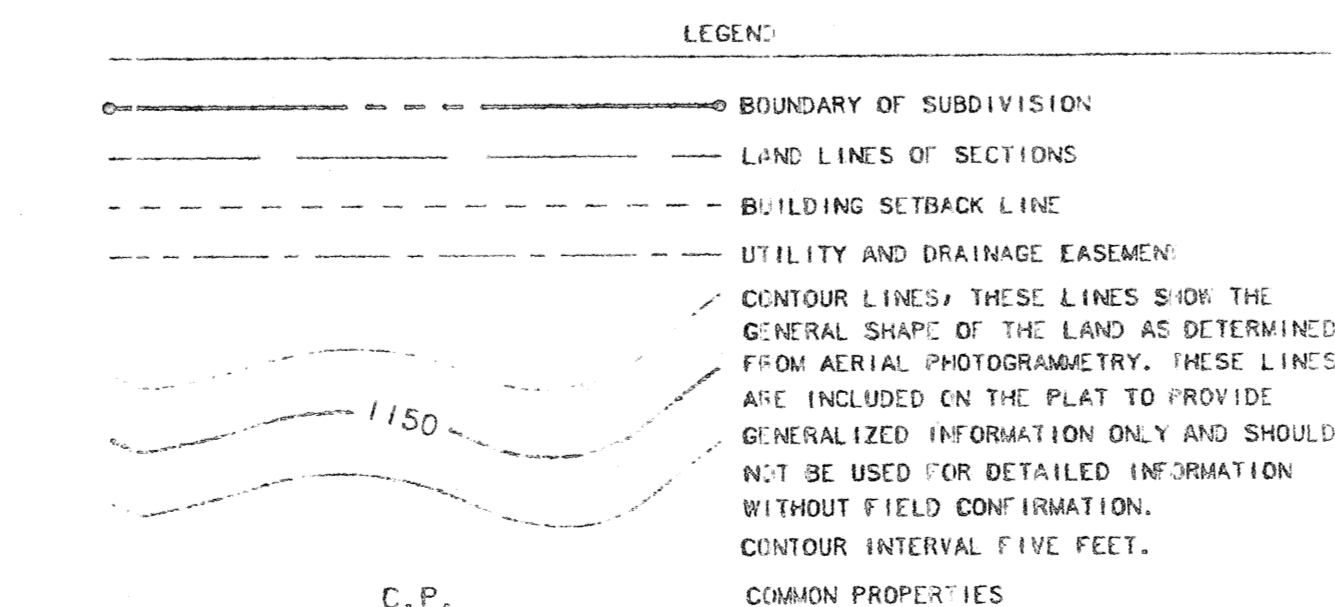
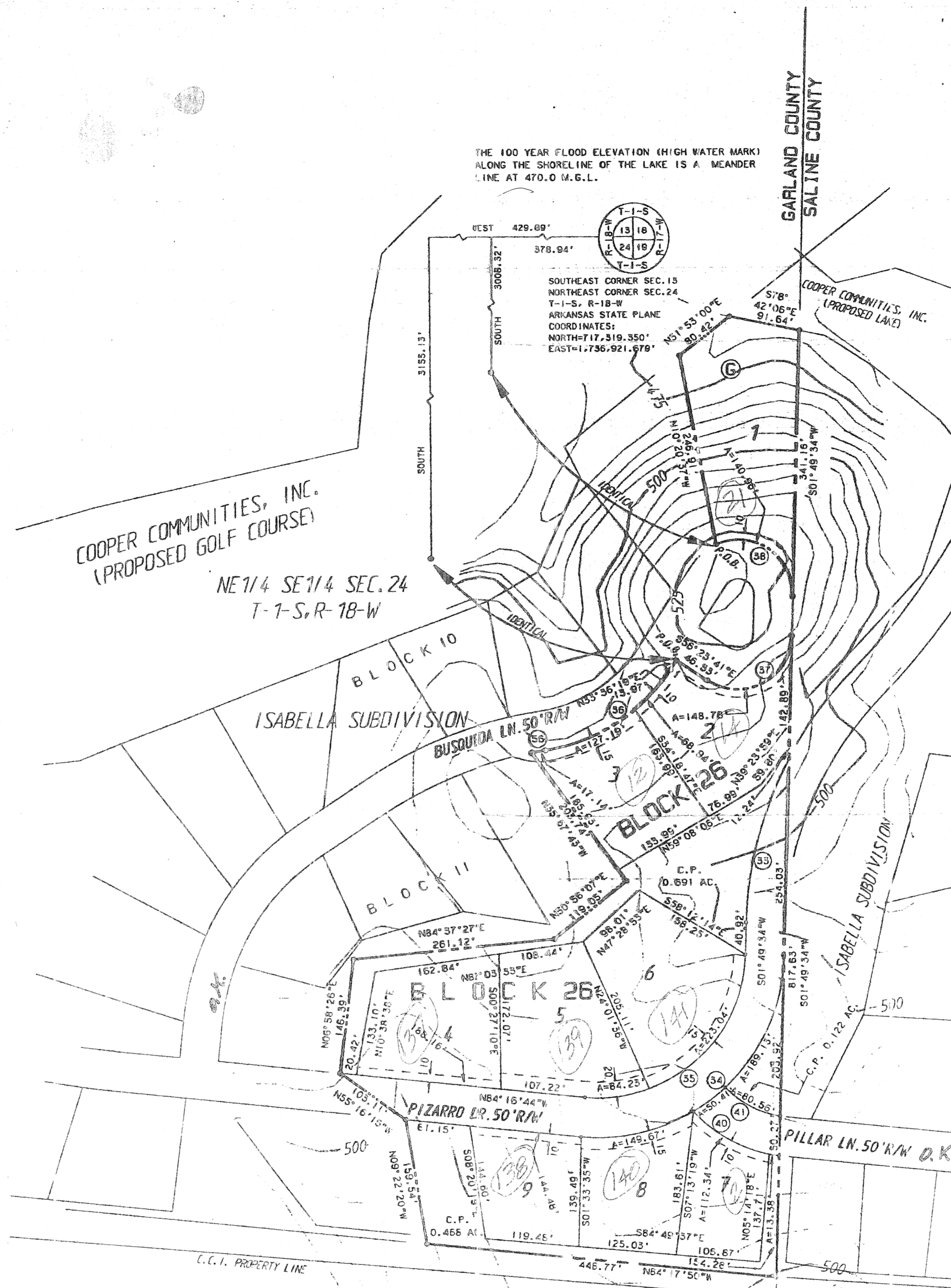
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT 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:

- AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, 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 GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 655, AT PAGE 369, 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 APRIL 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, 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.
- 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.
- 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 ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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.
- 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.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- 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.
- 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON GOLF FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE APPROXIMATELY ONE FOOT HIGHER THAN THE PROPOSED LAKE SPILLWAY ELEVATION OF 455.0 M.G.L. \pm 0.5'.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
- 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, GRADINGS, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, 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 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 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 24TH DAY OF NOVEMBER, 1997.

COOPER COMMUNITIES, INC.

BY James J. Haly
VICE PRESIDENT



C.P.

GOLF VIEW LOT, SEE NOTE.

0 100 200
GRAPHIC SCALE IN FEET

BLOCK 26
LOT 1 0.635 AC.
LOT 2 0.549 AC.
LOT 3 0.524 AC.
LOT 4 0.605 AC.
LOT 5 0.649 AC.
LOT 6 0.705 AC.
LOT 7 0.369 AC.
LOT 8 0.456 AC.
LOT 9 0.423 AC.
TOTAL 5.126 AC.

TOTAL AREA
LOTTED AREA 5.126 AC.
COMMON PROPERTIES 1.281 AC.
STREETS 1.040 AC.
TOTAL 7.447 AC.

LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 906 LINEAL FEET \pm

CURVE DATA		CHORD		CHORD BEARING	
CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
33	479.20'	220.86'	026°24'24"	218.91'	S15°01'46"W
34	237.50'	369.20'	093°53'42"	547.09'	N48°46'25"E
35	187.50'	307.26'	093°53'42"	274.02'	S48°46'25"W
36	233.82'	196.13'	048°03'36"	190.43'	N57°38'08"E
37	70.00'	148.78'	121°46'45"	122.32'	N62°42'57"E
38	70.00'	140.96'	115°22'40"	118.32'	N55°51'46"W
40	174.28'	125.72'	041°20'00"	123.02'	S62°31'35"E
41	124.28'	80.56'	037°08'25"	79.16'	S62°36'38"E
56	512.38'	17.14'	001°55'02"	17.14'	N80°42'25"E

LEGAL DESCRIPTION
ISABELLA SUBDIVISION
BLOCK 26

A PARCEL OF LAND LYING IN THE NE1/4 OF THE SE1/4 (0.636 ACRES \pm) OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 378.94 FEET WEST AND 3008.32 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 24 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,519.350 FEET AND EAST 1,736,921.679 FEET); THENCE, N 10°20'37" W 246.91 FEET; THENCE, N 51°53'00" E 80.42 FEET; THENCE, S 78°42'06" E 91.64 FEET; THENCE, S 01°49'34" W 341.16 FEET; THENCE, 140.96 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 55°51'46" W 118.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.636 ACRES MORE OR LESS.

TOGETHER WITH:
A PARCEL OF LAND LYING IN THE NE1/4 OF THE SE1/4 (6.611 ACRES \pm) OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 429.89 FEET WEST AND 5155.13 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 24 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,519.350 FEET AND EAST 1,736,921.679 FEET); THENCE, S 56°23'41" E 46.33 FEET; THENCE, 148.78 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 62°42'57" E 22.32 FEET; THENCE, S 01°49'34" W 341.16 FEET; THENCE, N 64°17'50" W 448.77 FEET; THENCE, N 09°22'20" W 159.54 FEET; THENCE, N 55°16'15" W 103.11 FEET; THENCE, N 06°58'26" E 146.39 FEET; THENCE, N 64°37'27" E 261.12 FEET; THENCE, N 50°56'07" E 119.05 FEET; THENCE, N 35°57'43" W 203.74 FEET; THENCE, 17.14 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 80°42'25" E 17.14 FEET; THENCE, 196.13 FEET ALONG THE ARC OF A 233.82 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 57°38'08" E 190.43 FEET; THENCE, N 33°36'19" E 13.97 FEET TO THE POINT OF BEGINNING, CONTAINING 6.611 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 20TH DAY OF NOVEMBER, 1997, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

Johnny R. Weidle
JOHNNY R. WEIDLE, R.L.S. NO. 1203, ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 1203 JOHNNY R. WEIDLE PROFESSIONAL LAND SURVEYOR	RECORD PLAT		SCALE: 1"=100'
	ISABELLA SUBDIVISION		DRAWN: MRS. DATE: 11/20/97
	BLOCK 26		CHECKED: DATE:
	HOT SPRINGS VILLAGE, ARKANSAS		APPROVED: DATE:
SHEET 1 OF 1	Prepared For: Cooper Communities Inc.	Prepared By: The Benham Group	FILE NO. 4-116-52
9 LOTS	ISABLAKE.COG	COOPER80KB4001.PRJ.J.	DWG. NO. 4-116-1121-2473
			1801 FOREST HILLS BLVD. BELL VISTA ARKANSAS 72715 (501) 655-5051
			JOE FILED IN