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 THIS PLAT HEREIN, OR OWNERS OF IN THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE 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 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 THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

5. 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.

6. 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 10 OF THE PROTECTIVE COVENANTS WHICH COVERNANTS ARE CONTAINED IN THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

7. 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.

8. 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 1500 SQUARE FEET.

DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER, AND UNDER 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 AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE IN SUCH ROADS, STREETS OR HIGHWAYS TO BE LOCATED FOR THE PURPOSES OF TRANSPORTATION AND TRAVEL. THE DEPTH 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 REASONABLE EXPERTISE FOR THE PURPOSES TO LESSEN ANY DAMAGE OF INJURY TO LANDS TO WHICH TITLE WHICH HAVE THEREFOREFORE BEEN VOLUNTARILY GIVEN BY THE GRANTOR. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESTIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALTERING AND RELEASING THE PRIVILEGES, EXCEPTING THOSE GRANTED OR RESERVED HEREIN.

DATED THIS 24 DAY OF NOVEMBER, 1997.

COOPER COMMUNITIES, INC.

BY: _____
VICE PRESIDENT

BLOCK 31		BLOCK 32		BLOCK 33		BLOCK 34	
LOT 1	0.380 AC.	LOT 1	0.373 AC.	LOT 1	0.391 AC.	LOT 1	0.378 AC.
LOT 2	0.424 AC.	LOT 2	0.325 AC.	LOT 2	0.299 AC.	LOT 2	0.423 AC.
LOT 3	0.379 AC.	LOT 3	0.334 AC.	LOT 3	0.278 AC.	LOT 3	0.737 AC.
LOT 4	0.449 AC.	LOT 4	0.346 AC.	LOT 4	0.312 AC.	LOT 4	1.765 AC.
LOT 5	0.339 AC.	LOT 5	0.373 AC.	LOT 5	0.285 AC.	LOT 5	0.619 AC.
LOT 6	0.332 AC.	LOT 6	0.382 AC.	LOT 6	0.429 AC.	LOT 6	0.423 AC.
LOT 7	0.359 AC.	LOT 7	0.336 AC.	LOT 7	0.385 AC.	LOT 7	0.405 AC.
LOT 8	0.399 AC.	LOT 8	0.337 AC.	LOT 8	0.388 AC.	LOT 8	0.370 AC.
LOT 9	0.669 AC.	LOT 9	0.314 AC.	LOT 9	0.446 AC.	LOT 9	0.340 AC.
LOT 10	0.545 AC.	LOT 10	0.356 AC.	LOT 10	0.401 AC.	LOT 10	0.413 AC.
LOT 11	0.430 AC.	LOT 11	0.581 AC.	LOT 11	0.458 AC.	LOT 11	0.400 AC.
LOT 12	0.456 AC.	LOT 12	0.340 AC.	LOT 12	0.406 AC.	LOT 12	0.714 AC.
LOT 13	0.680 AC.	LOT 13	0.362 AC.	LOT 13	0.410 AC.	LOT 13	0.450 AC.
LOT 14	1.060 AC.	LOT 14	0.419 AC.	LOT 14	0.361 AC.	LOT 14	0.395 AC.
LOT 15	0.530 AC.	LOT 15	0.451 AC.	LOT 15	0.384 AC.	LOT 15	0.505 AC.
LOT 16	0.374 AC.	LOT 16	0.397 AC.	LOT 16	0.450 AC.	LOT 16	0.389 AC.
LOT 17	0.328 AC.	LOT 17	0.396 AC.	LOT 17	0.481 AC.	LOT 17	0.487 AC.
LOT 18	0.359 AC.	LOT 18	0.327 AC.	LOT 18	0.622 AC.	TOTAL	5.214 AC.
LOT 19	0.343 AC.	LOT 19	0.349 AC.	LOT 19	0.397 AC.		
LOT 20	0.410 AC.	LOT 20	0.397 AC.	LOT 20	0.424 AC.		
LOT 21	0.330 AC.	LOT 21	0.352 AC.	LOT 21	0.412 AC.		
LOT 22	0.426 AC.	TOTAL	7.939 AC.	LOT 22	0.386 AC.		
LOT 23	0.442 AC.			LOT 23	0.435 AC.		
LOT 24	0.434 AC.			LOT 24	0.371 AC.		
LOT 25	0.384 AC.			LOT 25	0.442 AC.		
LOT 26	0.348 AC.			LOT 26	0.377 AC.		
TOTAL	11.479 AC.			LOT 27	0.415 AC.		
				TOTAL	10.823 AC.		

TOTAL AREA

LOTTED AREA	39.455 AC.
COMMON PROPERTIES	13.087 AC.
RESERVED PROPERTIES	21.412 AC.
STREETS	12.379 AC.
TOTAL	86.313 AC.

LENGTH OF RECORDED STREETS

50 FOOT RIGHT-OF-WAY	7205 LINEAL FEET ±
75 FOOT RIGHT-OF-WAY	2388 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.

Nov. 21/1997
DATE OF EXECUTION

BY: _____
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1150 — 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.
- C.P. — COMMON PROPERTIES
- R.P. — RESERVED PROPERTIES
- Ⓖ — GOLF VIEW LOT, SEE NOTE .

CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	5090.64'	248.22'	002°47'37"	248.20'	S02°20'54"W
2	5165.84'	251.88'	002°47'37"	251.85'	N02°20'54"E
3	489.32'	622.02'	072°50'02"	580.98'	S37°22'06"E
4	414.32'	526.68'	072°50'02"	491.93'	N37°22'06"E
5	551.52'	178.22'	018°30'54"	177.45'	S64°31'40"W
6	626.52'	216.91'	019°49'39"	215.73'	N63°52'18"E
7	5916.08'	859.23'	008°31'55"	857.57'	N41°13'58"W
8	764.53'	93.59'	007°00'51"	93.53'	N80°13'48"W
9	714.53'	87.47'	007°00'51"	87.42'	N80°13'48"W
10	897.12'	155.32'	012°45'56"	155.00'	N85°08'20"W
11	747.12'	166.48'	012°45'56"	166.11'	N85°08'20"W
12	324.72'	214.10'	037°46'39"	210.24'	N70°23'58"W
13	274.72'	181.13'	037°46'39"	177.87'	N70°23'58"W
14	127.01'	309.51'	139°10'16"	238.07'	N17°53'30"E
15	77.01'	187.05'	139°10'16"	144.35'	N17°53'30"E
16	568.96'	175.30'	018°26'17"	174.57'	N75°04'53"W
17	848.96'	189.83'	013°46'17"	189.25'	N75°04'53"W
18	485.82'	275.42'	098°12'30"	270.06'	N52°25'07"W
19	485.82'	307.02'	036°12'30"	301.85'	N82°35'07"W
20	145.47'	190.47'	059°15'31"	143.85'	N64°03'40"W
21	95.47'	98.75'	059°15'31"	94.41'	N64°03'40"W
22	984.90'	853.47'	038°35'48"	830.99'	N74°17'47"W
23	934.90'	829.79'	038°35'48"	817.94'	N74°17'47"W
24	70.49'	46.64'	039°32'17"	47.69'	N74°46'54"W
25	120.49'	83.15'	039°32'17"	81.51'	N74°46'54"W
26	257.72'	74.77'	016°36'25"	74.49'	S69°44'00"W
27	302.22'	89.53'	016°59'25"	89.20'	S69°52'30"W
28	83.27'	191.18'	131°32'39"	151.87'	N38°23'55"W
29	53.27'	76.58'	131°32'39"	60.67'	N38°23'55"W
30	179.86'	181.25'	057°44'18"	173.87'	N57°23'43"W
32	289.06'	330.21'	076°03'31"	312.33'	N13°33'15"E
33	319.86'	351.36'	070°08'31"	337.43'	N13°33'15"E
34	322.07'	290.07'	052°32'20"	280.02'	N02°48'40"W
35	312.67'	273.36'	025°00'30"	271.10'	N02°48'40"W

LEGAL DESCRIPTION
ISABELLA SUBDIVISION
BLOCKS 31 - 34

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (3.387 ACRES ±), IN THE SE1/4 OF THE NE1/4 (28.575 ACRES ±), IN THE NE1/4 OF THE NE1/4 (11.127 ACRES ±), IN THE NW1/4 OF THE NE1/4 (30.799 ACRES ±), IN THE SW1/4 OF THE NE1/4 (11.044 ACRES ±), IN THE NE1/4 OF THE NW1/4 (10.560 ACRES ±), IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 4680.51 FEET EAST AND 3156.44 FEET SOUTH OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST, (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.079 FEET); THENCE, N 45°35'01" W 366.85 FEET; THENCE, 896.23 FEET ALONG THE ARC OF A 5,916.08 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 41°14'05" W 867.37 FEET; THENCE, N 36°53'08" W 1,[illegible] FEET; THENCE, N 54°33'54" E 307.21 FEET; THENCE, N 82°55'53" W [illegible] FEET; THENCE, N 17°07'19" W 21.61 FEET; THENCE, N 25°58'52" W 315.70 FEET; THENCE, N 28°34'55" W 203.70 FEET; THENCE, N 07°17'15" W 352.73 FEET; THENCE, N 13°04'07" E 177.72 FEET; THENCE, N 77°18'05" E 251.[illegible] FEET; THENCE, S 82°41'53" E 122.07 FEET; THENCE, N 68°30'20" E 108.77 FEET; THENCE, S 58°50'14" E 47.86 FEET; THENCE, N 79°50'17" E 80.00 FEET; THENCE, N 88°07'13" E 72.71 FEET; THENCE, N 70°37'19" E 287.[illegible] FEET; THENCE, N 51°31'[illegible] E 133.15 FEET; THENCE, S 70°43'[illegible] E 182.[illegible] FEET; THENCE, S 85°27'36" E 261.05 FEET; THENCE, N 70°50'16" E 172.[illegible] FEET; THENCE, N 03°44'42" E 56.45 FEET; THENCE, S 85°15'18" E 75.00 FEET; THENCE, S 03°44'42" W 570.56 FEET; THENCE, 248.22 FEET ALONG THE ARC OF A 5,090.84 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 02°20'54" W 248.20 FEET; THENCE, S 00°37'05" W 287.00 FEET; THENCE, 822.02 FEET ALONG THE ARC OF A 485.32 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 27°22'06" W 726.[illegible] FEET; THENCE, S 73°47'07" W 288.38 FEET; THENCE, 178.32 FEET ALONG THE ARC OF A 551.52 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 64°31'40" W 177.45 FEET TO THE POINT OF BEGINNING; CONTAINING 86.313 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THE FOREGOING 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 BELIEF.

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

Address Copy

REGISTERED STATE OF ARKANSAS NO. 1203 JOHNNY R. TWEEDLE PROFESSIONAL LAND SURVEYOR

RECORD PLAT

ISABELLA SUBDIVISION

BLOCKS 31 - 34

HOT SPRINGS VILLAGE, ARKANSAS

SCALE:	1" = 100'		
DRAWN: MRC	DATE: 11/20/97		
CHECKED:	DATE:		
APPROVED:	DATE:		
FILE NO: J-118-31			
DWG NO: J-118-31-2-ATS			

Prepared For: Cooper Communities Inc

Prepared By: The Boulder Group, 1601 WEST HILLS BLVD., BELLA VISTA, ARKANSAS 72715, (501) 268-6068

91 LOTS

ISABELS.DWG

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