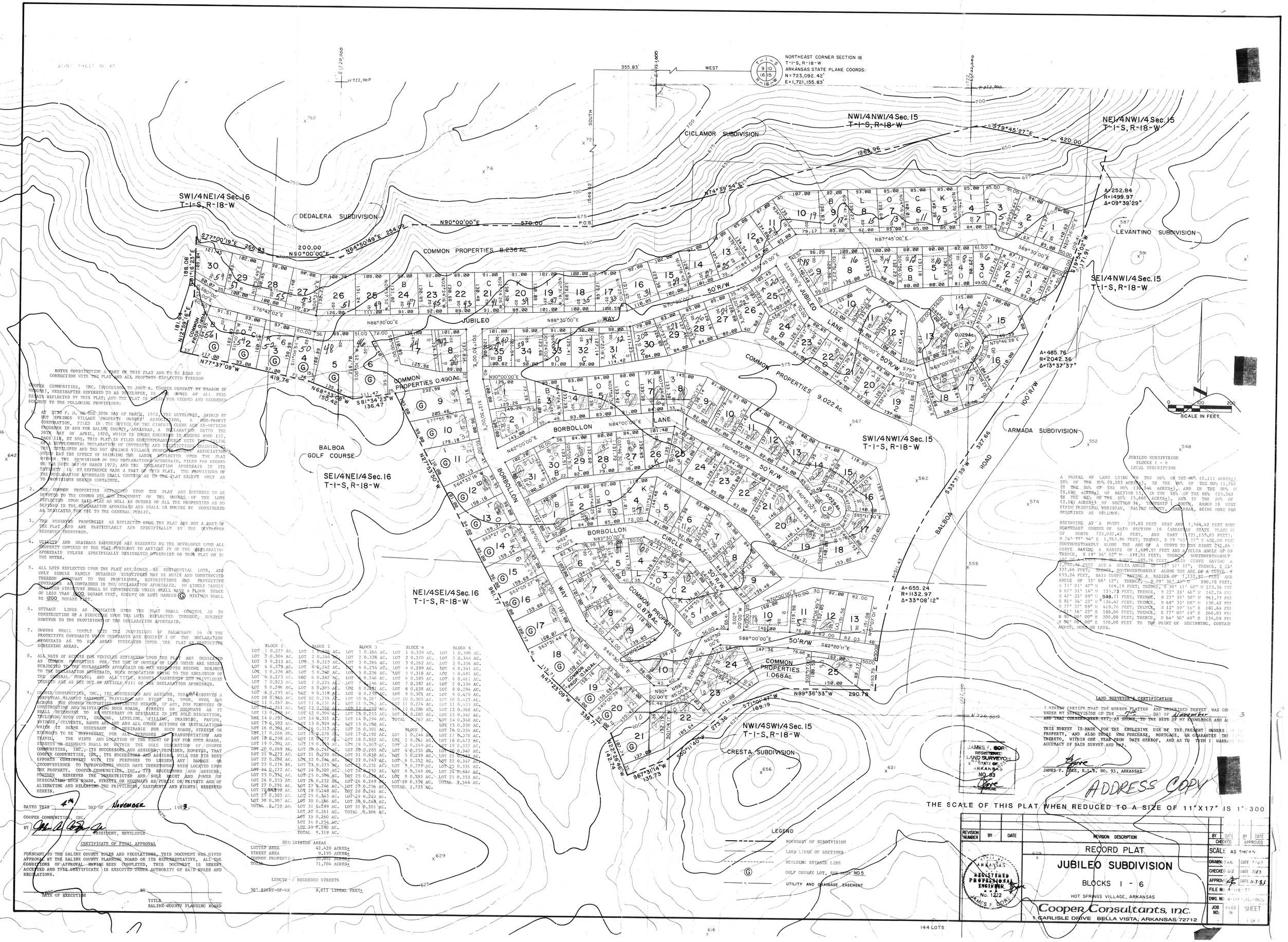

NOTES CONSTITUTING A PART OR THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF NAME CHANGE), HEREINAFTER 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:

1. AT 2:30 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 DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, FILED FOR RECORD ON THE 30TH DAY OF MARCH 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 HERKIN 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 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. 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.

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. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT ON LOTS MARKED Ⓖ MINIMUM SHALL BE 1200 SQUARE FEET.

6. SETBACK 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.

7. 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.

8. 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 BY 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 THEREIN ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

9. 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 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 ACTIONS OR INSTALLATIONS WHICH AT 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., 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. COOPER COMMUNITIES, INC., 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 PRIVILEGE, EASEMENT AND RIGHTS RESERVED HEREIN.

DATED THIS 4th DAY OF November, 1983.

COOPER COMMUNITIES, INC.

BY [signature] PRESIDENT, DEVELOPER

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 DUE 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 _____
SALINE COUNTY PLANNING BOARD

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 6	
LOT 1	0.277 AC.	LOT 1	0.242 AC.	LOT 1	0.266 AC.	LOT 1	0.339 AC.	LOT 1	0.390 AC.
LOT 2	0.304 AC.	LOT 2	0.244 AC.	LOT 2	0.338 AC.	LOT 2	0.270 AC.	LOT 2	0.344 AC.
LOT 3	0.312 AC.	LOT 3	0.215 AC.	LOT 3	0.266 AC.	LOT 3	0.262 AC.	LOT 3	0.356 AC.
LOT 4	0.273 AC.	LOT 4	0.242 AC.	LOT 4	0.254 AC.	LOT 4	0.299 AC.	LOT 4	0.341 AC.
LOT 5	0.276 AC.	LOT 5	0.240 AC.	LOT 5	0.256 AC.	LOT 5	0.318 AC.	LOT 5	0.481 AC.
LOT 6	0.273 AC.	LOT 6	0.242 AC.	LOT 6	0.246 AC.	LOT 6	0.285 AC.	LOT 6	0.461 AC.
LOT 7	0.273 AC.	LOT 7	0.224 AC.	LOT 7	0.246 AC.	LOT 7	0.287 AC.	LOT 7	0.354 AC.
LOT 8	0.296 AC.	LOT 8	0.305 AC.	LOT 8	0.292 AC.	LOT 8	0.258 AC.	LOT 8	0.294 AC.
LOT 9	0.295 AC.	LOT 9	0.318 AC.	LOT 9	0.258 AC.	LOT 9	0.301 AC.	LOT 9	0.478 AC.
LOT 10	0.346 AC.	LOT 10	0.239 AC.	LOT 10	0.261 AC.	LOT 10	0.303 AC.	LOT 10	0.423 AC.
LOT 11	0.267 AC.	LOT 11	0.251 AC.	LOT 11	0.263 AC.	LOT 11	0.274 AC.	LOT 11	0.433 AC.
LOT 12	0.261 AC.	LOT 12	0.240 AC.	LOT 12	0.252 AC.	LOT 12	0.286 AC.	LOT 12	0.360 AC.
LOT 13	0.258 AC.	LOT 13	0.304 AC.	LOT 13	0.255 AC.	LOT 13	0.285 AC.	LOT 13	0.347 AC.
LOT 14	0.291 AC.	LOT 14	0.321 AC.	LOT 14	0.294 AC.	TOTAL	9.767 AC.	LOT 14	0.348 AC.
LOT 15	0.202 AC.	LOT 15	0.399 AC.	LOT 15	0.288 AC.			LOT 15	0.350 AC.
LOT 16	0.361 AC.	LOT 16	0.312 AC.	LOT 16	0.301 AC.	BLOCK 3		LOT 16	0.354 AC.
LOT 17	0.266 AC.	LOT 17	0.270 AC.	LOT 17	0.292 AC.	LOT 1	0.244 AC.	LOT 17	0.370 AC.
LOT 18	0.298 AC.	LOT 18	0.277 AC.	LOT 18	0.292 AC.	LOT 2	0.261 AC.	LOT 18	0.472 AC.
LOT 19	0.284 AC.	LOT 19	0.292 AC.	LOT 19	0.305 AC.	LOT 3	0.246 AC.	LOT 19	0.337 AC.
LOT 20	0.269 AC.	LOT 20	0.241 AC.	LOT 20	0.285 AC.	LOT 4	0.253 AC.	LOT 20	0.347 AC.
LOT 21	0.272 AC.	LOT 21	0.230 AC.	LOT 21	0.258 AC.	LOT 5	0.239 AC.	LOT 21	0.322 AC.
LOT 22	0.282 AC.	LOT 22	0.246 AC.	LOT 22	0.243 AC.	LOT 6	0.332 AC.	LOT 22	0.347 AC.
LOT 23	0.276 AC.	LOT 23	0.235 AC.	LOT 23	0.251 AC.	LOT 7	0.279 AC.	LOT 23	0.336 AC.
LOT 24	0.272 AC.	LOT 24	0.300 AC.	LOT 24	0.252 AC.	LOT 8	0.249 AC.	LOT 24	0.337 AC.
LOT 25	0.331 AC.	LOT 25	0.306 AC.	LOT 25	0.272 AC.	LOT 9	0.293 AC.	LOT 25	0.353 AC.
LOT 26	0.353 AC.	LOT 26	0.252 AC.	LOT 26	0.249 AC.	LOT 10	0.339 AC.	TOTAL	9.544 AC.
LOT 27	0.291 AC.	LOT 27	0.246 AC.	LOT 27	0.256 AC.	TOTAL	2.733 AC.		
LOT 28	0.298 AC.	LOT 28	0.248 AC.	LOT 28	0.241 AC.				
LOT 29	0.303 AC.	LOT 29	0.243 AC.	LOT 29	0.293 AC.				
LOT 30	0.307 AC.	LOT 30	0.246 AC.	LOT 30	0.248 AC.				
TOTAL	8.759 AC.	LOT 31	0.289 AC.	LOT 31	0.301 AC.				
		LOT 32	0.261 AC.	TOTAL	8.306 AC.				
		LOT 33	0.260 AC.						
		LOT 34	0.254 AC.						
		LOT 35	0.280 AC.						
		TOTAL	9.319 AC.						

SUBDIVISION AREAS

LOTTED AREA	42.428 ACRES±
STREET AREA	9.195 ACRES±
COMMON PROPERTIES	20.081 ACRES±
TOTAL	71.704 ACRES±

LENGTH OF RECORDED STREETS

50' RIGHT-OF-WAY	8,611 LINEAL FEET±

JUBILEO SUBDIVISION
BLOCKS 1 - 6
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE¼ OF THE NW¼ (0.111 ACRES±) SE¼ OF THE NW¼ (0.105 ACRES±), IN THE NW¼ OF THE NW¼ (1.760 IN THE SW¼ OF THE NW¼ (30.346 ACRES±), AND IN THE NW¼ OF (5.196 ACRES±) OF SECTION 15, IN THE SE¼ OF THE NE¼ (25.343 IN THE NE¼ OF THE SE¼ (5.668 ACRES±) AND IN THE SW¼ OF (2.181 ACRES±) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 355.83 FEET WEST AND 1,544.42 FEET SOUT NORTHEAST CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE CO OF NORTH 723,092.42 FEET, AND EAST 1,721,155.83 FEET); N 74° 39' 54" E 1,263.96 FEET; THENCE, S 79 °45' 27" E 420.00 FEE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 252.84 CURVE HAVING A RADIUS OF 1,499.97 FEET AND A DELTA ANGLE OF 09 THENCE, S 19° 54' 02" W 171.91 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 485.76 FEET, SAID CURVE HAVING A 2,042.36 FEET AND A DELTA ANGLE OF 13° 37' 37", THENCE, S 33° 327.66 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE T 655.24 FEET, SAID CURVE HAVING A RADIUS OF 1,132.97 FEET AND ANGLE OF 33° 08' 12"; THENCE, N 89° 36' 33" W 290.78 FEET; S 71° 01' 47" W 169.19 FEET; THENCE, S 50° 11' 40" W 273.36 FE S 67° 31' 14" W 135.73 FEET; THENCE, N 22° 28' 46" W 142.74 FE N 47° 23' 09" W 548.71 FEET; THENCE, N 27° 53' 50" W 961.77 FEE S 81° 34' 23" W 136.47 FEET; THENCE, N 68° 33' 08" W 150.42 FEE N 77° 37' 09" W 419.76 FEET; THENCE, N 12° 59' 16" E 181.64 FEE N 01° 16' 23" E 188.06 FEET; THENCE, S 77° 00' 19" E 266.83 FEE N 90° 00' 00" E 200.00 FEET; THENCE, N 64° 50' 49" E 254.09 FEE N 90° 00' 00" E 570.00 FEET TO THE POINT OF BEGINNING. CONTAI ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS CO UNDER MY SUPERVISION ON THE 7th DAY OF November 3 AND THAT CORNERS HERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND A

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TH THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT TH ACCURACY OF SAID SURVEY AND MAP.

JAMES F. CORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93
SIGNATURE

JAMES F. CORE, R.L.S. NO. 93, ARKANSAS

ADDRESS COPY

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- Ⓖ GOLF COURSE LOT, SEE NOTE NO.5
- UTILITY AND DRAINAGE EASEMENT

144 LOTS

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY CHECKED	DATE	BY APPROVED	DATE

ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 1122 JAMES F. CORE

RECORD PLAT

JUBILEO SUBDIVISION

BLOCKS 1 - 6

HOT SPRINGS VILLAGE, ARKANSAS

Cooper Consultants, inc.
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72712

SCALE	AS SHOWN		
DRAWN:	S.M.	DATE	7-83
CHECKED	J.C.	DATE	7-83
APPROVED	JFC	DATE	11-7-83
FILE NO.	4-116-01		
DWG. NO.	4-116-1-12-1969		
JOB NO:	FILED IN:	SHEET	1 OF 1