

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

COOPER LAND DEVELOPMENT, INC., A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., HERINAFTER 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 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.
3. 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 VII OF THE DECLARATION AFORESAID.
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. 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.
6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF 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 1200 SQUARE FEET.
9. 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 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 2ND DAY OF NOVEMBER 1999.

COOPER LAND DEVELOPMENT, INC.

BY *John D. Dault*
VICE PRESIDENT

LEGEND

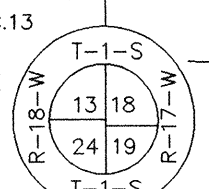
- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- LAND LINES OF SECTIONS
- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION.
- CONTOUR INTERVAL FIVE FEET, EXCEPT AS NOTED.
- COMMON PROPERTIES
- GOLF VIEW LOT SEE NOTE

CURVE-DATA

| CURVE | CHORD-BRG. | CHORD | RADIUS | ARC | DELTA |
|-------|-------------|---------|---------|---------|------------|
| C127 | 570°38'52"W | 144.61' | 137.47' | 152.27' | 63°27'52" |
| C200 | S45°31'19"E | 166.39' | 443.05' | 167.38' | 21°38'45" |
| C201 | S45°31'19"E | 147.61' | 393.05' | 148.49' | 21°38'45" |
| C202 | S13°41'42"W | 248.85' | 167.18' | 280.67' | 96°11'19" |
| C203 | S13°41'42"W | 174.43' | 117.18' | 196.73' | 96°11'18" |
| C204 | S69°55'54"W | 58.80' | 207.59' | 59.00' | 16°17'05" |
| C205 | S69°55'54"W | 44.64' | 157.59' | 44.79' | 16°17'05" |
| C206 | N51°06'25"E | 185.91' | 204.98' | 192.95' | 53°56'04" |
| C207 | N51°06'25"E | 140.56' | 154.98' | 145.89' | 53°56'04" |
| C208 | S39°07'56"W | 126.55' | 244.59' | 128.01' | 29°59'07" |
| C209 | S39°07'56"W | 100.68' | 194.59' | 101.84' | 29°59'07" |
| C210 | N26°03'31"E | 137.88' | 146.52' | 143.55' | 56°08'00" |
| C211 | N26°03'31"E | 184.93' | 196.52' | 192.54' | 56°08'00" |
| C212 | S29°36'25"W | 73.39' | 70.00' | 77.25' | 63°13'49" |
| C213 | S29°36'25"W | 20.97' | 20.00' | 22.07' | 63°13'49" |
| C214 | S83°47'51"W | 91.83' | 155.18' | 93.23' | 34°25'18" |
| C215 | S83°47'51"W | 121.42' | 205.18' | 123.27' | 34°25'18" |
| C216 | N76°49'19"E | 68.47' | 192.68' | 68.84' | 20°28'14" |
| C217 | N76°49'19"E | 86.24' | 242.68' | 86.70' | 20°28'14" |
| C218 | S02°56'34"E | 50.00' | 40.00' | 197.32' | 282°38'08" |
| C302 | S40°52'24"E | 178.51' | 341.04' | 180.61' | 30°20'36" |
| C303 | N54°21'13"W | 23.08' | 391.04' | 23.09' | 372°57" |
| C310 | N45°37'39"E | 37.64' | 70.00' | 38.10' | 31°11'21" |

TOTAL AREA
LOTTED AREA 17.979 AC.
COMMON PROPERTIES 0.934 AC.
STREETS 2.495 AC.
TOTAL 21.408 AC.
LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 2174 LINEAL FEET ±

SOUTHEAST CORNER SEC.13
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES:
NORTH=717,319.350'
EAST=1,736,921.679'



COOPER LAND DEVELOPMENT, INC.
FUTURE LOTS

PROPOSED GOLF COURSE
PROPOSED HALFWAY HOUSE SITE

COOPER LAND DEVELOPMENT, INC.

LADERA SUBDIVISION BLOCK 11

ROCCO DR. 50' R/W
LARGO DR. 50' R/W
GOLF CART PATH

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.

11/12/1999
DATE OF EXECUTION

BY *John D. Dault*
CHAIRMAN
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION LADERA SUBDIVISION

BLOCK 12
A PARCEL OF LAND LYING IN THE FRAC. SE 1/4 OF THE NW 1/4 (4.237 ACRES ±), IN THE NW 1/4 OF THE NE 1/4 (0.978 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (16.193 ACRES ±) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 7866.11 FEET NORTH AND 3937.84 FEET EAST 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 1,736,921.679 FEET);
THENCE, N 43°45'58" W FOR 104.74 FEET;
THENCE, N 61°13'20" W FOR 225.44 FEET;
THENCE, N 68°01'39" W FOR 517.28 FEET;
THENCE, N 80°00'19" W FOR 568.49 FEET;
THENCE, N 13°22'34" E FOR 246.04 FEET;
THENCE, N 79°14'20" E FOR 388.58 FEET;
THENCE, N 68°53'49" E FOR 373.17 FEET;
THENCE, N 55°19'01" E FOR 401.00 FEET;
THENCE, N 31°51'02" E FOR 310.96 FEET;
THENCE, S 56°00'57" E FOR 191.95 FEET;
THENCE, 39.10 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 45°37'39" E FOR 37.64 FEET;
THENCE, S 28°46'41" E FOR 50.00 FEET;
THENCE, S 00°17'59" W FOR 326.48 FEET;
THENCE, S 40°29'04" W FOR 418.19 FEET;
THENCE, S 41°05'50" E FOR 338.50 FEET;
THENCE, S 33°31'34" E FOR 138.99 FEET;
THENCE, 152.27 FEET ALONG THE ARC OF A 137.47 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 75°58'52" W FOR 144.61 FEET;
THENCE, S 44°14'56" W FOR 18.41 FEET;
THENCE, 23.09 FEET ALONG THE ARC OF A 391.04 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 54°21'13" W FOR 23.08 FEET;
THENCE, S 33°57'18" W FOR 50.00 FEET;
THENCE, 180.61 FEET ALONG THE ARC OF A 341.04 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 40°52'24" E FOR 178.51 FEET;
THENCE, S 63°45'54" W FOR 137.22 FEET TO THE POINT OF BEGINNING, CONTAINING 21.408 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SUBDIVISION WAS COMPLETED UNDER MY SUPERVISION ON THE 5TH DAY OF NOVEMBER, 1999, 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

RECORD PLAT

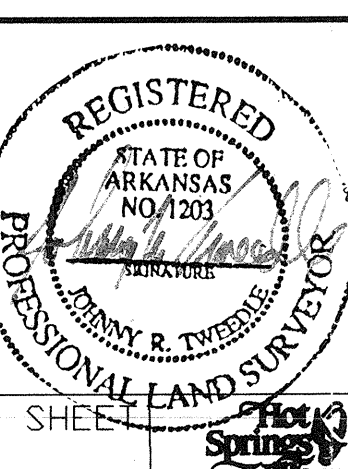
LADERA SUBDIVISION
BLOCK 12

HOT SPRINGS VILLAGE, ARKANSAS

Prepared For:
COOPER LAND DEVELOPMENT, INC.

Prepared By:
The Benham Group

1801 FOREST HILLS BLVD.
BELLA VISTA
ARKANSAS 72715
501.955-5055



GRAPHIC SCALE IN FEET
0 100 200