

BY [Signature]  
TITLE \_\_\_\_\_ CHAIRMAN  
SALINE COUNTY PLANNING BOARD

CURVE-DATA				
CURVE	CHORD-BRG.	CHORD	RADIUS	DELTA
C63	N44°34'19"W	269.181'	401.755'	24°18'56"
C66	N41°35'40"W	182.131'	273.483'	17°41'39"
C68	N55°04'21"W	77.39'	478.28'	77.48'
C90	N16°34'59"E	309.64'	129.422'	310.40'
C133	N60°47'33"W	346.47'	517.83'	353.29'
C167	N66°45'05"W	222.67'	366.68'	227.81'
C201	N51°20'08"W	163.73'	820.29'	164.00'
C220	N58°12'56"W	244.13'	801.42'	246.02'
C221	N69°12'58"W	223.38'	626.26'	226.95'
C222	N63°55'22"W	226.58'	265.30'	202.40'
C401	N62°03'23"W	81.30'	988.28'	81.32'
C402	S59°16'22"E	64.49'	581.42'	64.52'
C404	S58°39'19"E	47.50'	531.42'	47.51'

BLOCK 15  
LOT 1 0.324 AC.  
LOT 2 0.307 AC.  
LOT 3 0.316 AC.  
LOT 4 0.284 AC.  
LOT 5 0.343 AC.  
LOT 6 0.390 AC.  
LOT 7 0.384 AC.  
LOT 8 0.372 AC.  
LOT 9 0.437 AC.  
LOT 10 0.424 AC.  
LOT 11 0.403 AC.  
LOT 12 0.401 AC.  
LOT 13 0.413 AC.  
LOT 14 0.393 AC.  
TOTAL 5.191 AC.

BLOCK 16	
LOT	0.316 AC.
LOT 2	0.334 AC.
LOT 3	0.592 AC.
LOT 4	0.542 AC.
LOT 5	0.522 AC.
LOT 6	0.460 AC.
LOT 7	0.410 AC.
LOT 8	0.372 AC.
LOT 9	0.338 AC.
LOT 10	0.336 AC.
LOT 11	0.395 AC.
LOT 12	0.411 AC.
LOT 13	0.383 AC.
LOT 14	0.408 AC.
LOT 15	0.397 AC.
LOT 16	0.428 AC.
LOT 17	0.351 AC.
LOT 18	0.260 AC.
LOT 19	0.277 AC.
LOT 20	0.279 AC.
LOT 21	0.273 AC.
LOT 22	0.300 AC.
LOT 23	0.346 AC.
LOT 24	0.258 AC.
LOT 25	0.221 AC.
LOT 26	0.283 AC.
LOT 27	0.306 AC.
LOT 28	0.330 AC.
LOT 29	0.357 AC.
TOTAL	10.577 AC.

BLOCK 17  
LOT 1 0.398 AC.  
LOT 2 0.490 AC.  
LOT 3 0.383 AC.  
LOT 4 0.354 AC.  
TOTAL 1.625 AC.

TOTAL AREA	
LOTTED AREA	17.393 AC.
COMMON PROPERTIES	0.934 AC.
STREETS	0.540 AC.
TOTAL	18.867 AC.
LENGTH OF RECORDED STREETS	
50 FOOT RIGHT-OF-WAY	470 LINEAL FEET ±

LEGAL DESCRIPTION  
LADERA SUBDIVISION  
BLOCKS 15 - 17  
A PARCEL OF LAND LYING IN THE SE 1/4 OF THE  
NE 1/4 (0.401 ACRES ±), IN THE NE 1/4 OF THE  
SE 1/4 (0.101 ACRES ±) OF SECTION 7, IN THE  
NW 1/4 OF THE SW 1/4 (6.112 ACRES ±), IN THE  
SW 1/4 OF THE SW 1/4 (5.833 ACRES ±), IN THE  
SE 1/4 OF THE SW 1/4 (3.415 ACRES ±) OF  
SECTION 8; IN THE NE 1/4 OF THE NW 1/4  
(0.145 ACRES ±) OF SECTION 7, ALL OF  
TOWNSHIP SOUTH, RANGE 17 WEST OF THE FIFTH  
PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS;  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 6361.27 FEET NORTH AND  
 5817.63 FEET EAST OF THE SOUTHEAST CORNER OF  
 THE TOWNSHIP OF TOWNSHIP 18 NORTH  
 (ARKANSAS STATE PLANE COORDINATES OF NORTH  
 36° 59' 58" E 100' 00' 00" S 100' 00' 00" E);  
 THENCE, N 23° 30' 12" E FOR 223.40 FEET;  
 THENCE, S10.40 FEET ALONG THE ARC OF A  
 100.00 FOOT RADIUS CURVE TO THE RIGHT;  
 SAID ARC HAVING A CHORD OF  
 100.00 FEET;  
 THENCE, N 09° 39' 45" E FOR 41.67 FEET;  
 THENCE, N 80° 30' 15" W FOR 50.00 FEET;  
 THENCE, S 53.29 FEET ALONG THE ARC OF A  
 100.00 FOOT RADIUS CURVE TO THE RIGHT;  
 SAID ARC HAVING A CHORD OF  
 100.00 FEET;  
 THENCE, N 41° 14' 52" W FOR 876.08 FEET;  
 THENCE, N 66° 16' 18" E FOR 138.07 FEET;  
 THENCE, S 43° 38' 58" E FOR 166.87 FEET;  
 THENCE, S 67° 55' 18" E FOR 245.22 FEET;  
 THENCE, S 78° 46' 18" E FOR 166.87 FEET;  
 THENCE, N 61° 29' 58" E FOR 113.03 FEET;  
 THENCE, S 24° 40' 18" E FOR 166.87 FEET;  
 THENCE, S 64.52 FEET ALONG THE ARC OF A  
 581.42 FOOT RADIUS CURVE TO THE RIGHT;  
 SAID ARC HAVING A CHORD OF 166.87 FEET;  
 S 59° 16' 22" E FOR 64.49 FEET;  
 THENCE, S 37° 54' 18" E FOR 166.87 FEET;  
 THENCE, 47.51 FEET ALONG THE ARC OF A  
 531.42 FOOT RADIUS CURVE TO THE LEFT;  
 SAID ARC HAVING A CHORD OF 166.87 FEET;  
 N 38° 39' 18" W FOR 47.50 FEET;  
 THENCE, S 59° 16' 22" E FOR 64.49 FEET;  
 THENCE, N 64° 53' 42" W FOR 86.00 FEET;  
 THENCE, S 72° 49' 17" E FOR 131.76 FEET;  
 THENCE, S 40° 22' 37" E FOR 172.85 FEET;  
 THENCE, S 22° 20' 18" E FOR 103.32 FEET;  
 THENCE, S 11° 30' 18" E FOR 109.08 FEET;  
 THENCE, S 46° 56' 10" E FOR 179.06 FEET;  
 THENCE, S 19° 30' 18" E FOR 109.08 FEET;  
 THENCE, S 30° 39' 42" E FOR 87.85 FEET;  
 THENCE, S 32° 02' 08" E FOR 255.15 FEET;  
 THENCE, S 32° 02' 08" E FOR 166.87 FEET;  
 THENCE, S 66° 15' 36" E FOR 106.33 FEET;  
 THENCE, S 32° 02' 08" E FOR 166.87 FEET;  
 THENCE, S 72° 49' 17" E FOR 131.76 FEET;  
 THENCE, S 57° 55' 18" E FOR 51.59 FEET;  
 THENCE, S 47° 36' 18" E FOR 166.87 FEET;  
 THENCE, 222.00 FEET ALONG THE ARC OF A  
 100.00 FOOT RADIUS CURVE TO THE RIGHT;  
 SAID ARC HAVING A CHORD OF  
 100.00 FEET;  
 THENCE, N 87° 53' 42" W FOR 309.70 FEET;  
 THENCE, 227.81 FEET ALONG THE ARC OF A  
 100.00 FOOT RADIUS CURVE TO THE RIGHT;  
 SAID ARC HAVING A CHORD OF  
 100.00 FEET;  
 THENCE, N 45° 36' 28" W FOR 122.54 FEET;  
 THENCE, 164.00 FEET ALONG THE ARC OF A  
 100.00 FOOT RADIUS CURVE TO THE RIGHT;  
 SAID ARC HAVING A CHORD OF  
 100.00 FEET;  
 THENCE, N 57° 03' 47" W FOR 78.33 FEET;  
 THENCE, S 72° 49' 17" E FOR 131.76 FEET;  
 THENCE, 40.65 FOOT RADIUS CURVE TO THE RIGHT,  
 SAID ARC HAVING A CHORD OF  
 144.19 FEET;  
 THENCE, N 32° 44' 50" W FOR 141.84 FEET;  
 THENCE, 283.57 FEET ALONG THE ARC OF A  
 917.79 FOOT RADIUS CURVE TO THE LEFT,  
 SAID ARC HAVING A CHORD OF  
 441.49 FEET;  
 THENCE, N 50° 26' 29" W FOR 260.51 FEET;  
 THENCE, S 77° 02' 08" E FOR 166.87 FEET;  
 THENCE, 479.28 FOOT RADIUS CURVE TO THE LEFT,  
 SAID ARC HAVING A CHORD OF  
 550.04 FEET;  
 THENCE, N 59° 42' 12" W FOR 584.64 FEET;  
 THENCE, S 81° 32' 08" E FOR 166.87 FEET;  
 THENCE, 988.28 FOOT RADIUS CURVE TO THE LEFT;  
 SAID ARC HAVING A CHORD OF  
 N 62° 03' 38" W FOR 81.30 FEET  
 TO THE POINT OF BEGINNING, CONTAINING  
 18.86 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 5TH DAY OF November, 1999  
AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY

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

COOPER LAND DEVELOPMENT, INC

RECORD PLAT

**LADERA SUBDIVISION**  
**BLOCKS 15 - 17**

HOT SPRINGS VILLAGE, ARKANSAS

Prepared For: **COOPER LAND DEVELOPMENT, INC.** Prepared By: **The Benhar Group**

1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72715 (501) 855-5055	JOB NO.	FILE IN:
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REGISTERED

STATE OF ARKANSAS  
NO. 1203

SIGNATURE

DENNY R. TWEEDIE

PROFESSIONAL LAND SURVEYOR

SHEET

1 OF 1

Hot Springs  
Village

47 LOT:

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

ES 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 A SUCCESSOR IN INTEREST TO THE PREVIOUSLY NAMED 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 THE FOLLOWING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITH 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 MATTER REFLECTED UPON THE PLAT INTO THE PROVISIONS OF THE DECLARATION AFORESAID FILED AND RECORDED 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 VIII 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, 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.

DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES HEREIN DESCRIBED, IF ANY, FOR ALL PURPOSES OF CONSTRUCTION AND MAINTENANCE OF ANY AND ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH SUCHS, GRADING, LEVELING, FILLING, DRAINING, EROSION CONTROL, ETC., AND FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, MODIFICATION, ENLARGEMENT, IMPROVEMENT, OPERATION AND REMOVAL OF ANY AND ALL UTILITIES, WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRAVEL, TRANSPORTATION, AND COMMUNICATION, INCLUDING BUT NOT LIMITED TO, ROADS, STREETS, OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT SUCH EASEMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE HERETOFORE BEEN MADE OR ARE BEING MADE, OR TO PREVENT SUCH IMPROVEMENTS FROM BEING MADE. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE, AND OF DETERMINING THE LOCATION, WIDTH, CHARACTER AND CLASSIFICATION OF SUCH ROADS, STREETS OR HIGHWAYS. HEREIN.

DATED THIS 2ND DAY OF NOVEMBER 1999

COOPER LAND DEVELOPMENT, INC.

BY Erin Dool  
VICE PRESIDENT

C. 