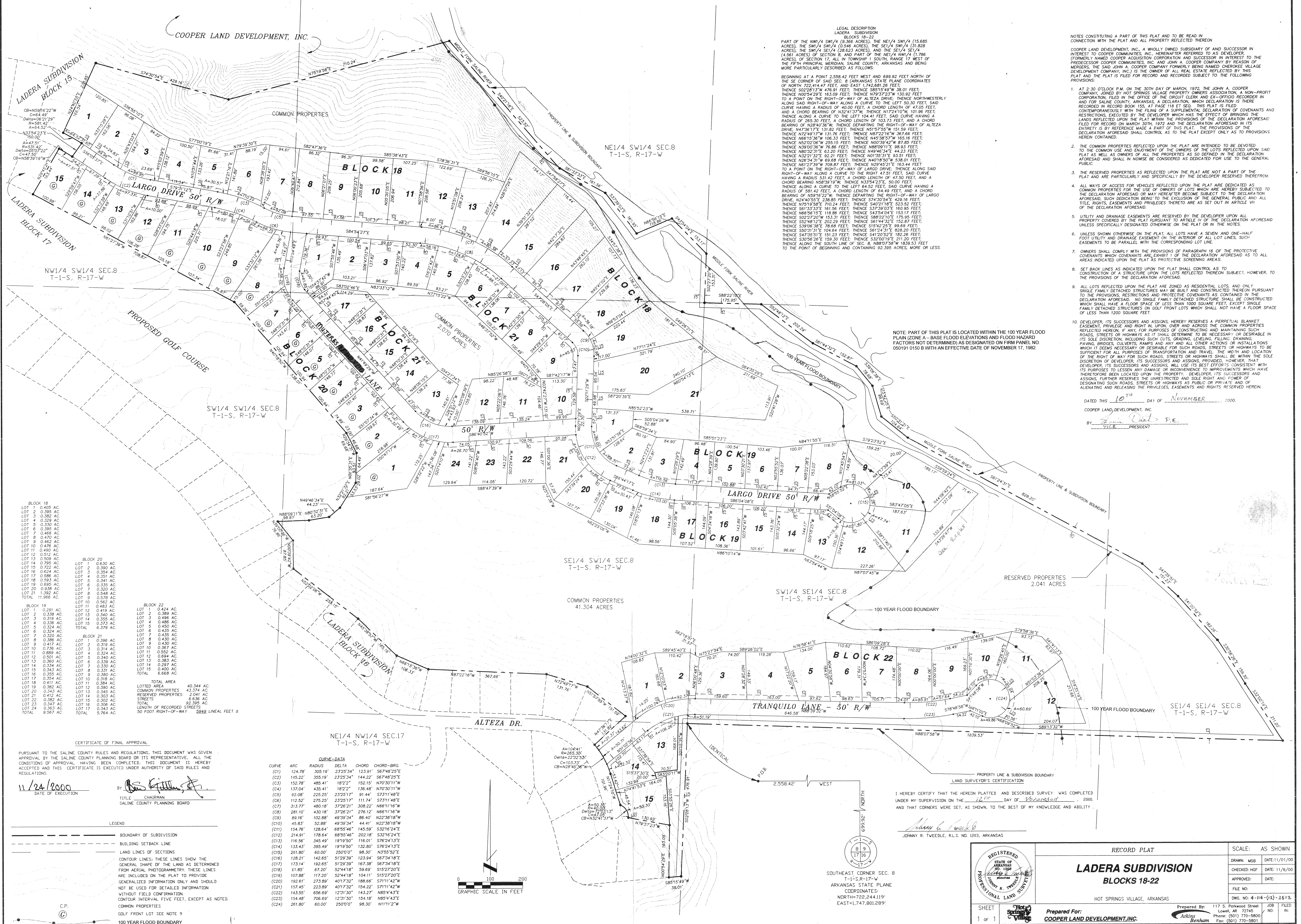


COOPER LAND DEVELOPMENT, INC.



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., HEREAFTER 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 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE JOHN A. COOPER COMPANY, 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 THEREIN 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 SCOPE 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.
- 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.
- 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.
- 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 AS WHEN THE 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.
- 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 PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 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.
- 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, DRAINAGE, 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 SUITABLE 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 TO 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 PUBLIC OR PRIVATE AND OF ELEVATING AND RELINQUISHING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 10TH DAY OF NOVEMBER 2000.

COOPER LAND DEVELOPMENT, INC.

BY: *John R. Tweedle* P.E. VICE PRESIDENT

NOTE: PART OF THIS PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN (ZONE A - BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED) AS DESIGNATED ON FIRM PANEL NO. 050191 0150 B WITH AN EFFECTIVE DATE OF NOVEMBER 17, 1982.

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.

11/24/2000 DATE OF EXECUTION

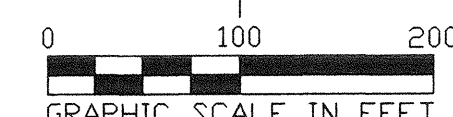
BY: *John R. Tweedle* TITLE: CHAIRMAN SALINE COUNTY PLANNING BOARD

LEGEND

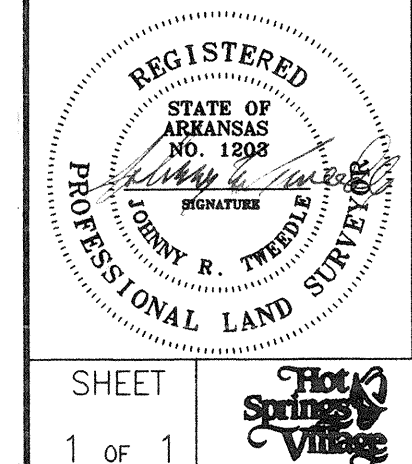
- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- LAND LINES OF SECTIONS
- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION.
- CONTOUR INTERVAL FIVE FEET, EXCEPT AS NOTED.
- COMMON PROPERTIES
- GOLF FRONT LOT SEE NOTE 9
- 100 YEAR FLOOD BOUNDARY

CURVE DATA

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD-BRG.
(C1)	124.78'	305.19'	232°53'34"	123.91'	S67°48'25"E
(C2)	145.22'	355.19'	232°53'34"	144.22'	S67°48'25"E
(C3)	152.78'	485.41'	182°2'	152.15'	N70°30'11"W
(C4)	137.04'	435.41'	182°2'	136.48'	N70°30'11"W
(C5)	92.08'	225.25'	232°53'34"	91.44'	S73°11'48"E
(C6)	112.52'	275.25'	232°53'34"	111.74'	S73°11'48"E
(C7)	315.77'	480.18'	37°26'21"	308.22'	N68°11'16"W
(C8)	281.10'	430.18'	37°26'21"	276.12'	N68°11'16"W
(C9)	89.18'	102.88'	49°39'34"	86.40'	N22°38'18"W
(C10)	45.83'	52.88'	49°39'34"	44.41'	N22°38'18"W
(C11)	154.76'	128.64'	68°55'46"	145.58'	S32°16'24"E
(C12)	214.91'	178.64'	68°55'46"	202.18'	S32°16'24"E
(C13)	116.56'	345.49'	191°9'50"	116.01'	S76°24'13"E
(C14)	133.43'	395.49'	191°9'50"	132.80'	S76°24'13"E
(C15)	261.80'	60.00'	250°0'0"	98.30'	N35°55'2"E
(C16)	128.21'	142.65'	51°29'30"	123.94'	S67°34'18"E
(C17)	173.14'	192.65'	51°29'30"	167.38'	S67°34'18"E
(C18)	61.85'	67.20'	52°44'18"	59.69'	S15°27'20"E
(C19)	107.88'	117.20'	52°44'18"	104.11'	S15°27'20"E
(C20)	192.61'	273.89'	40°17'32"	188.66'	S71°11'42"W
(C21)	157.45'	223.89'	40°17'32"	154.22'	S71°11'42"W
(C22)	143.55'	656.69'	12°31'30"	143.27'	N85°4'43"E
(C23)	154.48'	706.69'	12°31'30"	154.18'	N85°4'43"E
(C24)	261.80'	60.00'	250°0'0"	98.30'	N11°17'2"W



SOUTHEAST CORNER SEC. 8 T-1-S, R-17-W ARKANSAS STATE PLANE COORDINATES: NORTH=722,244.119' EAST=1,747,801.289'



RECORD PLAT		SCALE: AS SHOWN
LADERA SUBDIVISION BLOCKS 18-22		DRAWN: MSB DATE: 11/01/00
HOT SPRINGS VILLAGE, ARKANSAS		CHECKED: HGF DATE: 11/6/00
Prepared For: COOPER LAND DEVELOPMENT, INC.		APPROVED: DATE:
Prepared By: <i>John R. Tweedle</i>		FILE NO:
117 S. Parkwood Street, Lowell, AR 72445		DWG. NO: 4-116-(12)-251.2
Phone: (501) 770-5800		JOB NO.:
Fax: (501) 770-5801		FILED IN: