

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 FORMERLY 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:

7. 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 THE COUNTY OF GARLAND, STATE OF ARIZONA, A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN RECORD BOOK 155, AT PAGE 118 ET SEQ. THIS PLAT IS FILED TO CORRECT THE DECLARATION OF COVENANTS, CONDITIONS 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 AS APPLICABLE TO THE LANDS REFLECTED UPON THE PLAT DATED 1972. THE 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

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, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

B. 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.

9. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, CONVEYANCE 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 ORDER TO THEREAFTER CONSTRUCT SUCH ROADS, STREETS OR HIGHWAYS, INCLUDING PAVING, BRIDGES, CULVERTS, RAMP 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 SUCH ROADS, STREETS OR HIGHWAYS SHALL BE DETERMINED BY THE DEVELOPER, AT THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH THE PRACTICE OF THE PROFESSION OF CIVIL ENGINEERING TO MAINTAIN THE ROADS THEREAFTER 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 CONVEYING SUCH ROADS, STREETS OR HIGHWAYS TO THE PUBLIC OR PRIVATE AGENCY OR PERSONS HEREIN.

DATED THIS 13th DAY OF November 2001

COOPER LAND DEVELOPMENT, INC.

BY Paul Brubaker
PRESIDENT

LADERA SUBDIVISION

COOPER LAND
DEVELOPMENT, INC.

COOPER LAND DEVELOPMENT, INC.

CURVE-DATA					
CURVE	CHORD-BRG.	CHORD	RADIUS	ARC	DELTA
(C1)	S45°37'39"W	37.64'	70.00'	38.10'	311°11'21"
(C2)	S130°55'E	74.96'	40.00'	97.12'	139°06'32"
(C3)	S35°11'58"W	72.97'	270.24'	73.19'	15°10'37"
(C4)	S13°36'50"W	221.73'	463.90'	223.89'	27°39'09"
(C5)	S30°30'17"W	108.88'	106.58'	114.28'	61°26'04"
(C6)	S30°30'17"E	57.80'	56.58'	60.67'	61°26'04"
(C7)	S133°50'56"W	245.62'	513.90'	248.03'	273°39'09"
(C8)	S35°11'58"E	86.47'	320.24'	86.74'	15°10'37"
(C9)	N73°15'16"W	57.86'	40.00'	186.65'	267°21'44"

LEGAL DESCRIPTION
LADERA SUBDIVISION
BLOCK 23

BLOCK 23
A PARCEL OF LAND IN THE NW 1/4 OF THE
N1/2 (4.453 ACRES ±) OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH
PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS,
TOGETHER WITH PART OF THE NE 1/4 OF SECTION 7,
BEGINNING AT A POINT 915.349 FEET NORTH AND
4117.88 FEET EAST OF THE SOUTHEAST CORNER OF
SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST,
TOWNSHIP 1 SOUTH, AND COORDINATES OF NORTH
717.319.350 FEET AND EAST 173.621.679 FEET;
THENCE, N 28°46'41" W FOR 50.00 FEET;
THENCE, N 81°10'00" W FOR 100.00 FEET TO A
70.00 FOOT RADIIUS CURVE TO THE LEFT,
SAYD ARC HAVING A CHORD OF
S 45°37'39" W FOR 37.64 FEET;
THENCE, N 68°00'00" W FOR 100.00 FEET;
THENCE, N 35°34'57" E FOR 165.25 FEET;
THENCE, N 22°29'08" E FOR 112.92 FEET;
THENCE, N 04°45'29" E FOR 269.74 FEET;
THENCE, N 28°33'00" E FOR 254.44 FEET;
THENCE, S 51°11'55" E FOR 250.75 FEET;
THENCE, 97.12 FEET ALONG THE ARC OF A
40.00 FOOT RADIIUS CURVE TO THE RIGHT,
SAYD ARC HAVING A CHORD OF
S 130°7'55" E FOR 74.96 FEET;
THENCE, S 42°57'31" W FOR 86.07 FEET;
THENCE, 73.19 FEET ALONG THE ARC OF A
70.00 FOOT RADIIUS CURVE TO THE LEFT,
SAYD ARC HAVING A CHORD OF
S 35°11'58" W FOR 72.97 FEET;
THENCE, N 72°29'08" E FOR 100.00 FEET;
THENCE, 22.85 FEET ALONG THE ARC OF A
463.90 FOOT RADIIUS CURVE TO THE LEFT,
SAYD ARC HAVING A CHORD OF
N 35°30'45" E FOR 121.48 FEET;
THENCE, S 00°12'45" E FOR 121.48 FEET;
THENCE, 114.28 FEET ALONG THE ARC OF A
106.58 FOOT RADIIUS CURVE TO THE RIGHT,
SAYD ARC HAVING A CHORD OF
S 30°30'17" W FOR 108.88 FEET;
THENCE, S 61°13'19" W FOR 86.46 FEET
TO THE POINT OF BEGINNING, CONTAINING
4.453 ACRES, MORE OR LESS.

BLOCK 23

LOT 1	0.616	AC
LOT 2	0.396	AC
LOT 3	0.392	AC
LOT 4	0.388	AC
LOT 5	0.655	AC
LOT 6	0.482	AC
LOT 7	0.607	AC
TOTAL	3.536	AC

TOTAL AREA	
LOTTED AREA	3.536 AC.
STREETS	0.917 AC.
TOTAL	4.453 AC.
LENGTH OF RECORDED STREETS	
50 FOOT RIGHT-OF-WAY	798 LINEAL FEET ±

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED
UNDER MY SUPERVISION ON THE 15th DAY OF NOVEMBER, 2001
AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY


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

RECORD PLAT

LADERA SUBDIVISION
BLOCK 23

HOT SPRINGS VILLAGE, ARKANSAS

Prepared By:
COOPER LAND DEVELOPMENT, INC.

 1801 FOREST HILLS E
BELLA VISTA
ARKANSAS 72715
(800) 648-6400

SCALE: AS SHOWN

DRAWN: WRS	DATE: 11/01
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CHECKED:	DATE:
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APPROVED:	DATE:
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FILE NO. _____

REST HILLS BLVD	JOB	FILED
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ANSAS 72715

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.

0 100 200
GRAPHIC SCALE IN FEET

7 LOTS