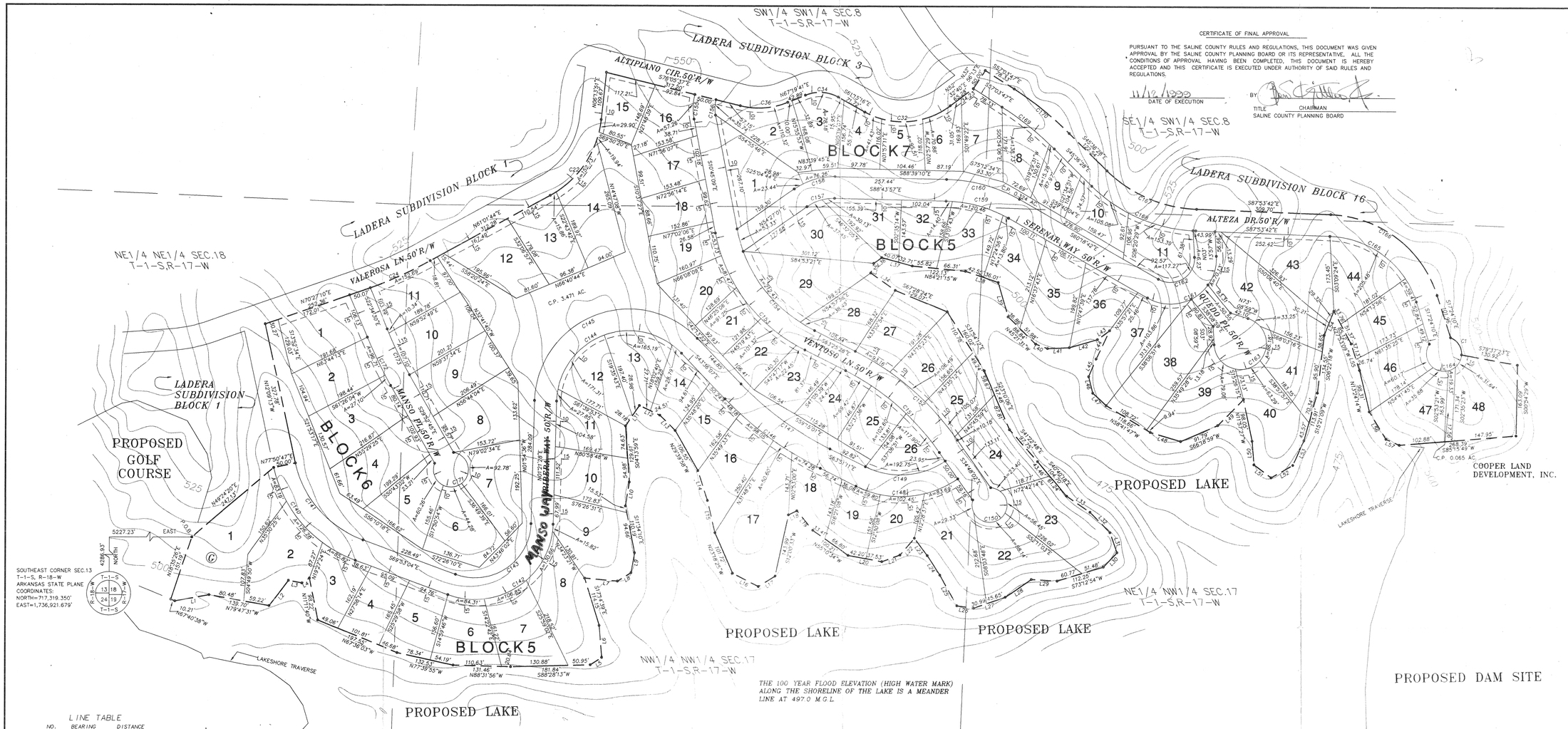

CERTIFICATE OF FINAL APPROVAL

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 _____
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION
LADERA SUBDIVISION
BLOCKS 5 - 7

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE1/4 (5.867 ACRES ±) OF SECTION 18, IN THE IN THE SW1/4 OF THE SW1/4 (5.244 ACRES ±), IN THE SE1/4 OF THE SW1/4 (1.657 ACRES ±) OF SECTION 8; IN THE NW1/4 OF THE NW1/4 (24.853 ACRES ±), IN THE NE1/4 OF THE NW1/4 (12.891 ACRES ±) OF SECTION 17; ALL OF TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 4286.93 FEET NORTH AND 5227.23 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 49°24'20" E FOR 247.13 FEET; THENCE, N 77°50'47" E FOR 50.00 FEET; THENCE, N 12°09'13" W FOR 327.78 FEET; THENCE, N 70°27'10" E FOR 252.36 FEET; THENCE, 152.69 FEET ALONG THE ARC OF A 928.31 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 65°44'29" E FOR 152.52 FEET; THENCE, N 61°01'44" E FOR 312.28 FEET; THENCE, 218.43 FEET ALONG THE ARC OF A 228.39 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 33°37'47" E FOR 210.20 FEET; THENCE, N 06°13'51" E FOR 109.67 FEET; THENCE, S 76°05'37" E FOR 317.20 FEET; THENCE, 110.32 FEET ALONG THE ARC OF A 172.80 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 85°37'02" E FOR 108.45 FEET; THENCE, N 67°19'41" E FOR 42.89 FEET; THENCE, 78.18 FEET ALONG THE ARC OF A 87.12 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 86°57'47" E FOR 75.59 FEET; THENCE, S 61°15'16" E FOR 71.72 FEET; THENCE, 207.82 FEET ALONG THE ARC OF A 179.86 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 85°38'42" E FOR 196.45 FEET; THENCE, N 52°32'40" E FOR 65.28 FEET; THENCE, N 32°56'13" E FOR 50.00 FEET; THENCE, S 57°03'47" E FOR 78.33 FEET; THENCE, 164.00 FEET ALONG THE ARC OF A 820.29 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 51°20'08" E FOR 163.73 FEET; THENCE, S 45°36'28" E FOR 122.54 FEET; THENCE, 227.81 FEET ALONG THE ARC OF A 308.66 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 66°45'55" E FOR 222.67 FEET; THENCE, S 87°53'42" E FOR 309.70 FEET; THENCE, 326.41 FEET ALONG THE ARC OF A 265.30 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 52°38'56" E FOR 306.20 FEET; THENCE, S 17°24'10" E FOR 101.96 FEET; THENCE, 50.30 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 32°41'37" E FOR 47.05 FEET; THENCE, S 79°37'23" E FOR 130.92 FEET; THENCE, S 00°54'29" W FOR 163.09 FEET; THENCE, S 85°15'49" W FOR 268.39 FEET; THENCE, N 65°55'19" W FOR 33.26 FEET; THENCE, N 31°12'21" W FOR 73.64 FEET; THENCE, N 13°24'14" W FOR 98.31 FEET; THENCE, N 17°30'38" W FOR 63.87 FEET; THENCE, N 27°53'09" W FOR 85.12 FEET; THENCE, N 21°56'15" W FOR 59.53 FEET; THENCE, N 06°22'18" W FOR 134.55 FEET; THENCE, N 15°21'09" W FOR 113.91 FEET; THENCE, N 24°32'39" W FOR 62.79 FEET; THENCE, N 60°35'08" W FOR 58.08 FEET; THENCE, N 53°25'27" W FOR 49.78 FEET; THENCE, N 04°41'59" W FOR 104.77 FEET; THENCE, N 11°57'27" W FOR 98.05 FEET; THENCE, N 44°05'37" W FOR 83.96 FEET; THENCE, N 66°18'59" W FOR 91.79 FEET; THENCE, N 73°20'32" W FOR 72.28 FEET; THENCE, N 58°58'47" W FOR 118.66 FEET; THENCE, N 47°23'48" W FOR 42.12 FEET; THENCE, N 14°03'39" W FOR 91.41 FEET; THENCE, N 22°43'44" E FOR 44.15 FEET; THENCE, N 25°15'51" E FOR 71.76 FEET; THENCE, N 53°39'40" W FOR 54.52 FEET; THENCE, N 73°53'23" W FOR 67.51 FEET; THENCE, S 87°39'19" W FOR 81.12 FEET; THENCE, S 70°46'05" W FOR 76.64 FEET; THENCE, S 82°08'13" W FOR 77.82 FEET; THENCE, N 28°57'27" W FOR 80.50 FEET; THENCE, N 32°59'06" W FOR 53.74 FEET; THENCE, N 36°24'24" W FOR 49.59 FEET; THENCE, N 40°20'42" W FOR 50.91 FEET; THENCE, S 69°47'48" W FOR 44.49 FEET; THENCE, N 79°44'55" W FOR 79.73 FEET; THENCE, N 55°10'34" W FOR 100.21 FEET; THENCE, N 39°05'41" W FOR 58.52 FEET; THENCE, S 62°18'01" W FOR 20.91 FEET; THENCE, S 12°00'33" W FOR 143.99 FEET; THENCE, S 57°10'28" W FOR 45.14 FEET; THENCE, N 62°29'01" W FOR 66.25 FEET; THENCE, N 23°18'25" W FOR 72.72 FEET; THENCE, N 13°14'43" W FOR 76.05 FEET; THENCE, N 17°33'13" W FOR 72.16 FEET; THENCE, N 29°39'58" W FOR 106.55 FEET; THENCE, N 44°58'07" W FOR 49.57 FEET; THENCE, N 64°40'51" W FOR 49.22 FEET; THENCE, S 34°18'27" W FOR 57.16 FEET; THENCE, S 04°13'59" W FOR 129.61 FEET; THENCE, S 09°24'25" W FOR 56.14 FEET; THENCE, S 11°34'10" E FOR 110.19 FEET; THENCE, S 10°08'27" W FOR 45.45 FEET; THENCE, S 58°06'53" W FOR 37.08 FEET; THENCE, N 84°54'05" W FOR 76.39 FEET; THENCE, S 17°14'39" E FOR 114.15 FEET; THENCE, S 04°43'45" E FOR 74.58 FEET; THENCE, S 57°31'27" W FOR 31.27 FEET; THENCE, S 88°28'13" W FOR 181.84 FEET; THENCE, N 88°31'56" W FOR 131.46 FEET; THENCE, N 77°39'55" W FOR 132.53 FEET; THENCE, N 67°36'03" W FOR 197.55 FEET; THENCE, N 11°11'40" W FOR 98.22 FEET; THENCE, S 57°22'39" W FOR 20.32 FEET; THENCE, N 79°06'11" W FOR 31.04 FEET; THENCE, S 36°41'50" W FOR 72.67 FEET; THENCE, N 79°47'31" W FOR 139.70 FEET; THENCE, S 79°41'58" W FOR 80.70 FEET; THENCE, N 67°40'38" W FOR 10.21 FEET; THENCE, N 18°35'26" E FOR 151.19 FEET; TO THE POINT OF BEGINNING, CONTAINING 50.512 ACRES, MORE OR LESS.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S79°41'58"W	80.70'
L2	S36°41'50"W	72.67'
L3	N79°06'11"W	31.04'
L4	S57°22'39"W	20.32'
L5	S57°01'27"W	31.27'
L6	S04°43'45"E	74.58'
L7	N84°54'05"W	76.39'
L8	S58°06'53"W	37.08'
L9	S10°08'27"W	46.45'
L10	S09°24'25"W	56.14'
L11	S34°18'27"W	57.16'
L12	N64°40'51"W	52.22'
L13	N44°58'07"W	49.57'
L14	N17°33'13"W	72.16'
L15	N13°14'43"W	76.05'
L16	N62°29'01"W	66.25'
L17	S57°10'28"W	45.14'
L18	S62°18'01"W	20.91'
L19	N39°05'41"W	58.52'
L20	N79°44'55"W	79.73'
L21	S69°47'48"W	44.46'
L22	S40°20'42"W	50.91'
L23	N36°24'56"W	49.59'
L24	N32°59'06"W	53.74'
L25	N28°57'27"W	80.50'
L26	N82°08'32"W	37.82'
L27	S70°46'05"W	76.64'
L28	S55°10'33"W	71.96'
L29	N86°44'04"W	59.81'
L30	S43°36'09"W	45.70'
L31	S19°32'36"E	49.25'
L32	S44°36'56"E	65.65'
L33	S55°44'22"E	65.82'
L34	S54°40'34"E	69.15'
L35	S17°14'29"W	23.39'
L36	S53°53'20"W	22.68'
L37	N74°46'39"W	72.78'
L38	N71°04'23"W	78.56'
L39	N15°49'26"W	83.05'
L40	N69°46'02"W	29.51'
L41	S87°38'19"W	51.12'
L42	S73°53'23"W	67.51'
L43	S53°39'40"W	34.52'
L44	N25°15'51"E	71.76'
L45	N22°43'44"E	44.15'
L46	N14°03'40"W	39.41'
L47	N47°23'48"W	42.12'
L48	N73°20'32"W	72.28'
L49	S44°05'57"W	83.96'
L50	N04°41'59"W	54.77'
L51	N53°25'27"W	49.78'
L52	S60°35'08"W	58.08'
L53	S24°32'39"W	62.79'
L54	S21°56'15"W	59.53'
L55	N17°30'38"W	63.87'
L56	N31°12'21"W	73.64'
L57	N65°55'19"W	33.26'

CURVE-DATA

CURVE	CHORD-BRG.	CHORD	RADIUS	ARC	DELTA
C1	S32°41'37"E	47.05'	40.00'	50.30'	72°03'13"
C22	N33°37'47"E	210.20'	228.39'	218.43'	54°47'53"
C24	N65°44'29"E	152.52'	928.31'	152.69'	9°25'27"
C32	N85°38'42"E	196.45'	179.86'	207.82'	66°12'05"
C34	S86°57'47"E	75.59'	87.12'	78.18'	51°25'03"
C36	N85°37'02"E	108.45'	172.80'	110.32'	36°34'42"
C140	S41°01'09"E	282.96'	293.07'	295.29'	57°43'51"
C141	S41°01'09"E	234.68'	243.07'	244.91'	57°43'51"
C142	N55°44'12"E	289.18'	177.87'	337.64'	108°45'28"
C143	N55°44'12"E	207.89'	127.87'	242.73'	108°45'28"
C144	S68°52'40"W	308.25'	166.87'	393.13'	135°02'24"
C145	S68°52'40"W	400.66'	216.80'	510.98'	135°02'24"
C146	S53°43'39"E	269.70'	767.05'	271.11'	20°15'04"
C147	S53°43'39"E	252.12'	717.05'	253.44'	20°15'04"
C148	N85°40'23"E	234.50'	231.20'	245.93'	60°56'51"
C149	N85°40'23"E	183.79'	181.20'	192.75'	60°56'51"
C150	N55°11'58"E	50.00'	40.00'	197.32'	282°38'08"
C151	N49°06'45"W	286.91'	580.33'	289.92'	28°37'26"
C152	N49°06'45"W	311.63'	630.33'	314.90'	28°37'26"
C153	S37°05'18"E	338.01'	380.96'	350.21'	52°40'19"
C154	S37°05'18"E	293.65'	330.96'	304.25'	52°40'19"
C155	S01°34'37"W	56.82'	133.04'	57.26'	24°39'32"
C156	S01°34'37"W	35.46'	83.04'	35.74'	24°39'32"
C157	S72°51'32"W	66.42'	105.16'	67.58'	36°49'02"
C158	S72°51'32"W	98.00'	155.16'	99.71'	36°49'02"
C159	N74°31'20"W	147.14'	299.70'	148.66'	28°25'15"
C160	N74°31'20"W	171.69'	349.70'	173.46'	28°25'15"
C161	N58°13'40"E	183.89'	104.66'	224.54'	122°55'14"
C162	N58°13'40"E	308.25'	166.87'	393.13'	135°02'24"
C163	N51°51'02"E	98.30'	60.00'	261.80'	250°00'00"
C164	N72°35'50"E	50.00'	40.00'	197.32'	282°38'08"
C165	N52°38'56"W	248.50'	215.30'	264.89'	70°29'32"
C166	S52°38'56"E	306.20'	265.30'	326.41'	70°29'32"
C167	S66°45'05"E	222.67'	308.66'	227.81'	42°17'13"
C168	S66°45'05"E	258.74'	358.66'	264.71'	42°17'13"
C169	N51°20'08"W	153.75'	770.29'	154.00'	11°27'19"
C170	S51°20'08"E	163.73'	820.29'	164.00'	11°27'19"
C171	N60°07'15"E	50.00'	40.00'	197.32'	282°38'08"
C172	S26°13'37"E	123.73'	971.26'	123.82'	7°18'15"
C173	S26°13'37"E	117.36'	921.26'	117.44'	7°18'15"

THE 100 YEAR FLOOD ELEVATION (HIGH WATER MARK) ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 497.0 M.G.L.

BLOCK 5	
LOT 1	0.860 AC.
LOT 2	0.556 AC.
LOT 3	0.366 AC.
LOT 4	0.368 AC.
LOT 5	0.410 AC.
LOT 6	0.442 AC.
LOT 7	0.526 AC.
LOT 8	0.653 AC.
LOT 9	0.621 AC.
LOT 10	0.461 AC.
LOT 11	0.387 AC.
LOT 12	0.433 AC.
LOT 13	0.423 AC.
LOT 14	0.312 AC.
LOT 15	0.330 AC.
LOT 16	0.488 AC.
LOT 17	0.803 AC.
LOT 18	0.334 AC.
LOT 19	0.346 AC.
LOT 20	0.324 AC.
LOT 21	0.694 AC.
LOT 22	0.605 AC.
LOT 23	0.710 AC.
LOT 24	0.516 AC.
LOT 25	0.343 AC.
LOT 26	0.422 AC.
LOT 27	0.442 AC.
LOT 28	0.430 AC.
LOT 29	0.611 AC.
LOT 30	0.529 AC.
LOT 31	0.355 AC.
LOT 32	0.356 AC.
LOT 33	0.406 AC.
LOT 34	0.451 AC.
LOT 35	0.569 AC.
LOT 36	0.374 AC.
LOT 37	0.562 AC.
LOT 38	0.689 AC.
LOT 39	0.575 AC.
LOT 40	0.604 AC.
LOT 41	0.389 AC.
LOT 42	0.752 AC.
LOT 43	0.605 AC.
LOT 44	0.475 AC.
LOT 45	0.403 AC.
LOT 46	0.431 AC.
LOT 47	0.491 AC.
LOT 48	0.598 AC.
TOTAL	23.830 AC.

BLOCK 6	
LOT 1	0.487 AC.
LOT 2	0.448 AC.
LOT 3	0.561 AC.
LOT 4	0.554 AC.
LOT 5	0.450 AC.
LOT 6	0.495 AC.
LOT 7	0.505 AC.
LOT 8	0.555 AC.
LOT 9	0.494 AC.
LOT 10	0.480 AC.
LOT 11	0.425 AC.
LOT 12	0.394 AC.
LOT 13	0.469 AC.
LOT 14	0.554 AC.
LOT 15	0.321 AC.
LOT 16	0.362 AC.
LOT 17	0.353 AC.
LOT 18	0.330 AC.
LOT 19	0.338 AC.
LOT 20	0.342 AC.
LOT 21	0.260 AC.
LOT 22	0.306 AC.
LOT 23	0.336 AC.
LOT 24	0.351 AC.
LOT 25	0.315 AC.
LOT 26	0.324 AC.
TOTAL	10.893 AC.

BLOCK 7	
LOT 1	0.545 AC.
LOT 2	0.424 AC.
LOT 3	0.361 AC.
LOT 4	0.290 AC.
LOT 5	0.258 AC.
LOT 6	0.283 AC.
LOT 7	0.386 AC.
LOT 8	0.326 AC.
LOT 9	0.249 AC.
LOT 10	0.303 AC.
LOT 11	0.414 AC.
TOTAL	3.839 AC.

TOTAL AREA	
LOTTED AREA	38.562 AC.
COMMON PROPERTIES	3.860 AC.
STREETS	8.090 AC.
TOTAL	50.512 AC.
LENGTH OF RECORDED STREETS	
50 FOOT RIGHT-OF-WAY	7048 LINEAL FEET ±

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., HEREINAFTER 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 NO WISE 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.

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 LAKESHORE AND GOLF VIEW LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.

9. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 495.0 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

10. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

11. 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 THERETOFORE 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 _____
VICE PRESIDENT

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

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.
- 550 CONTOUR INTERVAL FIVE FEET, EXCEPT AS NOTED.
- C.P. COMMON PROPERTIES
- G GOLF VIEW LOT SEE NOTE

0 100 200
GRAPHIC SCALE IN FEET

85 LOTS

RECORD PLAT	SCALE: AS SHOWN
LADERA SUBDIVISION	DRAWN: WRS DATE: 10/99
BLOCKS 5 - 7	CHECKED: DATE:
HOT SPRINGS VILLAGE, ARKANSAS	APPROVED: DATE:
	FILE NO: 4-114-SD
	DWG. NO: 4-116-(12)-2493
SHEET 1 OF 1	JOB NO: FILED IN:

Prepared For: COOPER LAND DEVELOPMENT, INC.

Prepared By: The Benham Group
1801 FOREST HILLS BLVD.
BELLA VISTA
ARKANSAS 72715
(501) 855-3655