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
BLOCK 8,LOT 19; BLOCKS 9-11 AND BLOCKS 13-14

A PARCEL OF LAND LYING IN THE FRAC.SE 1/4 OF THE NW1/4 (5.687 ACRES ±), IN THE NE1/4 OF THE SW1/4 (12.469 ACRES ±), IN THE SE1/4 OF THE SW1/4 (1.468 ACRES ±), IN THE SW1/4 OF THE NE1/4 (4.466 ACRES ±), IN THE NW1/4 OF THE SE1/4 (37.098 ACRES ±), IN THE SW1/4 OF THE SE1/4 (4.934 ACRES ±), IN THE NE1/4 OF THE SE1/4 (3.566 ACRES ±), IN THE SE1/4 OF THE SE1/4 (29.553 ACRES ±), IN THE SE1/4 OF THE SE1/4 (0.025 ACRES ±) SECTION 7; IN THE NW1/4 OF THE SW1/4 (1.606 ACRES ±), IN THE SW1/4 OF THE SW1/4 (0.013 ACRES ±) OF SECTION 8, 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 6878.41 FEET NORTH AND 2839.58 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 05°05'36" E FOR 392.97 FEET;
THENCE, N 13°15'06" W FOR 225.79 FEET;
THENCE, N 22°43'01" W FOR 334.64 FEET;
THENCE, N 55°00'22" W FOR 294.71 FEET;
THENCE, N 61°38'28" W FOR 277.03 FEET;
THENCE, N 14°45'46" E FOR 301.53 FEET;
THENCE, S 88°34'11" E FOR 131.77 FEET;
THENCE, S 49°52'57" E FOR 275.62 FEET;
THENCE, S 67°06'12" E FOR 904.47 FEET;
THENCE, S 62°37'28" E FOR 290.85 FEET;
THENCE, N 84°01'58" E FOR 147.59 FEET;
THENCE, N 46°22'16" E FOR 100.10 FEET;
THENCE, N 01°11'42" E FOR 857.90 FEET;
THENCE, N 63°45'54" E FOR 137.22 FEET;
THENCE, 180.61 FEET ALONG THE ARC OF A 341.04 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 40°52'24" W FOR 178.51 FEET;
THENCE, N 33°57'18" E FOR 50.00 FEET;
THENCE, 23.09 FEET ALONG THE ARC OF A 391.04 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 54°21'13" E FOR 23.08 FEET;
THENCE, N 44°14'58" E FOR 18.41 FEET;
THENCE, 152.27 FEET ALONG THE ARC OF A 137.47 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 75°58'52" E FOR 144.61 FEET;
THENCE, S 72°17'12" E FOR 334.45 FEET;
THENCE, 177.11 FEET ALONG THE ARC OF A 238.27 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 86°25'05" E FOR 173.08 FEET;
THENCE, 324.05 FEET ALONG THE ARC OF A 252.16 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 78°03'45" E FOR 302.21 FEET;
THENCE, S 41°14'52" E FOR 1141.16 FEET;
THENCE, 353.29 FEET ALONG THE ARC OF A 517.83 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 60°47'33" E FOR 346.47 FEET;
THENCE, S 09°39'45" W FOR 50.00 FEET;
THENCE, S 80°20'15" E FOR 25.00 FEET;
THENCE, S 09°39'45" W FOR 41.67 FEET;
THENCE, 310.40 FEET ALONG THE ARC OF A 1284.92 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 16°34'59" W FOR 309.64 FEET;
THENCE, S 23°30'12" W FOR 223.40 FEET;
THENCE, 167.87 FEET ALONG THE ARC OF A 988.28 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 69°17'03" W FOR 167.67 FEET;
THENCE, N 74°09'02" W FOR 363.25 FEET;
THENCE, 88.73 FEET ALONG THE ARC OF A 277.84 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 83°17'57" W FOR 88.35 FEET;
THENCE, 150.79 FEET ALONG THE ARC OF A 208.46 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 71°43'32" W FOR 147.53 FEET;
THENCE, N 51°00'12" W FOR 89.72 FEET;
THENCE, 356.88 FEET ALONG THE ARC OF A 341.85 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 80°54'40" W FOR 340.89 FEET;
THENCE, S 69°10'52" W FOR 212.42 FEET;
THENCE, 130.66 FEET ALONG THE ARC OF A 584.14 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 75°35'20" W FOR 130.38 FEET;
THENCE, S 81°59'48" W FOR 63.75 FEET;
THENCE, 819.74 FEET ALONG THE ARC OF A 994.40 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 58°22'49" W FOR 796.73 FEET;
THENCE, S 34°45'51" W FOR 326.19 FEET;
THENCE, 87.76 FEET ALONG THE ARC OF A 467.23 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 53°03'07" W FOR 87.64 FEET;
THENCE, N 31°34'01" E FOR 189.34 FEET;
THENCE, N 63°37'50" W FOR 814.77 FEET;
THENCE, N 53°36'37" W FOR 151.69 FEET;
THENCE N 35°55'42" E FOR 405.50 FEET TO THE POINT OF BEGINNING, CONTAINING 100.877 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 _____ DAY OF _____, 199_ AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

Johnny L. Tweedle

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

CURVE	CHORD–BRG.	CHORD	RADIUS	ARC	DELTA
C72	N83°17'57"W	88.35'	277.84'	88.73'	18°17'51"
C74	N71°43'32"W	147.53'	208.46'	150.79'	41°26'41"
C78	N80°54'40"W	340.89'	341.85'	356.88'	59°48'56"
C79	S75°35'20"W	130.38'	584.14'	130.66'	12°48'55"
C83	S58°22'49"W	796.73'	994.40'	819.74'	47°13'57"
C84	S58°22'49"W	756.67'	944.40'	778.53'	47°13'57"
C85	S11°49'09"E	151.51'	175.00'	156.69'	51°18'00"
C86	S11°49'09"E	108.22'	125.00'	111.92'	51°18'00"
C87	S25°00'11"W	391.56'	1010.43'	394.05'	22°20'39"
C88	S25°00'11"W	372.18'	960.43'	374.55'	22°20'39"
C89	N14°34'59"E	1207.59'	1234.92'	298.32'	13°50'27"
C90	S16°34'59"W	309.64'	1284.92'	310.40'	13°50'27"
C91	N00°32'24"E	26.26'	21.11'	28.34'	76°54'49"
C92	N00°32'24"E	88.45'	71.11'	95.46'	76°54'49"
C93	N49°14'05"W	210.19'	539.51'	211.56'	22°38'09"
C94	N49°14'05"W	229.82'	585.51'	231.32'	22°38'09"
C95	S48°45'34"E	189.19'	462.83'	190.53'	23°35'12"
C96	S48°45'34"E	168.75'	412.83'	169.95'	23°35'12"
C97	N60°56'07"W	56.90'	70.03'	58.59'	47°56'18"
C98	N60°56'07"W	97.52'	120.03'	100.43'	47°56'18"
C99	S46°21'16"E	191.59'	214.79'	198.59'	52°58'33"
C100	S46°21'16"E	146.99'	164.79'	152.36'	52°58'33"
C101	N39°07'18"W	51.57'	78.18'	52.55'	38°30'37"
C102	N39°07'18"W	84.54'	128.18'	86.16'	38°30'37"
C103	N70°17'14"W	70.77'	171.47'	71.29'	23°49'14"
C104	N70°52'28"W	95.85'	221.47'	96.61'	24°59'42"
C105	S02°36'38"W	50.16'	40.00'	197.11'	282°20'35"
C106	N79°50'01"W	64.14'	674.24'	64.16'	5°27'08"
C107	N79°20'17"W	81.40'	724.24'	81.44'	6°26'36"
C108	S69°43'53"E	215.08'	484.35'	216.89'	25°39'23"
C109	S69°43'53"E	192.88'	434.35'	194.50'	25°39'23"
C110	N66°43'34"W	104.76'	307.03'	105.28'	19°38'46"
C111	N66°43'34"W	121.82'	357.03'	122.42'	19°38'46"
C112	S69°21'39"E	158.90'	634.95'	159.32'	14°22'36"
C113	S69°21'39"E	146.39'	584.95'	146.78'	14°22'36"
C114	N64°53'19"W	150.22'	1585.10'	150.28'	5°25'55"
C115	N64°53'19"W	154.96'	1635.10'	155.02'	5°25'55"
C116	S55°36'17"E	89.63'	215.55'	90.29'	24°00'00"
C117	S55°36'17"E	68.84'	165.55'	69.35'	24°00'00"
C118	S46°23'43"W	50.00'	40.00'	197.32'	282°38'08"
C119	N15°42'54"E	124.42'	177.97'	127.10'	40°55'14"
C120	N15°42'54"E	159.38'	227.97'	162.81'	40°55'14"
C121	S12°37'26"W	116.22'	194.66'	118.02'	34°44'18"
C122	S12°37'26"W	86.37'	144.66'	87.70'	34°44'18"
C123	N12°45'07"E	92.66'	156.31'	94.07'	34°28'57"
C124	N12°45'07"E	122.30'	206.31'	124.16'	34°28'57"
C125	N30°16'02"W	296.63'	341.04'	306.88'	51°33'20"
C126	N30°16'02"W	340.12'	391.04'	351.87'	51°33'20"
C127	N75°58'52"E	144.61'	137.47'	152.27'	63°27'52"
C128	S75°58'52"W	92.01'	87.47'	96.89'	63°27'52"
C129	N86°25'05"E	173.08'	238.27'	177.11'	42°35'26"
C130	N86°25'05"E	209.38'	288.27'	214.28'	42°35'26"
C131	S78°03'45"E	302.21'	252.16'	324.05'	73°37'46"
C132	N78°03'45"W	242.28'	202.16'	259.79'	73°37'46"
C133	S60°47'33"E	346.47'	517.83'	353.29'	39°05'23"
C134	S60°47'33"E	379.93'	567.83'	387.40'	39°05'23"
C185	S89°09'57"E	126.56'	258.51'	127.86'	28°20'14"
C186	S89°09'57"E	151.03'	308.51'	152.58'	28°20'14"
C187	N48°20'05"W	98.30'	60.00'	261.80'	250°00'00"
C300	N69°17'03"W	167.67'	988.28'	167.87'	9°43'57"
C301	N53°03'07"W	87.64'	467.23'	87.76'	10°45'44"
C302	N40°52'24"W	178.51'	341.04'	180.61'	30°20'36"
C303	S54°21'13"E	23.08'	391.04'	23.09'	3°22'57"

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

0 100 200
GRAPHIC SCALE IN FEET

BLOCK 8		BLOCK 11		BLOCK 14	
LOT 19	0.391 AC.	LOT 1	0.367 AC.	LOT 1	0.389 AC.
TOTAL	0.391 AC.	LOT 2	0.386 AC.	LOT 2	0.436 AC.
		LOT 3	0.452 AC.	LOT 3	0.500 AC.
BLOCK 9		LOT 4	0.540 AC.	LOT 4	0.437 AC.
LOT 1	0.443 AC.	LOT 5	0.530 AC.	LOT 5	0.518 AC.
LOT 2	0.478 AC.	LOT 6	0.489 AC.	LOT 6	0.442 AC.
LOT 3	0.582 AC.	LOT 7	0.516 AC.	LOT 7	0.418 AC.
LOT 4	0.564 AC.	LOT 8	0.484 AC.	LOT 8	0.440 AC.
LOT 5	0.557 AC.	LOT 9	0.431 AC.	LOT 9	0.469 AC.
LOT 6	0.713 AC.	LOT 10	0.506 AC.	LOT 10	0.319 AC.
LOT 7	0.671 AC.	LOT 11	0.490 AC.	LOT 11	0.356 AC.
LOT 8	0.536 AC.	LOT 12	0.490 AC.	LOT 12	0.393 AC.
LOT 9	0.383 AC.	LOT 13	0.408 AC.	LOT 13	0.482 AC.
LOT 10	0.380 AC.	LOT 14	0.553 AC.	LOT 14	0.477 AC.
LOT 11	0.414 AC.	LOT 15	0.396 AC.	LOT 15	0.516 AC.
LOT 12	0.312 AC.	LOT 16	0.354 AC.	LOT 16	0.536 AC.
LOT 13	0.329 AC.	LOT 17	0.275 AC.	LOT 17	0.512 AC.
LOT 14	0.405 AC.	LOT 18	0.287 AC.	LOT 18	0.488 AC.
LOT 15	0.445 AC.	LOT 19	0.258 AC.	LOT 19	0.510 AC.
LOT 16	0.460 AC.	LOT 20	0.269 AC.	LOT 20	0.454 AC.
LOT 17	0.372 AC.	LOT 21	0.311 AC.	LOT 21	0.546 AC.
LOT 18	0.358 AC.	LOT 22	0.327 AC.	LOT 22	0.409 AC.
LOT 19	0.428 AC.	LOT 23	0.389 AC.	TOTAL	10.047 AC.
LOT 20	0.399 AC.	LOT 24	0.375 AC.		
LOT 21	0.461 AC.	LOT 25	0.371 AC.		
LOT 22	0.511 AC.	LOT 26	0.354 AC.		
LOT 23	0.469 AC.	LOT 27	0.305 AC.		
TOTAL	10.671 AC.	LOT 28	0.342 AC.		
		LOT 29	0.325 AC.		
BLOCK 10		LOT 30	0.326 AC.		
LOT 1	0.453 AC.	LOT 31	0.382 AC.		
LOT 2	0.436 AC.	LOT 32	0.418 AC.		
LOT 3	0.399 AC.	LOT 33	0.727 AC.		
LOT 4	0.371 AC.	LOT 34	0.662 AC.		
LOT 5	0.382 AC.	LOT 35	0.385 AC.		
LOT 6	0.298 AC.	TOTAL	14.493 AC.		
LOT 7	0.328 AC.				
LOT 8	0.363 AC.	BLOCK 13			
LOT 9	0.352 AC.	LOT 1	0.443 AC.		
LOT 10	0.328 AC.	LOT 2	0.364 AC.		
LOT 11	0.319 AC.	LOT 3	0.455 AC.		
LOT 12	0.395 AC.	LOT 4	0.564 AC.		
LOT 13	0.757 AC.	LOT 5	0.562 AC.		
LOT 14	0.772 AC.	LOT 6	0.518 AC.		
LOT 15	0.505 AC.	LOT 7	0.426 AC.		
LOT 16	0.317 AC.	LOT 8	0.458 AC.		
LOT 17	0.296 AC.	LOT 9	0.440 AC.		
LOT 18	0.290 AC.	LOT 10	0.492 AC.		
LOT 19	0.363 AC.	LOT 11	0.530 AC.		
TOTAL	7.724 AC.	LOT 12	1.491 AC.		
		LOT 13	0.340 AC.		
		LOT 14	0.292 AC.		
		LOT 15	0.414 AC.		
		LOT 16	0.434 AC.		
		TOTAL	7.323 AC.		

TOTAL AREA	
LOTTED AREA	50.649 AC.
COMMON PROPERTIES	10.624 AC.
RESERVED PROPERTIES	28.685 AC.
STREETS	10.919 AC.
TOTAL	100.877 AC.

LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 9513 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 HOT SPRINGS VILLAGE PROPERTY OWNERS 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. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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 2 ND DAY OF NOVEMBER, 1999.

COOPER LAND DEVELOPMENT, INC.

BY _____
VICE PRESIDENT

REGISTERED ARKANSAS NO. 1203 JOHNNY R. TWEEDLE PROFESSIONAL LAND SURVEYOR

RECORD PLAT

LADERA SUBDIVISION
BLOCK 8,LOT 19; BLOCKS 9-11 AND BLOCKS 13-14

HOT SPRINGS VILLAGE, ARKANSAS

SCALE:	AS SHOWN
DRAWN: VRS	DATE: 10/99
CHECKED:	DATE:
APPROVED:	DATE:
FILE NO:	4-114-SD
DWG. NO:	4-116-(12)-2497
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) 855-5055

116 LOTS