



NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONNECTION WITH THE REPLAT AND ALL PROPERTY REFLECTED THEREON

COOPER LAND DEVELOPMENT, INC., HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., (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.), THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS REPLAT FILED THIS REPLAT FOR RECORD AND RECORDS IT SUBJECT TO THE FOLLOWING PROVISIONS:

- 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. AT 2:18 P.M. ON THE 21ST DAY OF NOVEMBER, 2002, THE DEVELOPER FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT OF LADERA SUBDIVISION, BLOCK 24, WHICH PLAT IS THERE RECORDED IN RECORD BOOK 02 PAGE 90287, THAT PLAT WAS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 1972 WHICH IN ITS ENTIRETY WAS BY REFERENCE MADE A PART OF THAT PLAT. DEVELOPER HEREBY REPLATS THAT PLAT AS REFLECTED HEREON. THE PROVISIONS OF THE ABOVE DECLARATION AND THE NOTES FOUND ON THE ABOVE PLAT SHALL CONTINUE TO CONTROL THE PROPERTY REFLECTED UPON THIS REPLAT AND ARE RECITED HEREIN FOR EASE OF REFERENCE. THE SOLE PURPOSE OF THIS REPLAT IS TO INCREASE THE SIZE OF LOT 15, BLOCK 24, LADERA SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS FROM 0.685 ACRES TO 14.597 ACRES AND TO DECREASE THE COMMON PROPERTIES FROM 6.398 ACRES TO 6.137 ACRES. THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. HAS JOINED IN THE EXECUTION OF THIS REPLAT TO INDICATE ITS CONSENT TO THE REDUCTION IN THE SIZE OF THE COMMON PROPERTIES.
- 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.
- 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 THERE TO ARE AS SET OUT IN ARTICLE VIII 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.

COOPER LAND DEVELOPMENT, INC.

9. 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

COOPER LAND DEVELOPMENT, INC. HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.  
BY \_\_\_\_\_ BY \_\_\_\_\_  
TITLE \_\_\_\_\_ TITLE \_\_\_\_\_

- 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.

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.

DATE OF EXECUTION \_\_\_\_\_ BY \_\_\_\_\_ CHAIRMAN  
SALINE COUNTY PLANNING BOARD

COOPER LAND DEVELOPMENT, INC.

NE1/4 NE1/4 SEC.7  
T-1-S,R-17-W

SW1/4 NW1/4 SEC.8  
T-1-S,R-17-W

COOPER LAND DEVELOPMENT, INC.

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BLOCK 24  
LOT 1 0.272 AC.  
LOT 2 0.366 AC.  
LOT 3 0.432 AC.  
LOT 4 0.465 AC.  
LOT 5 0.504 AC.  
LOT 6 0.526 AC.  
LOT 7 0.505 AC.  
LOT 8 0.504 AC.  
LOT 9 0.508 AC.  
LOT 10 0.508 AC.  
LOT 11 0.564 AC.  
LOT 12 0.656 AC.  
LOT 13 0.604 AC.  
LOT 14 0.613 AC.  
LOT 15 14.597 AC.  
LOT 16 0.732 AC.  
LOT 17 0.724 AC.  
LOT 18 0.553 AC.  
LOT 19 0.478 AC.  
LOT 20 0.525 AC.  
LOT 21 0.539 AC.  
LOT 22 0.508 AC.  
LOT 23 0.598 AC.  
LOT 24 0.598 AC.  
LOT 25 0.671 AC.  
LOT 26 0.567 AC.  
TOTAL 28.075 AC.

TOTAL AREA  
LOTTED AREA 28.075 AC.  
COMMON PROPERTIES 6.137 AC.  
STREETS 1.827 AC.  
TOTAL 36.039 AC.  
LENGTH OF RECORDED STREETS  
50 FOOT RIGHT-OF-WAY 1592 LINEAL FEET ±

LEGAL DESCRIPTION  
LADERA SUBDIVISION  
BLOCK 24  
A PARCEL OF LAND LYING IN THE NW1/4 OF THE NE1/4 (2.471 ACRES ±), IN THE NE1/4 OF THE NE1/4 (5.997 ACRES ±), IN THE SW1/4 OF THE NE1/4 (1.732 ACRES ±), IN THE SE1/4 OF THE NE1/4 (11.863 ACRES ±), OF SECTION 7, IN THE SW1/4 OF THE NW1/4 (13.966 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 9153.49 FEET NORTH AND 4117.88 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 61°13'19" E FOR 86.46 FEET; THENCE, 114.28 FEET ALONG THE ARC OF A 106.58 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 30°30'17" E FOR 108.88 FEET; THENCE, N 00°12'45" W FOR 121.48 FEET; THENCE, S 81°34'12" E FOR 1036.60 FEET; THENCE, S 67°42'28" E FOR 404.80 FEET; THENCE, S 59°59'02" E FOR 236.61 FEET; THENCE, S 22°23'39" E FOR 294.10 FEET; THENCE, S 78°52'28" E FOR 610.89 FEET; THENCE, S 30°45'36" E FOR 483.58 FEET; THENCE, S 18°03'41" W FOR 441.79 FEET; THENCE, N 69°34'40" W FOR 633.32 FEET; THENCE, N 26°42'54" W FOR 586.96 FEET; THENCE, N 88°49'11" W FOR 310.59 FEET; THENCE, N 62°49'25" W FOR 392.24 FEET; THENCE, N 78°41'52" W FOR 816.14 FEET; THENCE, N 59°36'39" W FOR 259.51 FEET; THENCE, N 00°17'59" E FOR 179.68 FEET TO THE POINT OF BEGINNING, CONTAINING 36.039 ACRES, MORE OR LESS.

RECORD REPLAT		SCALE: AS SHOWN	
LADERA SUBDIVISION		DRAWN: WRS DATE: 10/03	
BLOCK 24		CHECKED: DATE:	
HOT SPRINGS VILLAGE, ARKANSAS		APPROVED: DATE:	
SHEET 1 of 1		FILE NO:	
Prepared By: COOPER LAND DEVELOPMENT, INC.		DWG. NO:	
903 NORTH 47TH STREET ROGERS, ARKANSAS 72756 (800) 648-6401		JOB NO: FILED IN:	