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

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 NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

3. 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.

4. 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 1,000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON GOLF COURSE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.

5. 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.

6. 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.

7. 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

8. 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 8 DAY OF Nov, 1988.

COOPER COMMUNITIES, INC.

BY John A. Cooper Jr.
PRESIDENT

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 _____

TITLE _____
SALINE COUNTY PLANNING BOARD

LOPEZ SUBDIVISION
BLOCKS 1 THRU 3
LEGAL DESCRIPTION.

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SE 1/4 (9.131 ACRES ±) AND IN THE SE 1/4 OF THE SW 1/4 (1.491 ACRES ±) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 637.80 FEET NORTH AND 1975.24 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,814.556 FEET AND EAST 1,721,005.482 FEET); THENCE, S 16° 58' 58" W 198.57 FEET; THENCE, S 32° 37' 00" E 279.24 FEET; THENCE, S 02° 53' 00" E 131.95 FEET; THENCE, N 87° 31' 50" W 771.08 FEET; THENCE, N 16° 56' 30" W 597.23 FEET; THENCE, N 23° 48' 47" E 85.49 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 271.81 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A DELTA ANGLE OF 20° 45' 53"; THENCE, S 86° 57' 06" E 273.44 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 279.68 FEET, SAID CURVE HAVING A RADIUS OF 1150.00 FEET AND A DELTA ANGLE OF 13° 56' 04" TO THE POINT OF BEGINNING, CONTAINING 10.622 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SE 1/4 (4.268 ACRES ±) OF OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 333.15 FEET NORTH AND 1400.15 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,814.556 FEET AND EAST 1,721,005.482 FEET); THENCE, S 30° 50' 05" W 186.00 FEET; THENCE, S 00° 00' 00" E 108.95 FEET; THENCE, N 87° 31' 50" W 330.74 FEET; THENCE, N 02° 53' 00" W 149.91 FEET; THENCE, N 32° 37' 00" W 269.41 FEET; THENCE, N 16° 58' 58" E 174.38 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 228.81 FEET, SAID CURVE HAVING A RADIUS OF 1150.00 FEET AND A DELTA ANGLE OF 11° 24' 00"; THENCE, S 59° 07' 32" E 373.83 FEET TO THE POINT OF BEGINNING, CONTAINING 4.268 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 7TH DAY OF Nov., 1988, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

ADPKS COPY

H. E. Henry
HAROLD E. HENRY, R.L.S. NO. 691, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 691
SIGNATURE
HAROLD E. HENRY

BLOCK 7		BLOCK 8	
LOT 1	0.396 AC.	LOT 1	0.323 AC.
LOT 2	0.413 AC.	LOT 2	0.272 AC.
LOT 3	0.315 AC.	LOT 3	0.332 AC.
LOT 4	0.284 AC.	LOT 4	0.325 AC.
LOT 5	0.317 AC.	LOT 5	0.334 AC.
LOT 6	0.333 AC.	TOTAL	1.586 AC.
LOT 7	0.311 AC.		
LOT 8	0.603 AC.	BLOCK 9	
LOT 9	0.340 AC.	LOT 1	0.314 AC.
LOT 10	0.335 AC.	LOT 2	0.415 AC.
LOT 11	0.419 AC.	LOT 3	0.469 AC.
LOT 12	0.272 AC.	LOT 4	0.472 AC.
LOT 13	0.267 AC.	LOT 5	0.465 AC.
LOT 14	0.262 AC.	LOT 6	0.269 AC.
LOT 15	0.257 AC.	TOTAL	2.404 AC.
LOT 16	0.244 AC.		
LOT 17	0.330 AC.		
TOTAL	5.698 AC.		

TOTAL AREA

LOTTED AREA	9.688	AC.
COMMON PROPERTIES	3.344	AC.
STREETS	1.858	AC.
TOTAL	14.890	AC.

LENGTH OF RECORDED STREETS

30 FOOT RIGHT-OF-WAY	56	LINEAL FEET ±
40 FOOT RIGHT-OF-WAY	362	LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	1,295	LINEAL FEET ±

CURVE CHART

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	750.00'	103.21'	007°53'03"	103.12'	S 70°07'45" E
2	750.00'	138.57'	010°35'10"	138.37'	S 81°39'31" E
3	20.00'	62.83'	180°00'00"	40.00'	N 00°28'45" W
4	60.00'	188.50'	180°00'00"	120.00'	S 00°28'45" E
5	1150.00'	558.51'	027°49'34"	553.03'	S 73°02'19" E

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1150 — 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.
- C.P. — COMMON PROPERTIES
- (G) — GOLF COURSE LOT, SEE NOTE 4.

0 100 200
GRAPHIC SCALE IN FEET

THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF 11" X 17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE CHECKED	BY	DATE APPROVED

RECORD PLAT

LOPEZ SUBDIVISION

BLOCKS 1 THRU 3

HOT SPRINGS VILLAGE, ARKANSAS

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE:	1"=100'
DRAWN: JDF	DATE: 9/88
CHECKED: WHS	DATE: 9/88
APPROVED: HH	DATE: 11-2-88
FILE NO: 4-116-SD	
DWG NO: 4-116-(12)-2212	
JOB NO:	FILED IN: 18
SHEET	1 OF 1

28 LOTS