

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

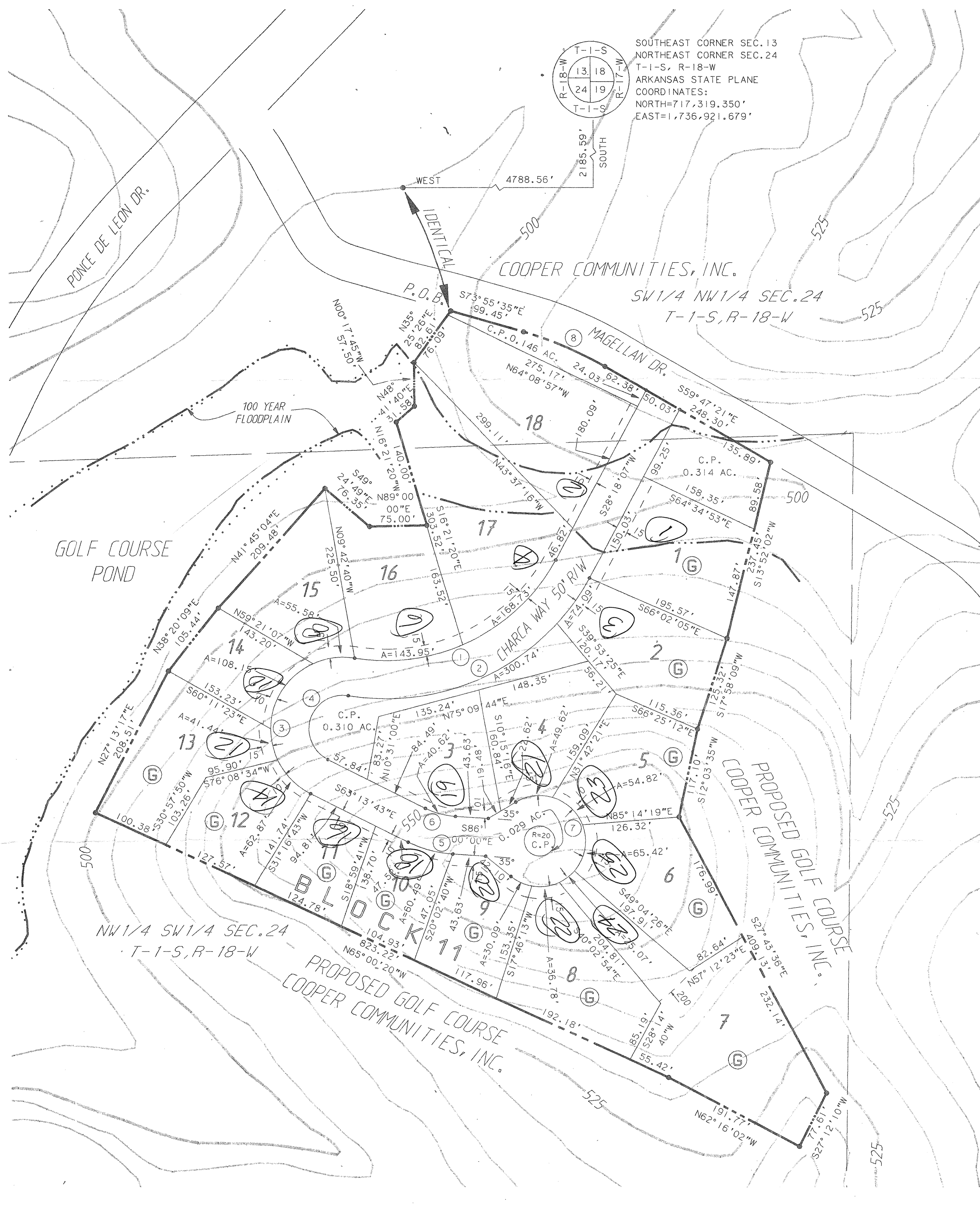
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT 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:

- AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, 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 GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, 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.
- 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO 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.
- 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.
- SETBACK 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 1200 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON GOLF FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN ONE FOOT ABOVE THE ELEVATION OF THE 100 YEAR FLOODPLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.
- 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 RE-SERVES 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 22nd DAY OF JANUARY, 1996.

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT



CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	251.56'	312.68'	071°12'57"	292.94'	N63°54'35"E
2	301.56'	374.83'	071°12'57"	351.16'	S63°54'35"W
3	94.36'	268.04'	162°44'47"	186.59'	N18°08'40"E
4	44.36'	126.02'	162°44'47"	87.73'	S18°08'40"W
5	152.20'	60.49'	022°46'17"	60.09'	N74°36'51"W
6	102.20'	40.52'	022°46'17"	40.35'	S74°36'51"E
7	60.00'	261.80'	250°00'00"	98.30'	S04°00'00"W
8	467.41'	115.33'	014°08'14"	115.04'	S66°51'28"E

0 100 200
GRAPHIC SCALE IN FEET

LEGAL DESCRIPTION
MAGELLAN SUBDIVISION
BLOCK 11

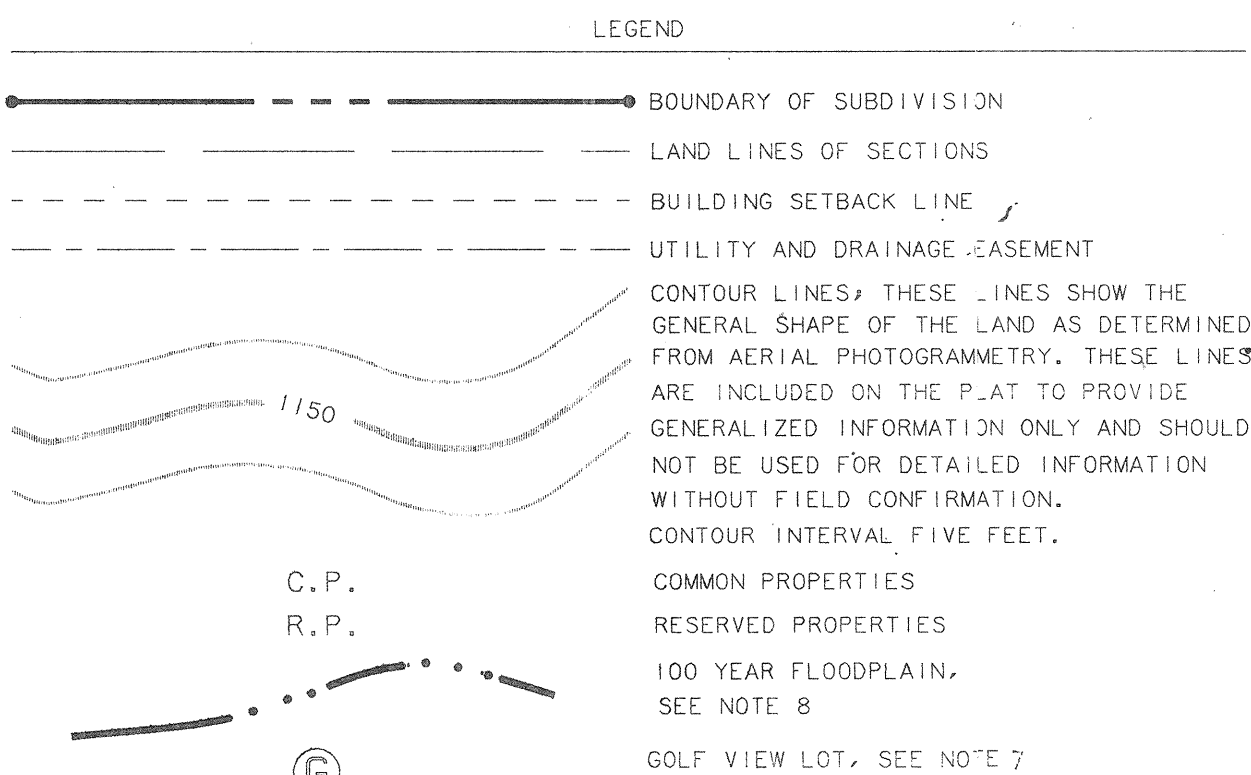
A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NW 1/4 (1.020 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (11.218 ACRES ±), ALL OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2185.59 FEET SOUTH AND 4788.56 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 24 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.679 FEET); THENCE, S 73°55'35" E 99.45 FEET; THENCE, 115.33 FEET ALONG THE ARC OF A 467.41 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 66°51'28" E 115.04 FEET; THENCE, S 59°47'21" E 248.30 FEET; THENCE, S 13°52'02" W 237.45 FEET; THENCE, S 17°58'09" W 125.32 FEET; THENCE, S 12°03'35" W 117.10 FEET; THENCE, S 27°43'36" E 409.13 FEET; THENCE, S 27°12'10" W 77.61 FEET; THENCE, N 62°16'02" W 191.77 FEET; THENCE, N 65°00'20" W 823.22 FEET; THENCE, N 27°13'17" E 208.51 FEET; THENCE, N 38°20'09" E 105.44 FEET; THENCE, N 41°45'04" E 209.48 FEET; THENCE, S 49°24'49" E 76.35 FEET; THENCE, N 89°00'00" E 75.00 FEET; THENCE, N 16°21'20" W 140.00 FEET; THENCE, N 48°41'40" E 31.58 FEET; THENCE, N 00°17'45" W 57.50 FEET; THENCE, N 35°25'26" E 82.61 FEET TO THE POINT OF BEGINNING, CONTAINING, 12.238 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 23RD DAY OF JANUARY, 1996 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

JOHANN F. TWEEDLE
JOHANN F. TWEEDLE, R.L.S. NO. 1203, ARKANSAS



BLOCK 11	
LOT 1	0.599 AC.
LOT 2	0.543 AC.
LOT 3	0.478 AC.
LOT 4	0.490 AC.
LOT 5	0.484 AC.
LOT 6	0.573 AC.
LOT 7	1.015 AC.
LOT 8	0.620 AC.
LOT 9	0.407 AC.
LOT 10	0.338 AC.
LOT 11	0.351 AC.
LOT 12	0.411 AC.
LOT 13	0.588 AC.
LOT 14	0.327 AC.
LOT 15	0.476 AC.
LOT 16	0.560 AC.
LOT 17	0.926 AC.
LOT 18	0.825 AC.
TOTAL	10.011 AC.
TOTAL AREA 10.011 AC.	
LOTTED AREA 0.739 AC.	
COMMON PROPERTIES 1.428 AC.	
STREETS 1.428 AC.	
TOTAL 12.238 AC.	
LENGTH OF RECORDED STREETS	
40 FOOT RIGHT-OF-WAY 175 LINEAL FEET ±	
50 FOOT RIGHT-OF-WAY 1105 LINEAL FEET ±	

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED	APPROVED		
RECORD PLAT				SCALE: 1"=100'			
MAGELLAN SUBDIVISION				DRAWN: WRS DATE: 12/95			
BLOCK 11				CHECKED: DATE:			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: DATE:			
FILE NO: 4-116-SD				DWG. NO: 4-116-(10)-2448			
COOPER COMMUNITIES INC.				JOB NO: IN:			
ENGINEERING DIVISION				1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714			