

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

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 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.
- 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 MANNER BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- THE RESERVED PROPERTIES REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
- 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 RIGHT-OF-WAY, UTILITIES AND DRAINAGE EASEMENTS ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- 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 ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET.
- NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEM SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION WITHOUT CONSENT IN WRITING OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.
- 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 WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECT 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 TITLES, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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 IMPROVE 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.

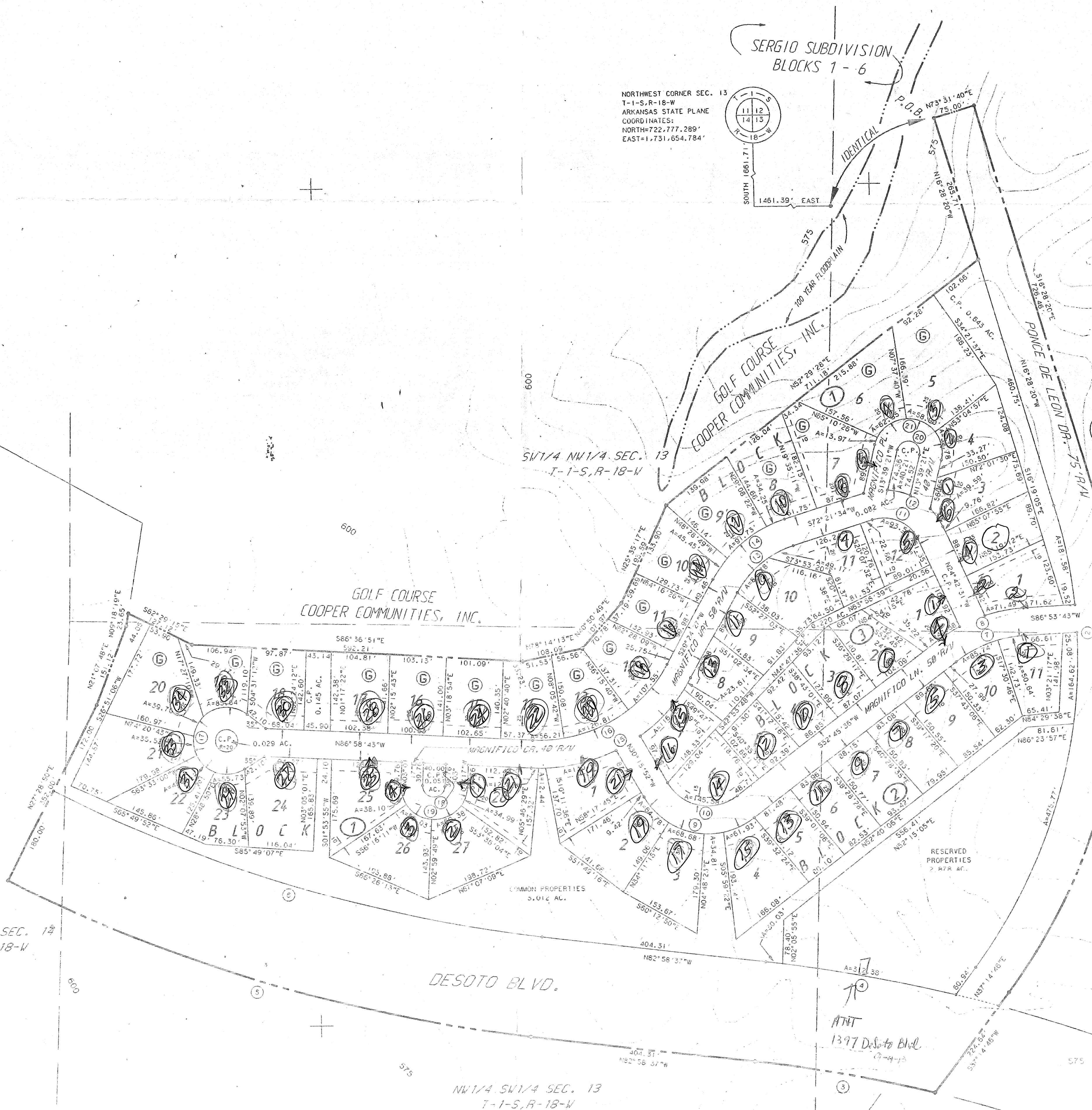
DATED THIS 23rd DAY OF April, 1972.

COOPER COMMUNITIES, INC.

BY *[Signature]*
PRESIDENT

LEGEND
--- BOUNDARY OF SUBDIVISION
--- LAND LINES OF SECTIONS
--- BUILDING SETBACK LINE
--- UTILITY AND DRAINAGE EASEMENT
--- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION.
--- CONT. INTERVAL FIVE FEET.
--- COMMON PROPERTIES
--- RESERVED PROPERTIES
--- 100 YEAR FLOODPLAIN, SEE NOTE 7.
--- GOLF VIEW LOT, SEE NOTE 8.

NE 1/4 SE 1/4 SEC. 13
T-1-S-R-18-W



BLOCK 1		BLOCK 2	
LOT 1	0.328 AC.	LOT 1	0.364 AC.
LOT 2	0.328 AC.	LOT 2	0.378 AC.
LOT 3	0.330 AC.	LOT 3	0.394 AC.
LOT 4	0.308 AC.	LOT 4	0.414 AC.
LOT 5	0.402 AC.	LOT 5	0.280 AC.
LOT 6	0.442 AC.	LOT 6	0.288 AC.
LOT 7	0.444 AC.	LOT 7	0.314 AC.
LOT 8	0.405 AC.	LOT 8	0.282 AC.
LOT 9	0.374 AC.	LOT 9	0.302 AC.
LOT 10	0.353 AC.	LOT 10	0.299 AC.
LOT 11	0.288 AC.	LOT 11	0.298 AC.
LOT 12	0.322 AC.	LOT 12	0.305 AC.
LOT 13	0.305 AC.	LOT 13	0.281 AC.
LOT 14	0.330 AC.	LOT 14	0.277 AC.
LOT 15	0.329 AC.	LOT 15	0.257 AC.
LOT 16	0.330 AC.	LOT 16	0.277 AC.
LOT 17	0.338 AC.	LOT 17	0.277 AC.
LOT 18	0.320 AC.	LOT 18	0.250 AC.
LOT 19	0.280 AC.	LOT 19	0.229 AC.
LOT 20	0.457 AC.	LOT 20	0.288 AC.
LOT 21	0.467 AC.	LOT 21	0.268 AC.
LOT 22	0.250 AC.	LOT 22	0.255 AC.
LOT 23	0.263 AC.	LOT 23	0.259 AC.
LOT 24	0.456 AC.	LOT 24	0.361 AC.
LOT 25	0.377 AC.	LOT 25	0.318 AC.
LOT 26	0.367 AC.	LOT 26	0.206 AC.
LOT 27	0.378 AC.	LOT 27	0.206 AC.
LOT 28	0.336 AC.	LOT 28	0.336 AC.
TOTAL	10.166 AC.	TOTAL	3.249 AC.

TOTAL AREA	
LOTTED AREA	17,028 AC.
COMMON PROPERTIES	4,182 AC.
RESERVED PROPERTIES	2,878 AC.
STREETS	13,664 AC.
TOTAL	37,752 AC.

LENGTH OF RECORDED STREETS	
180 FOOT RIGHT-OF-WAY	127 LINEAL FEET
75 FOOT RIGHT-OF-WAY	1679 LINEAL FEET
50 FOOT RIGHT-OF-WAY	2636 LINEAL FEET
40 FOOT RIGHT-OF-WAY	687 LINEAL FEET

LEGAL DESCRIPTION
MAGNIFIED SUBDIVISION
BLOCKS 1-3

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 16.672 ACRES 21, IN THE NE 1/4 OF THE SW 1/4 18.079 ACRES 11, IN THE SW 1/4 OF THE NW 1/4 12.513 ACRES 31 AND IN THE NW 1/4 OF THE SW 1/4 120.209 ACRES 21 OF SECTION 13 IN THE NE 1/4 OF THE SE 1/4 10.279 ACRES 21 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1661.71 FEET SOUTH AND 1461.39 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 13 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,777.289 FEET AND EAST 1,731,654.784 FEET);

THENCE, SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, 257.23 FEET, SAID CURVE HAVING A RADIUS OF 1005.00 FEET AND A DELTA ANGLE OF 25.23 DEGREES; THENCE, S 37°14'46" W 224.64 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 324.78 FEET, SAID CURVE HAVING A RADIUS OF 2501.61 FEET AND A DELTA ANGLE OF 07°10'50"; THENCE, N 82°58'37" W 204.31 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 983.50 FEET, SAID CURVE HAVING A RADIUS OF 2746.09 FEET AND A DELTA ANGLE OF 20°27'27"; THENCE, N 27°28'50" E 352.00 FEET; THENCE, N 21°07'48" E 151.12 FEET; THENCE, N 09°18'19" E 23.65 FEET; THENCE, S 62°20'15" E 127.12 FEET; THENCE, S 60°36'51" E 592.21 FEET; THENCE, N 78°14'13" E 103.09 FEET; THENCE, N 40°50'49" E 107.97 FEET; THENCE, N 25°35'17" E 103.55 FEET; THENCE, N 52°20'28" E 711.18 FEET; THENCE, N 16°28'20" W 165.71 FEET TO THE POINT OF BEGINNING, CONTAINING 37,752 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 April, 1972, 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.

[Signature]
HAROLD E. PENNY, R.L.S., NO. 697, ARKANSAS

THE SCALE OF THIS DRAWING WHEN REPRODUCED

REVISION NUMBER	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

GRAPHIC SCALE IN FEET
0 100 200