FILED
SALINE COUNTY
CIRCUIT CLERK
2002 NOV 21 PM 2:02
BY

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.

11/18/2002
DATE OF EXECUTION

BY _____
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

CURVE-DATA					
CURVE	CHORD-BRG.	CHORD	RADIUS	ARC	DELTA
(C1)	N26°29'47"E	422.01'	489.32'	436.32'	51°05'23"
(C2)	N02°20'54"E	248.20'	5090.84'	248.22'	2°47'39"
(C3)	N53°22'00"W	53.72'	280.31'	53.80'	10°59'51"
(C4)	N68°30'06"W	166.87'	236.71'	170.53'	41°16'02"
(C5)	N68°30'06"W	202.11'	286.77'	206.54'	41°16'02"
(C6)	S82°08'04"E	71.01'	291.33'	71.19'	14°00'05"
(C7)	S82°08'04"E	58.83'	241.33'	58.97'	14°00'05"
(C8)	S44°35'22"E	274.97'	270.53'	288.44'	61°05'19"
(C9)	S44°35'22"E	325.79'	320.53'	341.74'	61°05'19"
(C10)	N47°56'35"W	193.39'	173.38'	205.15'	67°47'44"
(C11)	N47°56'35"W	137.62'	123.38'	145.99'	67°47'44"
(C12)	N29°32'56"E	179.74'	222.40'	185.03'	47°40'08"
(C13)	N30°43'10"E	230.28'	272.40'	237.76'	50°00'37"
(C14)	S23°07'28"W	159.42'	266.40'	161.90'	34°49'13"
(C15)	S23°07'28"W	129.50'	216.40'	131.51'	34°49'13"
(C16)	S57°10'40"W	343.95'	600.45'	348.84'	33°17'11"
(C17)	S57°10'40"W	315.31'	550.45'	319.79'	33°17'11"
(C18)	N83°07'18"W	302.67'	386.40'	310.99'	46°06'52"
(C19)	N83°21'37"W	260.92'	336.40'	267.95'	45°38'14"
(C20)	N33°08'30"E	50.09'	50.00'	261.70'	299°52'51"
(C21)	N71°38'00"W	50.02'	143.99'	50.27'	20°00'17"
(C22)	N71°38'00"W	32.65'	93.99'	32.82'	20°00'17"
(C23)	S16°21'18"W	136.19'	254.98'	137.87'	30°58'50"
(C24)	S16°21'18"W	109.49'	204.98'	110.83'	30°58'50"
(C25)	N26°16'00"E	62.71'	322.52'	62.81'	11°09'27"
(C26)	N26°16'00"E	72.43'	372.52'	72.54'	11°09'27"
(C27)	S34°29'38"W	85.77'	179.70'	86.60'	27°36'45"
(C28)	S34°29'38"W	61.90'	129.70'	62.51'	27°36'45"
(C29)	S58°37'36"W	202.83'	565.76'	203.93'	20°39'10"
(C30)	S58°37'36"W	184.90'	515.76'	185.91'	20°39'10"
(C31)	N37°08'08"E	101.36'	96.13'	106.77'	63°38'06"
(C32)	N37°08'08"E	154.08'	146.13'	162.30'	63°38'06"
(C33)	S37°25'11"W	138.31'	130.13'	145.82'	64°12'13"
(C34)	S37°25'11"W	85.17'	80.13'	89.80'	64°12'13"
(C35)	S82°46'16"W	106.73'	232.83'	107.68'	26°29'57"
(C36)	S82°46'16"W	83.81'	182.83'	84.56'	26°29'57"
(C37)	N81°00'20"W	60.88'	586.77'	60.91'	5°56'50"
(C38)	N81°00'20"W	55.69'	536.77'	55.72'	5°56'50"
(C39)	N80°00'33"E	101.26'	135.40'	103.79'	43°55'04"
(C40)	N80°00'33"E	138.66'	185.40'	142.11'	43°55'04"
(C41)	S73°15'43"W	246.74'	470.18'	249.66'	30°25'24"
(C42)	S73°15'43"W	220.50'	420.18'	223.11'	30°25'24"
(C43)	N01°31'35"W	50.00'	50.00'	261.80'	300°00'00"
(C44)	S00°11'03"W	171.04'	138.04'	184.47'	76°34'00"
(C45)	S00°35'51"W	230.87'	188.04'	248.57'	75°44'25"
(C46)	S58°20'12"W	159.79'	235.07'	163.04'	39°44'17"
(C47)	S58°20'12"W	125.80'	185.07'	128.36'	39°44'17"
(C48)	N73°47'27"W	130.69'	139.17'	136.04'	56°00'27"
(C49)	N72°29'31"W	87.28'	89.17'	91.20'	58°36'18"

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
LOT 1 0.302 AC.	LOT 1 0.384 AC.	LOT 1 0.432 AC.	LOT 1 0.484 AC.
LOT 2 0.292 AC.	LOT 2 0.350 AC.	LOT 2 0.403 AC.	LOT 2 0.417 AC.
LOT 3 0.336 AC.	LOT 3 0.407 AC.	LOT 3 0.404 AC.	LOT 3 0.425 AC.
LOT 4 0.301 AC.	LOT 4 0.398 AC.	LOT 4 0.389 AC.	LOT 4 0.422 AC.
LOT 5 0.352 AC.	LOT 5 0.369 AC.	LOT 5 0.420 AC.	LOT 5 0.492 AC.
LOT 6 0.459 AC.	LOT 6 0.425 AC.	LOT 6 0.441 AC.	LOT 6 0.344 AC.
LOT 7 0.430 AC.	LOT 7 0.385 AC.	LOT 7 0.316 AC.	LOT 7 0.300 AC.
LOT 8 0.387 AC.	LOT 8 0.357 AC.	LOT 8 0.315 AC.	LOT 8 0.263 AC.
LOT 9 0.300 AC.	LOT 9 0.359 AC.	LOT 9 0.335 AC.	LOT 9 0.295 AC.
LOT 10 0.300 AC.	LOT 10 0.372 AC.	LOT 10 0.406 AC.	LOT 10 0.319 AC.
LOT 11 0.259 AC.	LOT 11 0.294 AC.	LOT 11 0.504 AC.	LOT 11 0.346 AC.
LOT 12 0.299 AC.	LOT 12 0.280 AC.	LOT 12 0.448 AC.	LOT 12 0.336 AC.
LOT 13 0.272 AC.	LOT 13 0.287 AC.	LOT 13 0.391 AC.	LOT 13 0.338 AC.
LOT 14 0.321 AC.	TOTAL 4.667 AC.	LOT 14 0.382 AC.	LOT 14 0.333 AC.
LOT 15 0.336 AC.		LOT 15 0.357 AC.	LOT 15 0.386 AC.
LOT 16 0.298 AC.		LOT 16 0.328 AC.	LOT 16 0.397 AC.
LOT 17 0.318 AC.		LOT 17 0.310 AC.	LOT 17 0.378 AC.
LOT 18 0.341 AC.		LOT 18 0.303 AC.	LOT 18 0.326 AC.
LOT 19 0.429 AC.		LOT 19 0.367 AC.	LOT 19 0.338 AC.
LOT 20 0.437 AC.		LOT 20 0.454 AC.	LOT 20 0.358 AC.
LOT 21 0.377 AC.		LOT 21 0.420 AC.	LOT 21 0.361 AC.
LOT 22 0.345 AC.		LOT 22 0.350 AC.	LOT 22 0.342 AC.
LOT 23 0.320 AC.		LOT 23 0.343 AC.	LOT 23 0.352 AC.
LOT 24 0.321 AC.		LOT 24 0.361 AC.	LOT 24 0.374 AC.
LOT 25 0.446 AC.		LOT 25 0.460 AC.	LOT 25 0.301 AC.
LOT 26 0.428 AC.		LOT 26 0.416 AC.	TOTAL 9.027 AC.
LOT 27 0.312 AC.		LOT 27 0.388 AC.	
LOT 28 0.297 AC.		LOT 28 0.370 AC.	
LOT 29 0.309 AC.		TOTAL 10.817 AC.	
TOTAL 9.947 AC.			

TOTAL AREA	
LOTTED AREA	34.458 AC.
RESERVED PROPERTIES	8.247 AC.
COMMON PROPERTIES	26.567 AC.
STREETS	7.723 AC.
TOTAL	76.995 AC.
LENGTH OF RECORDED STREETS	
50 FOOT RIGHT-OF-WAY	6728 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 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 JOHN A. COOPER COMPANY, 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. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREON.

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 AND EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKE FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.

10. 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.

11. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 478.0 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

12. 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 30TH DAY OF OCT. 2002.

COOPER LAND DEVELOPMENT, INC.

BY _____

VICE PRESIDENT

02 90253

FILED FOR RECORD
2:02 PM
BY

NE1/4 NE1/4 SEC.19 T-1-S,R-17-W

NW1/4 NW1/4 SEC.20 T-1-S,R-17-W

NE1/4 NW1/4 SEC.20 T-1-S,R-17-W

SE1/4 NE1/4 SEC.19 T-1-S,R-17-W

SE1/4 NW1/4 SEC.20 T-1-S,R-17-W

SW1/4 NW1/4 SEC.20 T-1-S,R-17-W

SW1/4 NE1/4 SEC.20 T-1-S,R-17-W

NE1/4 SE1/4 SEC.19 T-1-S,R-17-W

NW1/4 SW1/4 SEC.20 T-1-S,R-17-W

CIELO SUBDIVISION

ISABELLA SUBDIVISION

ELCANO DR.

100' A.P. & L. POWER LINE EASEMENT

COMMON PROPERTIES

COMMON PROPERTIES 23.128 AC.

RESERVED PROPERTIES 8.247 AC.

PROPOSED GOLF COURSE

ZAFRA LN.50'R/W

ALCECIRAS LN.50'R/W

TERUEL CIR.50'R/W

LINARES LN.50'R/W

MANZANARES DR.50'R/W

BLOCK 1 (29 LOTS)

BLOCK 2 (13 LOTS)

BLOCK 3 (29 LOTS)

BLOCK 4 (24 LOTS)

C.P.0.094 AC.

C.P.0.113 AC.

C.P.0.350 AC.

C.P.0.822 AC.

C.P.1.481 AC.

C.P.0.498 AC.

P.O.B.

N86°47'54"E 985.35'

SOUTHEAST CORNER SEC.13 T-1-S, R-18-W ARKANSAS STATE PLANE COORDINATES: NORTH=717,319.350' EAST=1,736,921.679'

IDENTICAL

7823.54' EAST

1345.51' SOUTH

PROPOSED BOAT RAMP SITE

PROPOSED LAKE MARIA DAM SITE

PROPOSED LAKE MARIA

MARIA SUBDIVISION BLOCKS 5-9

CHURCH SITE

THE 100 YEAR FLOOD ELEVATION (HIGH WATER MARK) ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 479.79 M.G.L.

LEGAL DESCRIPTION
MARIA SUBDIVISION
BLOCKS 1 - 4

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE1/4(0.068 ACRES ±),IN THE SE1/4 OF THE NE1/4 (1.211 ACRES ±),IN THE NE1/4 OF THE SE1/4 (0.248 ACRES ±) OF SECTION 19; IN THE NW1/4 OF THE NW1/4 (4.400 ACRES ±), IN THE SW1/4 OF THE NW1/4 (37.241 ACRES ±), IN THE NW1/4 OF THE SW1/4 (3.553 ACRES ±), IN THE NE1/4 OF THE NW1/4 (6.497 ACRES ±), IN THE SE1/4 OF THE NW1/4 (21.124 ACRES ±), IN THE NW1/4 OF THE NE1/4 (0.016 ACRES ±), IN THE SW1/4 OF THE NE1/4 (2.637 ACRES ±), OF SECTION 20; 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 1345.51 FEET SOUTH AND 7823.54 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, S 44°43'46" E FOR 730.31 FEET;
THENCE, S 08°18'57" E FOR 206.61 FEET;
THENCE, S 64°48'46" W FOR 124.15 FEET;
THENCE, S 77°28'27" W FOR 263.09 FEET;
THENCE, S 61°22'40" W FOR 124.50 FEET;
THENCE, S 58°52'26" W FOR 128.97 FEET;
THENCE, S 62°59'03" W FOR 218.47 FEET;
THENCE, N 82°02'21" W FOR 121.19 FEET;
THENCE, N 84°25'55" W FOR 104.44 FEET;
THENCE, N 70°23'46" W FOR 117.47 FEET;
THENCE, S 79°06'40" W FOR 112.75 FEET;
THENCE, S 68°11'47" W FOR 159.99 FEET;
THENCE, N 68°46'55" W FOR 117.38 FEET;
THENCE, S 19°44'36" W FOR 117.32 FEET;
THENCE, S 37°31'02" W FOR 105.49 FEET;
THENCE, S 61°17'26" W FOR 134.49 FEET;
THENCE, S 57°33'18" W FOR 69.08 FEET;
THENCE, S 04°28'50" E FOR 47.28 FEET;
THENCE, S 74°27'16" W FOR 33.40 FEET;
THENCE, S 58°40'50" W FOR 88.89 FEET;
THENCE, S 23°08'07" W FOR 146.23 FEET;
THENCE, S 71°16'27" W FOR 20.20 FEET;
THENCE, S 05°04'50" E FOR 52.19 FEET;
THENCE, S 11°02'07" W FOR 43.13 FEET;
THENCE, S 69°56'52" E FOR 72.22 FEET;
THENCE, S 17°41'03" W FOR 112.84 FEET;
THENCE, 53.80 FEET ALONG THE ARC OF A 280.31 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 53°22'00" W FOR 53.72 FEET;
THENCE, S 42°07'55" W FOR 50.00 FEET;
THENCE, N 47°52'05" W FOR 47.48 FEET;
THENCE, 170.53 FEET ALONG THE ARC OF A 236.77 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 68°30'06" W FOR 166.87 FEET;
THENCE, N 89°08'07" W FOR 225.26 FEET;
THENCE, S 47°46'48" E FOR 32.64 FEET;
THENCE, N 75°29'02" W FOR 696.41 FEET;
THENCE, 436.32 FEET ALONG THE ARC OF A 489.32 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 26°29'47" E FOR 422.01 FEET;
THENCE, N 00°57'05" E FOR 587.02 FEET;
THENCE, 248.22 FEET ALONG THE ARC OF A 5090.84 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 02°20'54" E FOR 248.20 FEET;
THENCE, N 03°44'42" E FOR 250.83 FEET;
THENCE, N 87°33'26" E FOR 1353.62 FEET;
THENCE N 86°47'54" E FOR 985.35 FEET TO THE POINT OF BEGINNING, CONTAINING 76.995 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 20TH DAY OF NOVEMBER, 2002 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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

Address Copy

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 FRONT LOT, SEE NOTE 9.
LAKE FRONT LOT, SEE NOTE 9.

GRAPHIC SCALE IN FEET 0 100 200

95 LOTS

RECORD PLAT

MARIA SUBDIVISION
BLOCKS 1 - 4

HOT SPRINGS VILLAGE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — JOHNNY R. TREEDLE

SCALE:	AS SHOWN
DRAWN: WRS	DATE: 09/02
CHECKED:	DATE:
APPROVED:	DATE:
FILE NO:	
DWG. NO:	

SHEET 1 OF 1

Prepared By:
COOPER LAND DEVELOPMENT, INC.
903 NORTH 47TH STREET
ROGERS, ARKANSAS 72756
(800) 648-6401

JOB NO: FILED IN: