02 90249

BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9
LOT 1 0.429 AC.	LOT 1 0.437 AC.	LOT 1 0.436 AC.	LOT 1 0.286 AC.	LOT 1 0.445 AC.
LOT 2 0.413 AC.	LOT 2 0.403 AC.	LOT 2 0.353 AC.	LOT 2 0.420 AC.	LOT 2 0.424 AC.
LOT 3 0.390 AC.	LOT 3 0.365 AC.	LOT 3 0.346 AC.	LOT 3 0.332 AC.	LOT 3 0.390 AC.
LOT 4 0.460 AC.	LOT 4 0.352 AC.	LOT 4 0.340 AC.	LOT 4 0.477 AC.	LOT 4 0.345 AC.
LOT 5 0.460 AC.	LOT 5 0.381 AC.	LOT 5 0.355 AC.	LOT 5 0.377 AC.	LOT 5 0.327 AC.
LOT 6 0.359 AC.	LOT 6 0.283 AC.	LOT 6 0.330 AC.	LOT 6 0.364 AC.	LOT 6 0.383 AC.
LOT 7 0.359 AC.	LOT 7 0.316 AC.	LOT 7 0.317 AC.	LOT 7 0.331 AC.	LOT 7 0.328 AC.
LOT 8 0.374 AC.	LOT 8 0.415 AC.	LOT 8 0.311 AC.	LOT 8 0.314 AC.	LOT 8 0.307 AC.
LOT 9 0.436 AC.	LOT 9 0.293 AC.	LOT 9 0.339 AC.	LOT 9 0.354 AC.	LOT 9 0.311 AC.
LOT 10 0.268 AC.	LOT 10 0.309 AC.	LOT 10 0.312 AC.	LOT 10 0.344 AC.	LOT 10 0.306 AC.
LOT 11 0.405 AC.	LOT 11 0.314 AC.	LOT 11 0.274 AC.	LOT 11 0.334 AC.	LOT 11 0.282 AC.
LOT 12 0.377 AC.	LOT 12 0.299 AC.	LOT 12 0.291 AC.	LOT 12 0.296 AC.	LOT 12 0.271 AC.
LOT 13 0.532 AC.	LOT 13 0.303 AC.	LOT 13 0.307 AC.	LOT 13 0.325 AC.	LOT 13 0.417 AC.
LOT 14 0.486 AC.	LOT 14 0.260 AC.	LOT 14 0.340 AC.	LOT 14 0.315 AC.	TOTAL 4.546 AC.
LOT 15 0.509 AC.	LOT 15 0.264 AC.	LOT 15 0.320 AC.	LOT 15 0.329 AC.	
LOT 16 0.469 AC.	LOT 16 0.281 AC.	LOT 16 0.317 AC.	LOT 16 0.332 AC.	
LOT 17 0.387 AC.	LOT 17 0.288 AC.	LOT 17 0.462 AC.	LOT 17 0.343 AC.	
LOT 18 0.475 AC.	LOT 18 0.315 AC.	LOT 18 0.355 AC.	LOT 18 0.368 AC.	
LOT 19 0.414 AC.	LOT 19 0.322 AC.	LOT 19 0.452 AC.	LOT 19 0.405 AC.	
LOT 20 0.457 AC.	LOT 20 0.351 AC.	LOT 20 0.452 AC.	LOT 20 0.370 AC.	
LOT 21 0.380 AC.	LOT 21 0.320 AC.	LOT 21 0.468 AC.	LOT 21 0.270 AC.	
LOT 22 0.353 AC.	LOT 22 0.328 AC.	LOT 22 0.404 AC.	LOT 22 0.294 AC.	
LOT 23 0.298 AC.	TOTAL 7.209 AC.	LOT 23 0.401 AC.	LOT 23 0.361 AC.	
LOT 24 0.344 AC.		LOT 24 0.358 AC.	LOT 24 0.401 AC.	
LOT 25 0.315 AC.		LOT 25 0.468 AC.	LOT 25 0.429 AC.	
LOT 26 0.329 AC.		LOT 26 0.426 AC.	LOT 26 0.433 AC.	
LOT 27 0.432 AC.		LOT 27 0.326 AC.	LOT 27 0.439 AC.	
LOT 28 0.342 AC.		LOT 28 0.516 AC.	LOT 28 0.407 AC.	
LOT 29 0.406 AC.		TOTAL 10.376 AC.	LOT 29 0.346 AC.	
LOT 30 0.375 AC.			LOT 30 0.368 AC.	
LOT 31 0.304 AC.			LOT 31 0.381 AC.	
LOT 32 0.304 AC.			LOT 32 0.413 AC.	
LOT 33 0.265 AC.			LOT 33 0.377 AC.	
LOT 34 0.281 AC.			LOT 34 0.534 AC.	
LOT 35 0.400 AC.			LOT 35 0.383 AC.	
LOT 36 0.371 AC.			LOT 36 0.362 AC.	
TOTAL 13.958 AC.			LOT 37 0.344 AC.	
			LOT 38 0.351 AC.	
			LOT 39 0.327 AC.	
			TOTAL 14.236 AC.	

TOTAL AREA

LOTTED AREA	50.325 AC.
COMMON PROPERTIES	10.031 AC.
RESERVED PROPERTIES	29.527 AC.
STREETS	11.098 AC.
TOTAL	100.981 AC.
LENGTH OF RECORDED STREETS	
50 FOOT RIGHT-OF-WAY	9669 LINEAL FEET ±

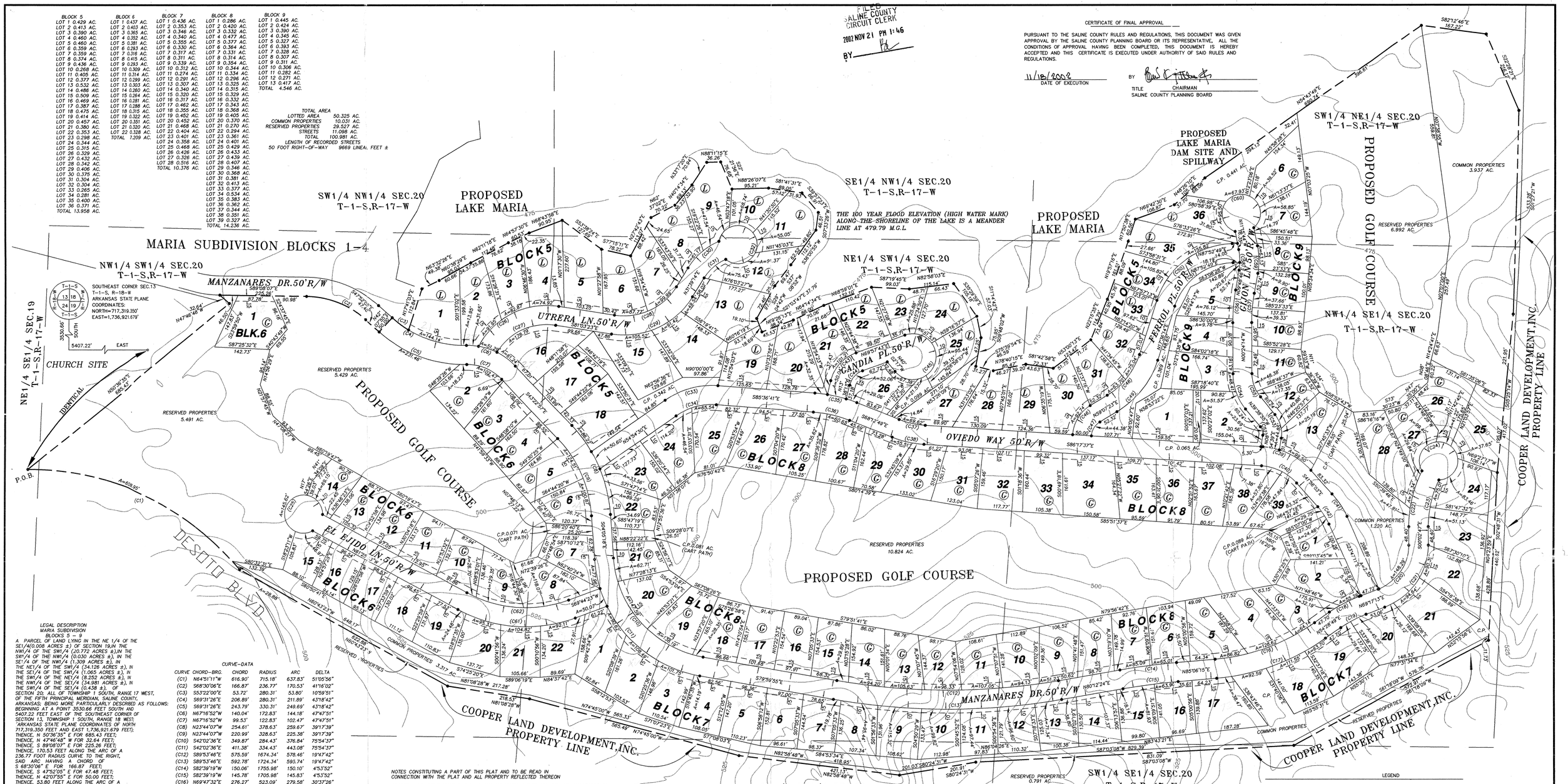
FILED
SALINE COUNTY
CIRCUIT CLERK
2002 NOV 21 PM 1:46
BY

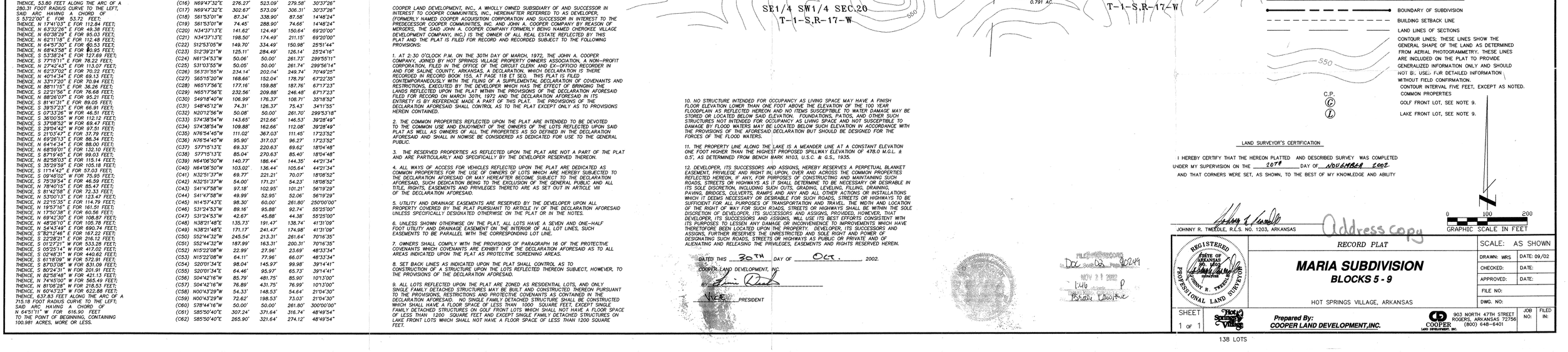
CERTIFICATE OF FINAL APPROVAL

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





LEGAL DESCRIPTION
MARIA SUBDIVISION
BLOCKS 5 - 9

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE1/4(0.008 ACRES ±) OF SECTION 19,IN THE NW1/4 OF THE SW1/4 (20.772 ACRES ±),IN THE SW1/4 OF THE NW1/4 (0.030 ACRES ±), IN THE SE1/4 OF THE NW1/4 (1.309 ACRES ±), IN THE NE1/4 OF THE SW1/4 (34.126 ACRES ±), IN THE SE1/4 OF THE SW1/4 (1.065 ACRES ±), IN THE SW1/4 OF THE NE1/4 (8.252 ACRES ±), IN THE NW1/4 OF THE SE1/4 (4.344 ACRES ±), IN THE SW1/4 OF THE SE1/4 (0.438 ±), 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 3530.66 FEET SOUTH AND 5407.22 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 50°36'35" E FOR 685.43 FEET; THENCE, N 47°46'48" W FOR 32.64 FEET; THENCE, S 89°08'07" E FOR 225.26 FEET; THENCE, 170.53 FEET ALONG THE ARC OF A 236.27 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 68°30'06" E FOR 166.87 FEET; THENCE, S 47°52'05" E FOR 47.48 FEET; THENCE, N 42°07'55" E FOR 50.00 FEET; THENCE, 53.80 FEET ALONG THE ARC OF A 280.31 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 53°22'00" E FOR 53.72 FEET; THENCE, N 17°41'03" E FOR 112.84 FEET; THENCE, N 83°32'26" E FOR 48.38 FEET; THENCE, N 60°38'29" E FOR 95.03 FEET; THENCE, N 62°11'18" E FOR 112.48 FEET; THENCE, N 64°57'30" E FOR 60.53 FEET; THENCE, N 68°43'58" E FOR 90.95 FEET; THENCE, S 53°38'24" E FOR 127.69 FEET; THENCE, S 77°15'11" E FOR 78.22 FEET; THENCE, N 27°42'43" E FOR 113.07 FEET; THENCE, N 62°37'02" E FOR 70.22 FEET; THENCE, N 40°14'34" E FOR 69.13 FEET; THENCE, N 33°17'20" E FOR 70.94 FEET; THENCE, N 88°11'15" E FOR 36.26 FEET; THENCE, S 22°21'56" E FOR 76.68 FEET; THENCE, N 88°26'07" E FOR 95.21 FEET; THENCE, S 81°41'31" E FOR 91.31 FEET; THENCE, S 89°08'07" E FOR 142.73 FEET; THENCE, S 47°52'05" E FOR 90.98 FEET; THENCE, 74.31 FEET ALONG THE ARC OF A 236.27 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 38°46'56" E FOR 74.00 FEET; THENCE, S 29°41'47" E FOR 68.91 FEET; THENCE, S 07°33'26" E FOR 46.51 FEET; THENCE, S 36°00'55" W FOR 112.12 FEET; THENCE, S 37°08'52" W FOR 69.47 FEET; THENCE, S 29°04'42" W FOR 97.51 FEET; THENCE, S 21°03'47" E FOR 67.05 FEET; THENCE, N 69°26'13" E FOR 86.34 FEET; THENCE, N 64°14'34" E FOR 88.00 FEET; THENCE, N 68°59'01" E FOR 132.10 FEET; THENCE, N 87°19'45" E FOR 99.03 FEET; THENCE, N 82°58'03" E FOR 115.14 FEET; THENCE, S 35°29'59" E FOR 105.18 FEET; THENCE, S 11°14'42" E FOR 57.03 FEET; THENCE, S 09°48'02" W FOR 75.95 FEET; THENCE, S 75°39'54" E FOR 46.59 FEET; THENCE, N 78°40'15" E FOR 85.47 FEET; THENCE, S 81°42'58" E FOR 72.33 FEET; THENCE, N 53°00'13" E FOR 123.47 FEET; THENCE, N 22°15'35" E FOR 60.56 FEET; THENCE, N 19°57'16" E FOR 161.51 FEET; THENCE, N 17°50'38" E FOR 60.56 FEET; THENCE, N 69°42'30" E FOR 108.87 FEET; THENCE, N 48°26'10" E FOR 105.78 FEET; THENCE, N 54°43'49" E FOR 394.24 FEET; THENCE, S 82°12'46" E FOR 167.22 FEET; THENCE, S 22°28'21" E FOR 216.13 FEET; THENCE, S 01°27'21" W FOR 533.28 FEET; THENCE, S 05°25'14" W FOR 417.02 FEET; THENCE, S 02°48'31" W FOR 440.62 FEET; THENCE, S 61°18'09" W FOR 572.91 FEET; THENCE, S 67°03'08" W FOR 831.09 FEET; THENCE, S 80°24'31" W FOR 201.91 FEET; THENCE, N 82°58'48" W FOR 421.13 FEET; THENCE, N 74°45'00" W FOR 565.49 FEET; THENCE, N 81°08'28" W FOR 218.53 FEET; THENCE, N 60°43'23" W FOR 622.88 FEET; THENCE, 637.83 FEET ALONG THE ARC OF A 715.18 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 64°51'11" W FOR 616.90 FEET TO THE POINT OF BEGINNING, CONTAINING 100.981 ACRES, MORE OR LESS.

CURVE–DATA

CURVE	CHORD–BRG.	CHORD	RADIUS	ARC	DELTA
(C1)	N64°51'11"W	616.90'	715.18'	637.83'	51°05'56"
(C2)	S68°30'06"E	166.87'	236.77'	170.53'	41°16'02"
(C3)	S53°22'00"E	53.72'	280.31'	53.80'	10°59'51"
(C4)	S69°31'26"E	206.89'	280.31'	211.89'	43°18'42"
(C5)	S69°31'26"E	243.79'	330.31'	249.69'	43°18'42"
(C6)	N67°16'52"W	140.04'	172.83'	144.18'	47°47'51"
(C7)	N67°16'52"W	99.53'	122.83'	102.47'	47°47'51"
(C8)	N23°44'07"W	254.61'	378.63'	259.67'	39°17'39"
(C9)	N23°44'07"W	220.99'	328.63'	225.38'	39°17'39"
(C10)	S42°02'36"E	349.87'	284.43'	376.84'	75°54'37"
(C11)	S42°02'36"E	411.38'	334.43'	443.08'	75°54'37"
(C12)	S89°53'46"E	575.59'	1674.34'	578.46'	19°47'42"
(C13)	S89°53'46"E	592.78'	1724.34'	595.74'	19°47'42"
(C14)	S82°39'19"W	150.06'	1755.98'	150.10'	4°53'52"
(C15)	S82°39'19"W	145.78'	1705.98'	145.83'	4°53'52"
(C16)	N69°47'32"E	276.27'	523.09'	279.58'	30°37'26"
(C17)	N69°47'32"E	302.67'	573.09'	306.31'	30°37'26"
(C18)	S61°53'01"W	87.34'	338.90'	87.58'	14°48'24"
(C19)	S61°53'01"W	74.45'	288.90'	74.66'	14°48'24"
(C20)	N34°37'13"E	141.62'	124.49'	150.64'	69°20'00"
(C21)	N34°37'13"E	198.50'	174.49'	211.15'	69°20'00"
(C22)	S12°53'05"W	149.70'	334.49'	150.98'	25°51'44"
(C23)	S12°39'21"W	125.11'	284.49'	126.14'	25°24'16"
(C24)	N61°34'53"W	50.06'	50.00'	261.73'	299°55'11"
(C25)	S31°03'55"W	50.05'	50.00'	261.74'	299°56'14"
(C26)	S63°31'55"W	234.14'	367.00'	249.74'	39°00'25"
(C27)	S65°15'20"W	168.66'	152.04'	178.79'	67°22'35"
(C28)	N65°17'56"E	177.16'	159.88'	187.76'	67°17'23"
(C29)	N65°17'56"E	232.56'	209.88'	246.48'	67°17'23"
(C30)	S49°18'46"W	106.99'	176.32'	108.71'	35°18'52"
(C31)	S48°45'12"W	74.31'	126.37'	74.63'	34°11'55"
(C32)	N20°12'56"W	50.08'	50.00'	261.70'	299°53'18"
(C33)	S74°38'54"W	143.65'	212.66'	146.53'	39°28'49"
(C34)	S74°38'54"W	109.88'	162.66'	112.08'	39°28'49"
(C35)	N71°31'45"W	111.49'	367.03'	111.49'	17°23'52"
(C36)	N76°54'45"W	95.90'	317.03'	96.27'	17°23'52"
(C37)	S77°15'13"E	69.33'	220.63'	69.62'	18°04'48"
(C38)	S77°15'13"E	85.04'	270.63'	85.40'	18°04'48"
(C39)	N64°06'50"W	140.77'	186.44'	144.35'	44°21'34"
(C40)	N64°06'50"W	103.02'	136.44'	105.64'	44°21'34"
(C41)	N32°51'37"W	69.77'	221.21'	70.07'	18°08'52"
(C42)	N32°51'37"W	54.00'	171.21'	54.23'	18°08'52"
(C43)	S41°47'58"W	97.18'	102.95'	101.21'	56°19'29"
(C44)	S41°47'58"W	49.99'	52.95'	52.06'	56°19'29"
(C45)	N14°57'43"E	90.30'	60.00'	261.80'	250°00'00"
(C46)	S31°24'53"W	89.16'	95.88'	92.74'	55°25'00"
(C47)	S31°24'53"W	42.67'	45.88'	44.38'	55°25'00"
(C48)	N38°21'48"E	135.73'	191.47'	138.74'	41°31'09"
(C49)	N38°21'48"E	171.17'	241.47'	174.98'	41°31'09"
(C50)	S52°44'32"W	245.54'	213.31'	261.64'	70°16'35"
(C51)	S52°44'32"W	187.99'	163.31'	200.31'	70°16'35"
(C52)	N15°22'08"W	22.99'	27.96'	23.69'	48°33'34"
(C53)	N15°22'08"W	64.11'	77.96'	66.07'	48°33'34"
(C54)	S20°01'34"E	98.04'	145.97'	99.98'	39°14'41"
(C55)	S20°01'34"E	64.46'	95.97'	65.73'	39°14'41"
(C56)	S04°42'16"W	85.79'	481.75'	85.90'	10°13'00"
(C57)	S04°42'16"W	76.89'	431.75'	76.99'	10°13'00"
(C58)	N00°43'29"W	54.33'	148.53'	54.64'	21°04'30"
(C59)	N00°43'29"W	72.62'	198.53'	73.03'	21°04'30"
(C60)	S78°44'16"W	50.00'	50.00'	261.80'	300°00'00"
(C61)	S85°50'40"E	307.24'	371.64'	316.74'	48°49'54"
(C62)	S85°50'40"E	265.90'	321.64'	274.12'	48°49'54"

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 UPON THE PLAT, IF ANY, FOR THE 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: _____

ITS PRESIDENT

FILED FOR RECORD
DOC. NO. 02 90249
NOV 21 2002
1:46 P
BOOK

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.

C.P. (C) (L)

0 100 200
GRAPHIC SCALE IN FEET

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

Address copy

STATE OF ARKANSAS 1203 REGISTERED JOHNNY R. TWEEDLE SURVEYOR PROFESSIONAL LAND SURVEYOR

RECORD PLAT

MARIA SUBDIVISION
BLOCKS 5 - 9

HOT SPRINGS VILLAGE, ARKANSAS

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

SHEET 1 OF 1

Hot Springs Village

Prepared By:
COOPER LAND DEVELOPMENT, INC.

903 NORTH 47TH STREET
ROGERS, ARKANSAS 72756
(800) 648-6401

JOB NO: FILED IN:

138 LOTS