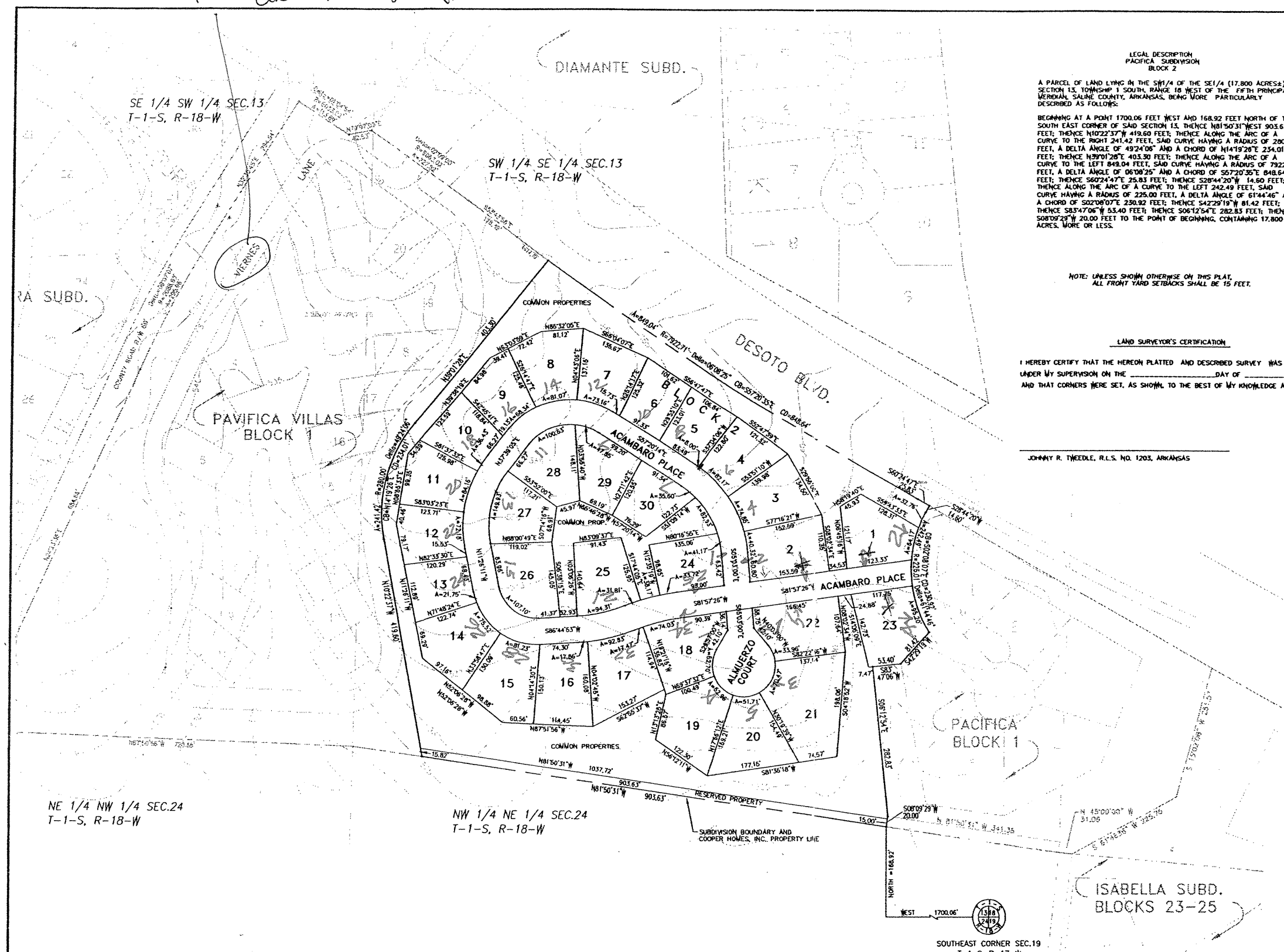
Pacifica con- per Tucker Omohundro + Randy Noles 8-15-03 1:45pm



LEGAL DESCRIPTION
PACIFICA SUBDIVISION
BLOCK 2

A PARCEL OF LAND LYING IN THE SW1/4 OF THE SE1/4 (17.800 ACRES±) SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1700.06 FEET WEST AND 168.92 FEET NORTH OF THE SOUTH EAST CORNER OF SAID SECTION 13, THENCE N81°50'31"WEST 903.63 FEET; THENCE N10°22'37"W 419.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 241.42 FEET, SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF 49°24'06" AND A CHORD OF N14°19'28"E 234.01 FEET; THENCE N39°01'28"E 403.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 849.04 FEET, SAID CURVE HAVING A RADIUS OF 7922.71 FEET, A DELTA ANGLE OF 06°08'25" AND A CHORD OF S67°20'35"E 848.64 FEET; THENCE S60°24'47"E 25.83 FEET; THENCE S28°44'20"W 14.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 242.49 FEET, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 61°44'46" AND A CHORD OF S02°08'07"E 230.92 FEET; THENCE S42°29'19"W 81.42 FEET; THENCE S83°47'06"W 53.40 FEET; THENCE S06°12'54"E 282.83 FEET; THENCE S08°09'29"W 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.800 ACRES, MORE OR LESS.

NOTE: UNLESS SHOWN OTHERWISE ON THIS PLAT, ALL FRONT YARD SETBACKS SHALL BE 15 FEET.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE _____ DAY OF _____, 2003 AND THAT CORNERS HERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

_____
JOHNNY R. THEEDLE, R.L.S. NO. 1203, ARKANSAS

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

COOPER HOMES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., (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., AND FURTHER SUCCESSOR IN INTEREST TO COOPER HOMES, INC., THE SAID COOPER HOMES, INC. FORMERLY BEING NAMED VILLAGE HOMES, 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 2:55 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, COOPER COMMUNITIES, INC., JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NONPROFIT 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 166, 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 NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

3. 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 HEREIN ARE BE SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

4. 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.

5. 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.

6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT "A" OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

7. 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.

8. 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 1,200 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON GOLF FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.

9. 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, FILLING, LEVELING, TILLING, 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 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 _____ DAY OF FEBRUARY, 2003.

COOPER HOMES, INC. BY _____

TITLE _____

BLOCK 2

LOT 1	0.343 AC.
LOT 2	0.362 AC.
LOT 3	0.339 AC.
LOT 4	0.296 AC.
LOT 5	0.280 AC.
LOT 6	0.274 AC.
LOT 7	0.320 AC.
LOT 8	0.353 AC.
LOT 9	0.294 AC.
LOT 10	0.285 AC.
LOT 11	0.316 AC.
LOT 12	0.292 AC.
LOT 13	0.280 AC.
LOT 14	0.360 AC.
LOT 15	0.391 AC.
LOT 16	0.366 AC.
LOT 17	0.411 AC.
LOT 18	0.386 AC.
LOT 19	0.391 AC.
LOT 20	0.365 AC.
LOT 21	0.557 AC.
LOT 22	0.383 AC.
LOT 23	0.365 AC.
LOT 24	0.303 AC.
LOT 25	0.338 AC.
LOT 26	0.358 AC.
LOT 27	0.308 AC.
LOT 28	0.331 AC.
LOT 29	0.320 AC.
LOT 30	0.280 AC.
TOTAL	10.247 AC.

TOTAL AREA

LOTTED AREA	10.247 AC.
COMMON PROPERTIES	X.XXX AC.
RESERVED PROPERTIES	X.XXX AC.
STREET RIGHT-OF-WAY	X.XXX AC.

LEGEND

	BOUNDARY OF SUBDIVISION
	BUILDING SETBACK LINE
	LAND LINES OF SECTIONS
550'	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.
C.P.	COMMON PROPERTIES

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.

_____ BY _____
DATE OF EXECUTION

TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

Address Copy

	PRELIMINARY PLAT	SCALE: AS SHOWN	
	PACIFICA SUBDIVISION BLOCK 2	DRAWN: JDF	DATE: 07/03/03
		CHECKED: .	DATE: .
		APPROVED:	DATE:
		AA FILE #: 110009500	
	HOT SPRINGS VILLAGE, ARKANSAS	DWG: PACIFICA BLK2 RP.dwg	
SHEET 1 of 1	Prepared For: COOPER HOMES, INC.	Prepared By: ATKINS 117 S. Parkwood Street Lonoke, AR 72745 Phone: (479) 770-5900 Fax: (479) 770-5801	JOB NO: / FILED #:

30 LOTS

Drawing: F:\VSP\110009500 PACIFICA in\PLATTING\20_CAD\CIVIL\PACIFICA BLK2 RP Saved: 07/07/2003 10:01 By: tran2167 DimScale: 60 (TM=0)