

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:

1. 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-CECRO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS HEREBY 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 THEREFROM.

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 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 1,000 SQUARE FEET.

9. 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.

10. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH SUBJECTION 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.

11. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A EASEMENT, EASEMENTS, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS, HIGHWAYS AND IF IT SHALL DEEM NECESSARY OF DESTROYING OR REMOVING ANY SUCH STRUCTURES.

12. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO FILL, GRAD, DRAIN, DITCH, ERECT, MAINTAIN, REPAIR, RAMP, OR OTHERWISE ALTER ANY SUCH STRUCTURES WHICH IT DEEMS NECESSARY FOR THE PURPOSES OF CONSTRUCTION AND TRAVEL. SUCH RIGHT OF WAY FOR SUCH ROADS, STREETS, HIGHWAYS, AND OTHERWISE SHALL BE WITHIN THE SOLE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST JUDGMENT TO DETERMINE THE NECESSARY EASEMENTS, RIGHTS AND PRIVILEGES TO BE OBTAINED FOR THE PURPOSES OF THE DEVELOPMENT, AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGN, CONSTRUCTION, ALTERATION, REPAIR, MAINTENANCE OF ANY SUCH STRUCTURES AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS DAY OF 1995.

COOPER COMMUNITIES, INC.

BY SR. VICE 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 PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION.
- COMMON INTERVAL FIVE FEET.
- COMMON PROPERTIES
- RESERVED PROPERTIES
- 100 YEAR FLOODPLAIN
- SEE NOTE 9

C.P.

R.P.

NE 1/4 SW 1/4 SEC. 2
T-1-N, R-18-W

NW 1/4 SE 1/4 SEC. 2
T-1-N, R-18-W

NE 1/4 SE 1/4 SEC. 2
T-1-N, R-18-W

SE 1/4 SE 1/4 SEC. 2
T-1-S, R-18-W

SW 1/4 SE 1/4 SEC. 2
T-1-S, R-18-W

NW 1/4 NE 1/4 SEC. 11
T-1-S, R-18-W

NE 1/4 NE 1/4 SEC. 11
T-1-S, R-18-W

VILLACARRIEDO SUBDIVISION
BLOCKS 1 - 10

SAN AGUSTIN SUBDIVISION
BLOCKS 1 - 2

HINDAYE SUBDIVISION
BLOCKS 1 - 8

LEGAL DESCRIPTION
PERTUSA SUBDIVISION
BLOCKS 1 - 3

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (110.226 ACRES ±), IN THE NW 1/4 OF THE NE 1/4 (4.483 ACRES ±) OF SECTION 11, AND IN THE SW 1/4 OF THE SE 1/4 (136.415 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (13.505 ACRES ±), AND IN THE SE 1/4 OF THE SE 1/4 (141.615 ACRES ±) OF SECTION 2, ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,086.727 FEET AND EAST 1,731,851.706 FEET); THENCE, S 02°15'41" W 326.96 FEET; THENCE, N 80°13'27" W 783.16 FEET; THENCE, S 49°21'49" W 353.16 FEET; THENCE, S 71°12'00" W 99.30 FEET; THENCE, N 61°10'20" W 294.50 FEET; THENCE, N 69°48'01" W 112.95 FEET; THENCE, N 81°34'39" W 175.00 FEET; THENCE, S 30°05'44" W 174.49 FEET; THENCE, N 81°34'39" W 95.00 FEET; THENCE, 173.56 FEET ALONG THE ARC OF A 285.93 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 08°58'01" W 170.91 FEET; THENCE, N 26°21'25" W 57.57 FEET; THENCE, 88.75 FEET ALONG THE ARC OF A 284.10 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 35°00'05" W 88.41 FEET; THENCE, N 46°44'12" E 155.63 FEET; THENCE, N 50°19'11" W 382.16 FEET; THENCE, N 48°48'07" W 204.41 FEET; THENCE, N 42°38'35" W 763.54 FEET; THENCE, N 13°20'08" W 336.29 FEET; THENCE, N 21°49'34" W 118.26 FEET; THENCE, N 44°48'25" W 111.77 FEET; THENCE, S 87°13'32" E 415.86 FEET; THENCE, S 87°14'13" E 1331.76 FEET; THENCE, S 87°14'14" E 1331.75 FEET; THENCE, S 01°25'50" W 1337.84 FEET TO THE POINT OF BEGINNING, CONTAINING 96.244 ACRES, MORE OR LESS.

BLOCK 1			BLOCK 2			BLOCK 3			TOTAL AREA		
LOT 1	0.795 AC.		LOT 1	0.834 AC.		LOT 1	0.769 AC.		LOT 1	19.383 AC.	
LOT 2	0.874 AC.		LOT 2	1.131 AC.		LOT 2	0.757 AC.		LOT 2	0.806 AC.	
LOT 3	0.866 AC.		LOT 3	0.885 AC.		LOT 3	0.806 AC.		LOT 3	0.806 AC.	
LOT 4	0.700 AC.		LOT 4	0.890 AC.		LOT 4	1.028 AC.		LOT 4	0.793 AC.	
LOT 5	0.807 AC.		LOT 5	1.043 AC.		LOT 5	0.874 AC.		LOT 5	0.794 AC.	
LOT 6	0.937 AC.		LOT 6	0.982 AC.		LOT 6	0.982 AC.		LOT 6	0.982 AC.	
LOT 7	1.027 AC.		LOT 7	1.027 AC.		LOT 7	0.948 AC.		LOT 7	0.948 AC.	
LOT 8	1.180 AC.		LOT 8	1.180 AC.		LOT 8	0.633 AC.		LOT 8	0.633 AC.	
LOT 9	0.607 AC.		LOT 9	0.607 AC.		LOT 9	0.607 AC.		LOT 9	0.607 AC.	
TOTAL	4.042 AC.		TOTAL	7.937 AC.		TOTAL	7.404 AC.		TOTAL	7.404 AC.	

LENGTH OF RECORDED STREETS
40 FOOT RIGHT-OF-WAY 349 LINEAL FEET
50 FOOT RIGHT-OF-WAY 3993 LINEAL FEET

CURVE NO.	ARC	RADIUS	CHORD	CHORD BEARING
1	164.30'	261.92'	035°56'27"	N81°36'50"E
2	132.03'	211.92'	035°56'27"	S81°36'50"W
3	182.13'	64.98'	160°34'42"	N19°17'43"E
4	322.26'	114.98'	160°34'42"	S19°17'43"W
5	204.55'	139.60'	083°57'19"	N19°00'59"W
6	131.29'	89.60'	083°57'19"	S19°00'59"E
7	90.65'	171.45'	030°17'35"	N07°48'54"E
8	117.08'	221.45'	030°17'35"	S07°48'54"W
17	207.38'	402.39'	029°31'42"	S80°11'31"E
18	181.61'	352.39'	029°31'42"	N80°11'31"W
19	261.80'	60.00'	250°00'00"	S18°34'20"W
20	49.98'	96.94'	029°32'30"	N25°43'37"E
21	75.76'	146.94'	029°32'30"	S25°43'37"W
22	122.39'	215.58'	032°31'37"	N58°45'41"E
23	150.77'	265.58'	032°31'37"	S58°45'41"W
24	98.98'	622.64'	009°06'30"	N77°34'45"E
25	106.85'	675.64'	009°06'30"	S77°34'45"W
26	261.80'	60.00'	250°00'00"	N07°52'00"E
27	173.56'	285.93'	034°46'44"	N08°58'01"W
28	88.75'	294.10'	017°17'04"	N33°00'05"W
29	82.71'	50.00'	094°46'58"	N40°03'35"E
30	53.77'	366.42'	008°24'27"	N83°14'51"E
31	61.10'	416.42'	008°24'27"	S83°14'51"W

GRAPHIC SCALE IN FEET

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
RECORD PLAT				SCALE: 1"=100'			
PERTUSA SUBDIVISION				DRAWN: WRS DATE: 3/95			
BLOCKS 1 - 3				CHECKED: JWS DATE: 3/95			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: DATE: 3/95			
Cooper Communities Inc.				FILE NO: 4-116-SD			
ENGINEERING DIVISION				DWG. NO: 4-116-112-2408			
1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714				JOB NO: 111			