

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:

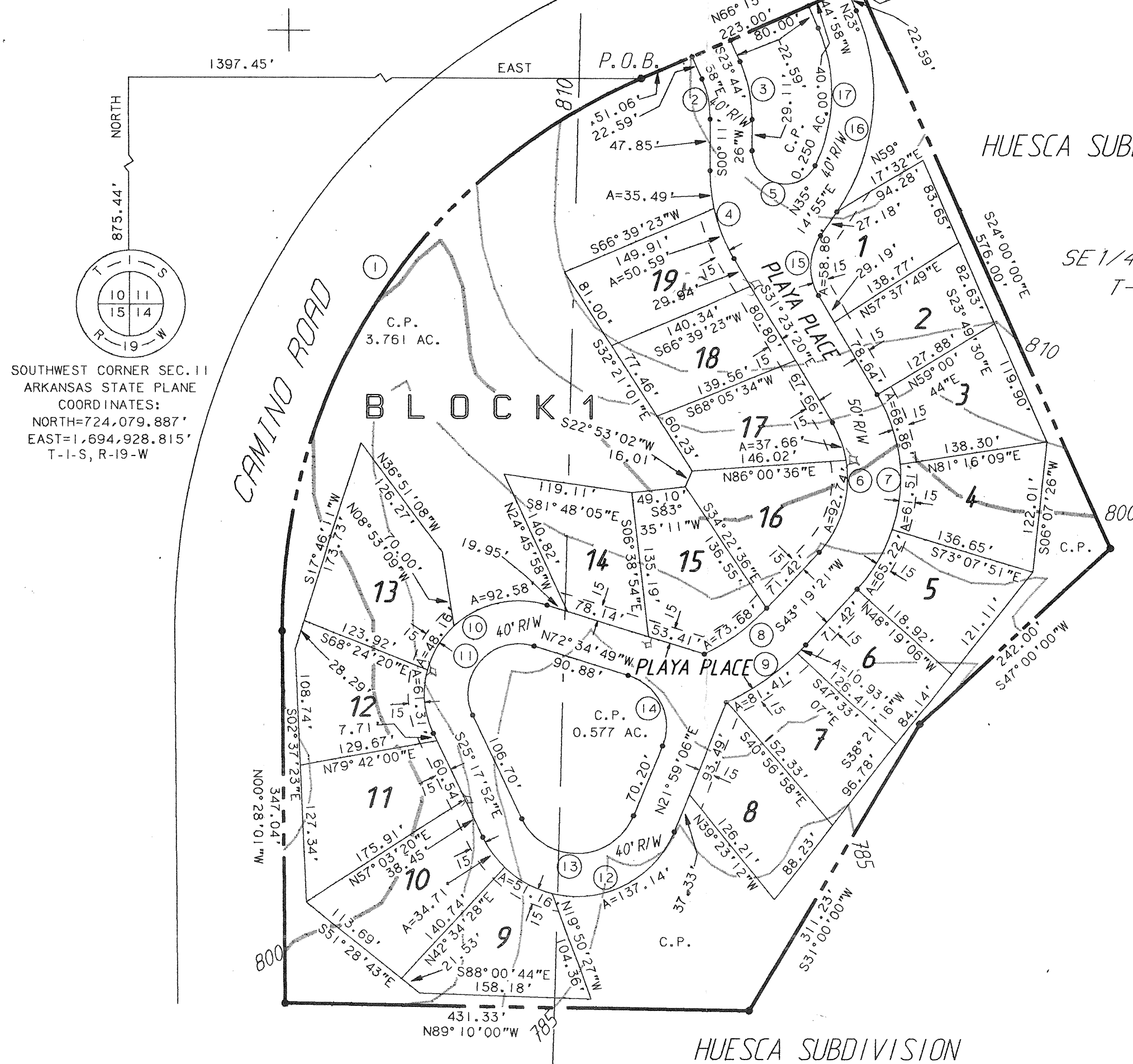
- AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, 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 APRIL 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, 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 NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 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.
- 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 800 SQUARE FEET.
- 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.
- 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.
- 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 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.
- 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 THEREFORE 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 11 DAY OF October, 1974.

COOPER COMMUNITIES, INC.

BY James L. Harper
SR. VICE PRESIDENT

SW 1/4 SW 1/4 SEC. 11
T-1-S, R-19-W



CURVE NO.	RADIUS	CURVE DATA		CHORD	CHORD BEARING
		ARC	DELTA		
1	557.58'	649.27'	066°43'03"	613.21'	N32°53'30"E
2	92.38'	38.60'	023°56'24"	38.32'	S11°46'46"E
3	132.38'	55.31'	023°56'24"	54.91'	S11°46'46"E
4	156.17'	86.08'	031°34'46"	84.99'	S15°35'57"E
5	31.12'	83.46'	153°59'02"	60.61'	S76°38'05"E
6	100.00'	130.40'	074°42'40"	121.35'	S05°58'00"W
7	150.00'	195.59'	074°42'40"	182.03'	N05°58'00"E
8	197.47'	73.68'	021°22'48"	73.26'	S54°00'44"W
9	247.47'	92.34'	021°22'48"	91.81'	N54°00'44"E
10	87.23'	202.05'	132°43'02"	159.81'	S41°03'39"W
11	47.23'	109.39'	132°43'02"	86.52'	S41°03'39"W
12	96.28'	233.01'	132°43'02"	176.39'	N89°20'37"E
13	56.28'	130.36'	132°43'02"	103.11'	N89°20'37"E
14	50.00'	82.52'	094°33'55"	73.47'	N25°17'52"W
15	50.61'	58.86'	066°38'14"	55.60'	N01°55'47"E
16	191.96'	197.66'	058°59'53"	189.04'	N05°44'58"E
17	151.96'	133.38'	050°17'22"	129.14'	N01°23'43"E

LEGAL DESCRIPTION
PLAYA SUBDIVISION
BLOCK 1

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (4.172 ACRES ±) AND IN THE SE 1/4 OF THE SW 1/4 (7.438 ACRES ±) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

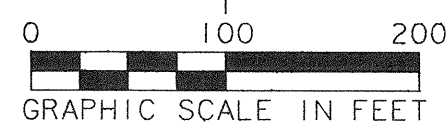
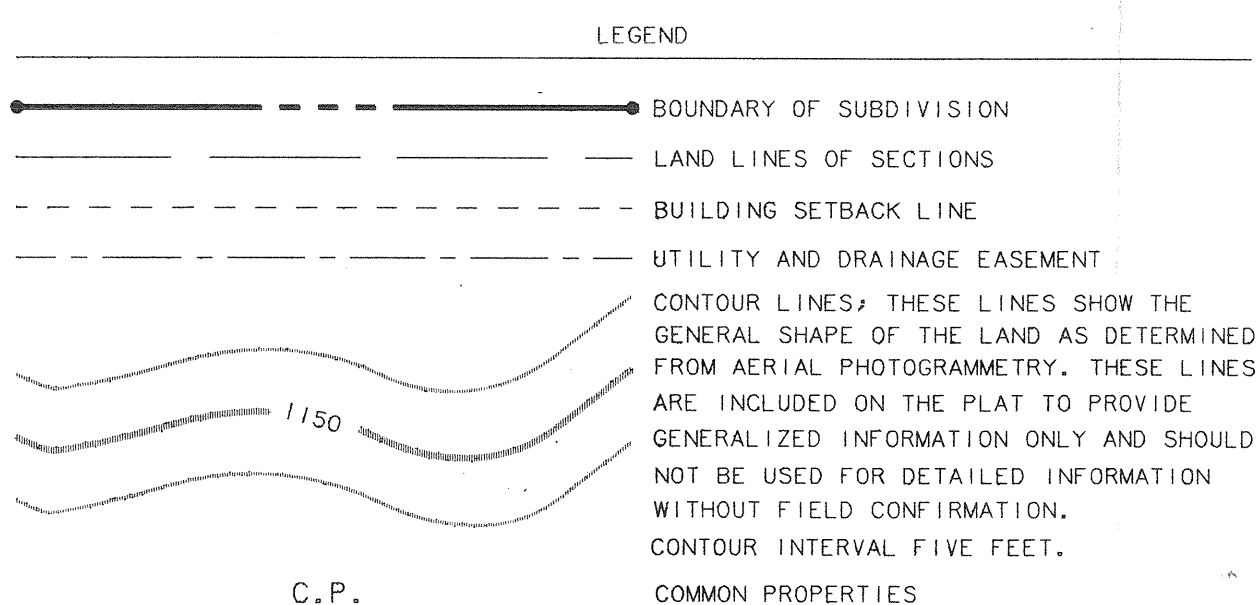
BEGINNING AT A POINT 875.44 FEET NORTH AND 1397.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 724,079.887 FEET AND EAST 1,694,928.815 FEET); THENCE, N 66°15'02" E 223.00 FEET; THENCE, S 24°00'00" E 576.00 FEET; THENCE, S 47°00'00" W 242.00 FEET; THENCE, S 31°00'00" W 311.23 FEET; THENCE, N 89°10'00" W 431.33 FEET; THENCE, N 00°28'01" W 347.04 FEET; THENCE, 649.27 FEET ALONG THE ARC OF A 557.58 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 32°53'30" E 613.21 FEET TO THE POINT OF BEGINNING, CONTAINING, 11.610 ACRES MORE OR LESS.

BLOCK 1	
LOT 1	0.261 AC.
LOT 2	0.246 AC.
LOT 3	0.277 AC.
LOT 4	0.279 AC.
LOT 5	0.260 AC.
LOT 6	0.234 AC.
LOT 7	0.277 AC.
LOT 8	0.271 AC.
LOT 9	0.289 AC.
LOT 10	0.326 AC.
LOT 11	0.309 AC.
LOT 12	0.287 AC.
LOT 13	0.380 AC.
LOT 14	0.272 AC.
LOT 15	0.283 AC.
LOT 16	0.290 AC.
LOT 17	0.262 AC.
LOT 18	0.251 AC.
LOT 19	0.262 AC.
TOTAL	5.316 AC.
TOTAL AREA	
LOTTED AREA	5.316 AC.
COMMON PROPERTIES	4.588 AC.
STREETS	1.706 AC.
TOTAL	11.610 AC.
LENGTH OF RECORDED STREETS	
40 FOOT RIGHT-OF-WAY	1095 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	610 LINEAL FEET ±

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 11th DAY OF October, 1974, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

James L. Harper
JAMES L. HARPER, R.L.S. NO. 829, ARKANSAS



REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	
RECORD PLAT				SCALE: 1"=100'			
PLAYA SUBDIVISION				DRAWN: WRS DATE: 8/94			
BLOCK 1				CHECKED: <u>WRS</u> DATE: 8/94			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: DATE:			
				FILE NO: 4-116-SD			
				DWG. NO: 4-116-(12)-2392			
SHEET 1 OF 1				JOB NO. IN:			
Cooper Communities Inc. ENGINEERING DIVISION				1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714			

19 LOTS

COOPERBKG400: [PROJ.] [WIDOWS, WRS] HUESCA, FGB:1