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-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. 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.

4. 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.

5. 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.

6. 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 1200 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1700 SQUARE FEET.

7. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT 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.

8. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

9. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

10. 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 RE- SERVES 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 14 DAY OF NOVEMBER, 1995.

COOPER COMMUNITIES, INC.

BY [signature]
SR. VICE PRESIDENT

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1150 — 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.
- C.P. — COMMON PROPERTIES

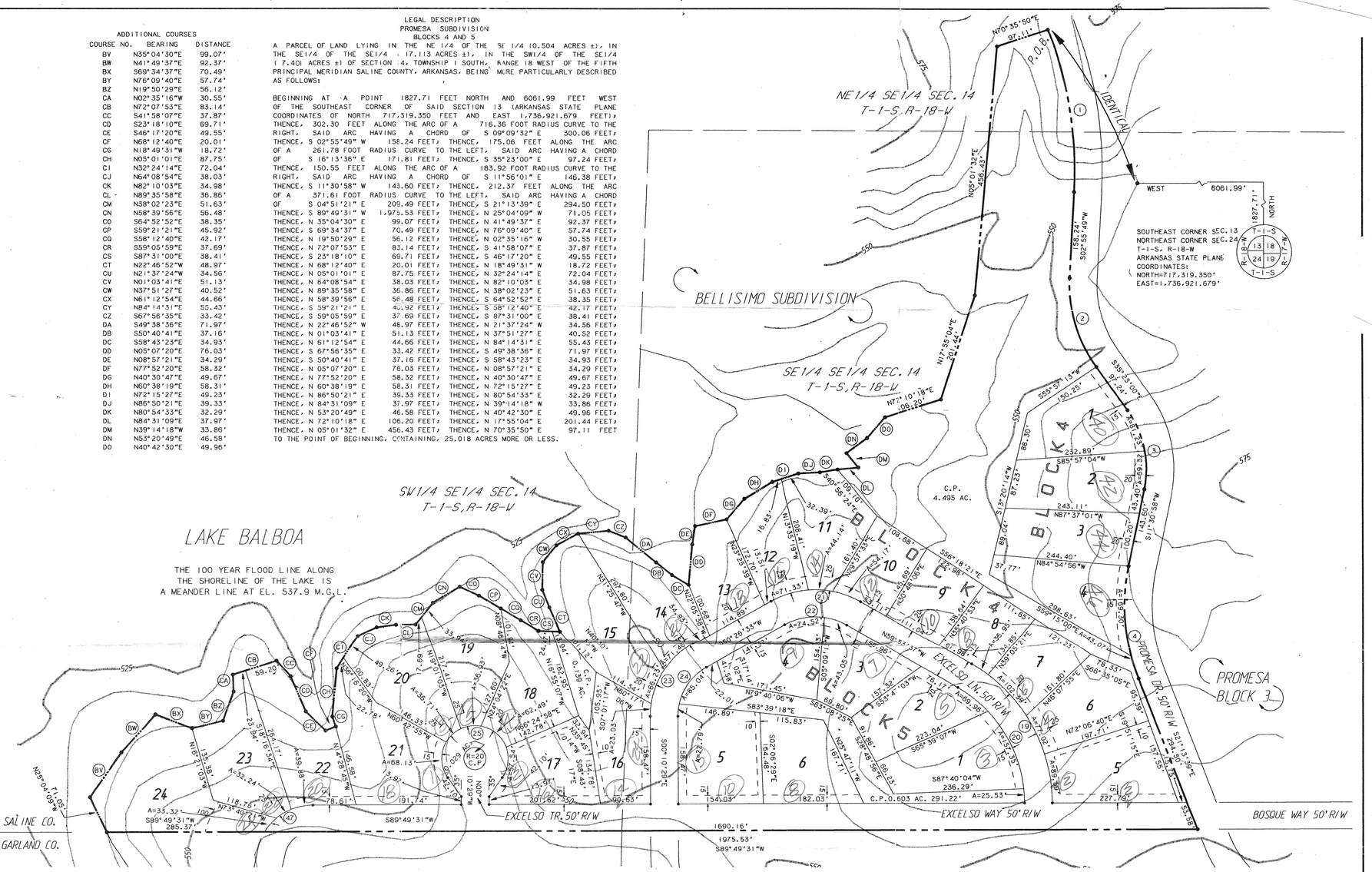
ADDITIONAL COURSES

COURSE NO.	BEARING	DISTANCE
BV	N35°04'30"E	99.07'
BW	N41°49'37"E	92.37'
BX	S69°34'37"E	70.49'
BY	N76°09'40"E	57.74'
BZ	N19°50'29"E	56.12'
CA	N02°35'16"W	30.55'
CB	N72°07'53"E	83.14'
CC	S41°58'07"E	37.87'
CD	S23°18'10"E	69.71'
CE	S46°17'20"E	49.55'
CF	N68°12'40"E	20.01'
CG	N18°49'31"W	18.72'
CH	N05°01'01"E	87.75'
CI	N32°24'14"E	72.04'
CJ	N64°08'54"E	38.03'
CK	N82°10'03"E	34.98'
CL	N89°35'58"E	36.86'
CM	N38°02'23"E	51.63'
CN	N58°39'56"E	56.48'
CO	S64°52'52"E	38.35'
CP	S59°21'21"E	45.92'
CQ	S58°12'40"E	42.17'
CR	S59°05'59"E	37.69'
CS	S87°31'00"E	38.41'
CT	N22°46'52"W	48.97'
CU	N21°37'24"W	34.56'
CV	N01°03'41"E	51.13'
CW	N37°51'27"E	40.52'
CX	N61°12'54"E	44.66'
CY	N84°14'31"E	55.43'
CZ	S67°56'35"E	33.42'
DA	S49°38'36"E	71.97'
DB	S50°40'41"E	37.16'
DC	S58°43'23"E	34.93'
DD	N05°07'20"E	76.03'
DE	N08°57'21"E	34.29'
DF	N77°52'20"E	58.32'
DG	N40°30'47"E	49.67'
DH	N60°38'19"E	58.31'
DI	N72°15'27"E	49.23'
DJ	N86°50'21"E	39.33'
DK	N80°54'33"E	32.29'
DL	N84°31'09"E	37.97'
DM	N39°14'18"W	33.86'
DN	N53°20'49"E	46.58'
DO	N40°42'30"E	49.96'

LEGAL DESCRIPTION
PROMESA SUBDIVISION
BLOCKS 4 AND 5

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (0.504 ACRES ±), IN THE SE1/4 OF THE SE1/4 (7.113 ACRES ±), IN THE SW1/4 OF THE SE1/4 (7.40) ACRES ±) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1827.71 FEET NORTH AND 6061.99 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 13 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.679 FEET); THENCE, 302.30 FEET ALONG THE ARC OF A 716.36 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 09°09'32" E 300.06 FEET; THENCE, S 02°55'49" W 158.24 FEET; THENCE, 175.06 FEET ALONG THE ARC OF A 261.78 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 16°13'36" E 171.81 FEET; THENCE, S 35°23'00" E 97.24 FEET; THENCE, 150.55 FEET ALONG THE ARC OF A 183.92 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 11°56'01" E 146.38 FEET; THENCE, S 11°30'58" W 143.60 FEET; THENCE, 212.37 FEET ALONG THE ARC OF A 371.61 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 04°51'21" E 209.49 FEET; THENCE, S 21°13'39" E 294.50 FEET; THENCE, S 89°49'31" W 1,975.53 FEET; THENCE, N 25°04'09" W 71.05 FEET; THENCE, N 35°04'30" E 99.07 FEET; THENCE, N 41°49'37" E 92.37 FEET; THENCE, S 69°34'37" E 70.49 FEET; THENCE, N 76°09'40" E 57.74 FEET; THENCE, N 19°50'29" E 56.12 FEET; THENCE, N 02°35'16" W 30.55 FEET; THENCE, N 72°07'53" E 83.14 FEET; THENCE, S 41°58'07" E 37.87 FEET; THENCE, S 23°18'10" E 69.71 FEET; THENCE, S 46°17'20" E 49.55 FEET; THENCE, N 68°12'40" E 20.01 FEET; THENCE, N 18°49'31" W 18.72 FEET; THENCE, N 05°01'01" E 87.75 FEET; THENCE, N 32°24'14" E 72.04 FEET; THENCE, N 64°08'54" E 38.03 FEET; THENCE, N 82°10'03" E 34.98 FEET; THENCE, N 89°35'58" E 36.86 FEET; THENCE, N 38°02'23" E 51.63 FEET; THENCE, N 58°39'56" E 56.48 FEET; THENCE, S 64°52'52" E 38.35 FEET; THENCE, S 59°21'21" E 45.92 FEET; THENCE, S 58°12'40" E 42.17 FEET; THENCE, S 59°05'59" E 37.69 FEET; THENCE, S 87°31'00" E 38.41 FEET; THENCE, N 22°46'52" W 48.97 FEET; THENCE, N 21°37'24" W 34.56 FEET; THENCE, N 01°03'41" E 51.13 FEET; THENCE, N 37°51'27" E 40.52 FEET; THENCE, N 61°12'54" E 44.66 FEET; THENCE, N 84°14'31" E 55.43 FEET; THENCE, S 67°56'35" E 33.42 FEET; THENCE, S 49°38'36" E 71.97 FEET; THENCE, S 50°40'41" E 37.16 FEET; THENCE, S 58°43'23" E 34.93 FEET; THENCE, N 05°07'20" E 76.03 FEET; THENCE, N 08°57'21" E 34.29 FEET; THENCE, N 77°52'20" E 58.32 FEET; THENCE, N 40°30'47" E 49.67 FEET; THENCE, N 60°38'19" E 58.31 FEET; THENCE, N 72°15'27" E 49.23 FEET; THENCE, N 86°50'21" E 39.33 FEET; THENCE, N 80°54'33" E 32.29 FEET; THENCE, N 84°31'09" E 37.97 FEET; THENCE, N 39°14'18" W 33.86 FEET; THENCE, N 53°20'49" E 46.58 FEET; THENCE, N 40°42'30" E 49.96 FEET; THENCE, N 72°10'18" E 106.20 FEET; THENCE, N 17°55'04" E 201.44 FEET; THENCE, N 05°01'32" E 456.43 FEET; THENCE, N 70°35'50" E 97.11 FEET TO THE POINT OF BEGINNING, CONTAINING, 25.018 ACRES MORE OR LESS.



CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	716.36'	302.30'	024°10'43"	300.06'	S09°09'32"E
2	261.78'	175.06'	038°18'49"	171.81'	S16°13'36"E
3	183.92'	150.55'	046°53'58"	146.38'	S11°56'01"E
4	371.61'	212.37'	032°44'37"	209.49'	S04°51'21"E
19	292.58'	304.95'	059°43'07"	291.34'	S30°02'03"E
20	242.58'	252.84'	059°43'07"	241.55'	S30°02'03"E
21	162.90'	169.64'	059°39'51"	162.08'	S89°43'32"E
22	112.90'	117.57'	059°39'51"	112.33'	S89°43'32"E
23	151.92'	160.72'	060°37'02"	153.33'	N30°08'02"E
24	101.92'	107.83'	060°37'02"	102.87'	N30°08'02"E
25	60.00'	261.80'	250°00'00"	98.30'	S89°49'31"W
47	101.54'	105.44'	059°29'46"	100.77'	N60°04'38"E

0 100 200
GRAPHIC SCALE IN FEET

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.

11/8/1995
DATE OF EXECUTION

BY [signature]
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

BLOCK 4		BLOCK 5	
LOT 1	0.554 AC.	LOT 1	0.587 AC.
LOT 2	0.544 AC.	LOT 2	0.493 AC.
LOT 3	0.523 AC.	LOT 3	0.452 AC.
LOT 4	0.567 AC.	LOT 4	0.449 AC.
LOT 5	0.583 AC.	LOT 5	0.599 AC.
LOT 6	0.528 AC.	LOT 6	0.532 AC.
LOT 7	0.369 AC.	TOTAL	3.112 AC.
LOT 8	0.335 AC.		
LOT 9	0.381 AC.		
LOT 10	0.371 AC.		
LOT 11	0.553 AC.		
LOT 12	0.449 AC.		
LOT 13	0.426 AC.		
LOT 14	0.599 AC.		
LOT 15	0.756 AC.		
LOT 16	0.497 AC.		
LOT 17	0.516 AC.		
LOT 18	0.563 AC.		
LOT 19	0.608 AC.		
LOT 20	0.612 AC.		
LOT 21	0.786 AC.		
LOT 22	0.619 AC.		
LOT 23	0.574 AC.		
LOT 24	0.887 AC.		
TOTAL	13.200 AC.		

TOTAL AREA

LOTTED AREA	16.312 AC.
COMMON PROPERTIES	5.266 AC.
STREETS	3.440 AC.
TOTAL	25.018 AC.

LENGTH OF RECORDED STREETS

40 FOOT RIGHT-OF-WAY	175 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	2857 LINEAL FEET ±

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 8TH DAY OF NOVEMBER, 1995, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

[signature]
JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

ADDRESS COPY

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1203 — JOHNNY R. TWEEDLE

RECORD PLAT

PROMESA SUBDIVISION

BLOCKS 4 AND 5

HOT SPRINGS VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: WRS DATE: 10/95
CHECKED: DATE:
APPROVED: DATE:
FILE NO: 4-116-SD
DWG. NO: 4-116-(12)-2445

SHEET 1 OF 1

Hot Springs Village

Cooper Communities Inc.
ENGINEERING DIVISION
1801 FOREST HILLS BLVD.
BELLA VISTA
ARKANSAS 72714

JOB NO: FILED IN:

30 LOTS

COOD FILE-PROMESA4.COG COOPERSDKB400: PROJ: PROMESA4.WRS PROMESA4.FGBJ1