

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

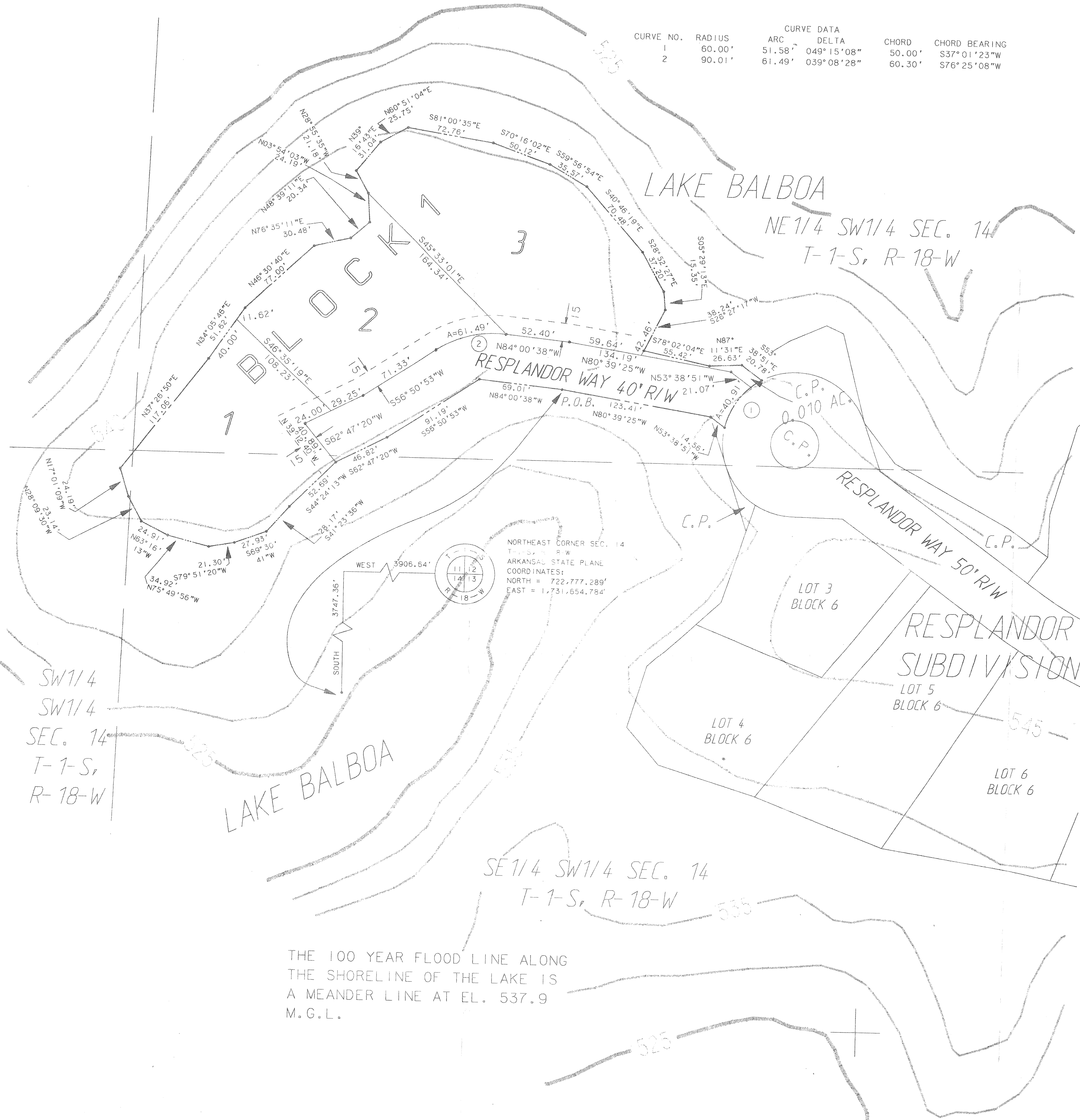
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT 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 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.
- 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.
- 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 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 \_\_\_\_\_ SQUARE FEET.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPEAT 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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.  $\pm$  0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
- 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.
- 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

COOPER COMMUNITIES, INC.

BY \_\_\_\_\_  
SR. VICE PRESIDENT



CURVE DATA		ARC		CHORD		CHORD BEARING	
CURVE NO.	RADIUS	ARC	DELTA	CHORD			
1	60.00'	51.58'	049° 15' 08"	50.00'		S37° 01' 23" W	
2	90.01'	61.49'	039° 08' 28"	60.30'		S76° 25' 08" W	

LEGAL DESCRIPTION  
RESPLANDOR POINT SUBDIVISION  
BLOCK 1, LOTS 1 - 3  
A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (0.223 ACRES $\pm$ ), IN THE NE 1/4 OF THE SW 1/4 (1.637 ACRES $\pm$ ), IN THE SW 1/4 OF THE SW 1/4 (0.004 ACRES $\pm$ ) 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 3906.64 FEET WEST AND 3747.36 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 14 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,777.289 FEET AND EAST 1,731,654.784 FEET); THENCE, N 84° 00' 38" W 69.01 FEET; THENCE, S 56° 50' 53" W 91.19 FEET; THENCE, S 82° 47' 20" W 46.82 FEET; THENCE, S 44° 24' 13" W 52.69 FEET; THENCE, S 41° 23' 36" W 28.17 FEET; THENCE, S 69° 30' 41" W 27.93 FEET; THENCE, S 79° 51' 20" W 21.30 FEET; THENCE, N 75° 40' 56" W 34.92 FEET; THENCE, N 63° 16' 13" W 24.91 FEET; THENCE, N 28° 09' 50" W 23.14 FEET; THENCE, N 17° 01' 09" W 24.19 FEET; THENCE, N 37° 26' 50" E 117.06 FEET; THENCE, N 34° 05' 46" E 51.62 FEET; THENCE, N 46° 30' 40" E 77.00 FEET; THENCE, N 03° 54' 03" W 30.48 FEET; THENCE, N 48° 39' 11" E 20.34 FEET; THENCE, N 39° 16' 43" E 24.19 FEET; THENCE, N 60° 51' 04" E 21.18 FEET; THENCE, S 81° 00' 35" E 72.76 FEET; THENCE, S 70° 16' 02" E 25.75 FEET; THENCE, S 59° 56' 54" E 35.57 FEET; THENCE, S 40° 46' 19" E 70.48 FEET; THENCE, S 28° 52' 27" E 37.20 FEET; THENCE, S 05° 29' 13" E 15.35 FEET; THENCE, S 26° 27' 17" W 38.24 FEET; THENCE, S 78° 02' 04" E 55.42 FEET; THENCE, N 87° 11' 31" E 26.63 FEET; THENCE, S 53° 38' 51" E 20.78 FEET; THENCE, S 51.58 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 37° 01' 23" W 50.00 FEET; THENCE, N 53° 38' 51" W 14.56 FEET; THENCE, N 80° 39' 25" W 123.41 FEET TO THE POINT OF BEGINNING, CONTAINING 1.864 ACRES MORE OR LESS.

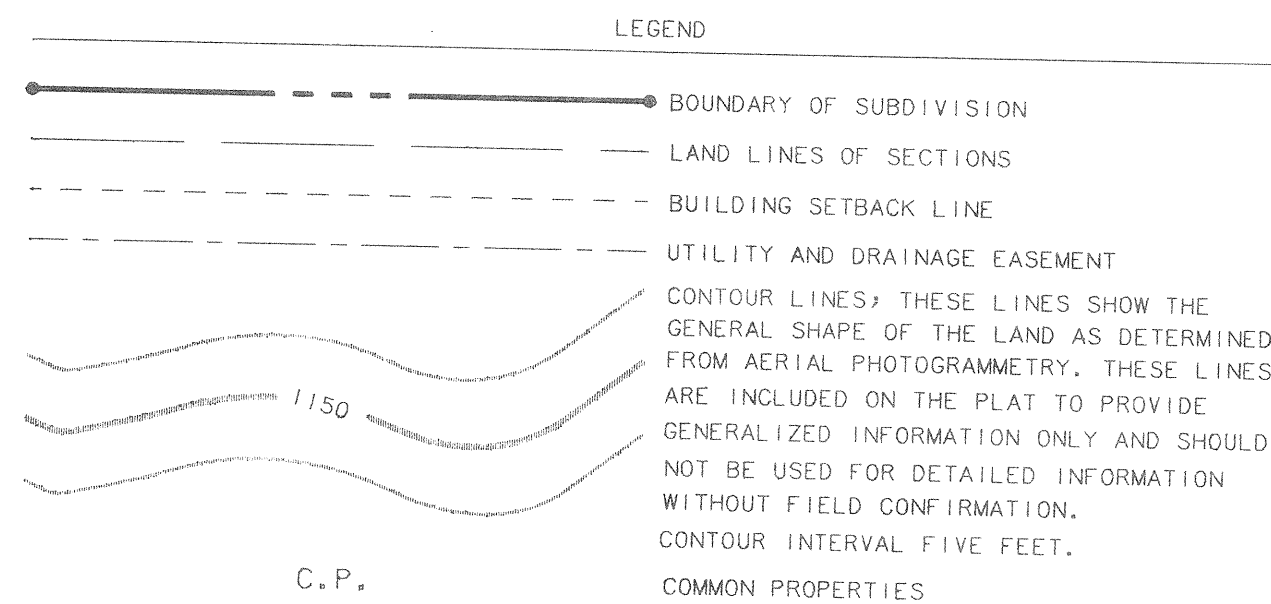
BLOCK 1		TOTAL AREA	
LOT 1	0.453 AC.	LOTTED AREA	1.518 AC.
LOT 2	0.429 AC.	COMMON PROPERTIES	0.010 AC.
LOT 3	0.636 AC.	STREETS	0.336 AC.
TOTAL	1.518 AC.	TOTAL	1.864 AC.

LENGTH OF RECORDED STREETS  
40 FOOT RIGHT-OF-WAY 365 LINEAL FEET  $\pm$

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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



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.  
DATE OF EXECUTION \_\_\_\_\_ BY \_\_\_\_\_  
TITLE \_\_\_\_\_  
SALINE COUNTY PLANNING BOARD

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
			RECORD PLAT	CHECKED	APPROVED		
			RESPLANDOR POINT SUBDIVISION BLOCK 1, LOTS 1 - 3	SCALE: 1"=50'			
			HOT SPRINGS VILLAGE, ARKANSAS	DRAWN: WRS	DATE: 09AUG94		
				CHECKED: WRS	DATE: 08/24		
				APPROVED:	DATE:		
				FILE NO: 4-116-SD			
				DWG. NO: 4-116-(12)-2393			
SHEET	1 OF 1			COOPER COMMUNITIES INC.			
				ENGINEERING DIVISION			
				1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714			
				JOB NO:	FILED IN:		