

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 John R. Tweedle  
TITLE CHAIRMAN  
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION  
SALAS SUBDIVISION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (1.747 ACRES ±) IN THE SE 1/4 OF THE SW 1/4 (1.654 ACRES ±) OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN SALINE COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 326.87 FEET NORTH AND 785.29 FEET WEST OF THE NORTHEAST CORNER OF SECTION 5 TOWNSHIP 1 SOUTH, RANGE 18 WEST (ARKANSAS STATE PLANE COORDINATES OF NORTH 735,294.136 FEET AND EAST 1,716,426.938 FEET); THENCE, N 75°28'01" W 106.00 FEET; THENCE, N 88°25'01" W 163.29 FEET; THENCE, N 76°08'01" W 220.03 FEET; THENCE, N 83°29'01" W 153.90 FEET; THENCE, N 78°11'00" W 136.66 FEET; THENCE, N 83°00'00" W 136.99 FEET; THENCE, N 02°09'06" E 122.00 FEET; THENCE, N 54°00'00" E 60.00 FEET; THENCE, S 76°00'00" E 150.00 FEET; THENCE, S 87°00'00" E 235.00 FEET; THENCE, S 81°00'00" E 482.00 FEET; THENCE, S 24°29'29" E 57.70 FEET; THENCE, S 14°00'00" W 117.00 FEET TO THE POINT OF BEGINNING, CONTAINING, 3.401 ACRES MORE OR LESS.

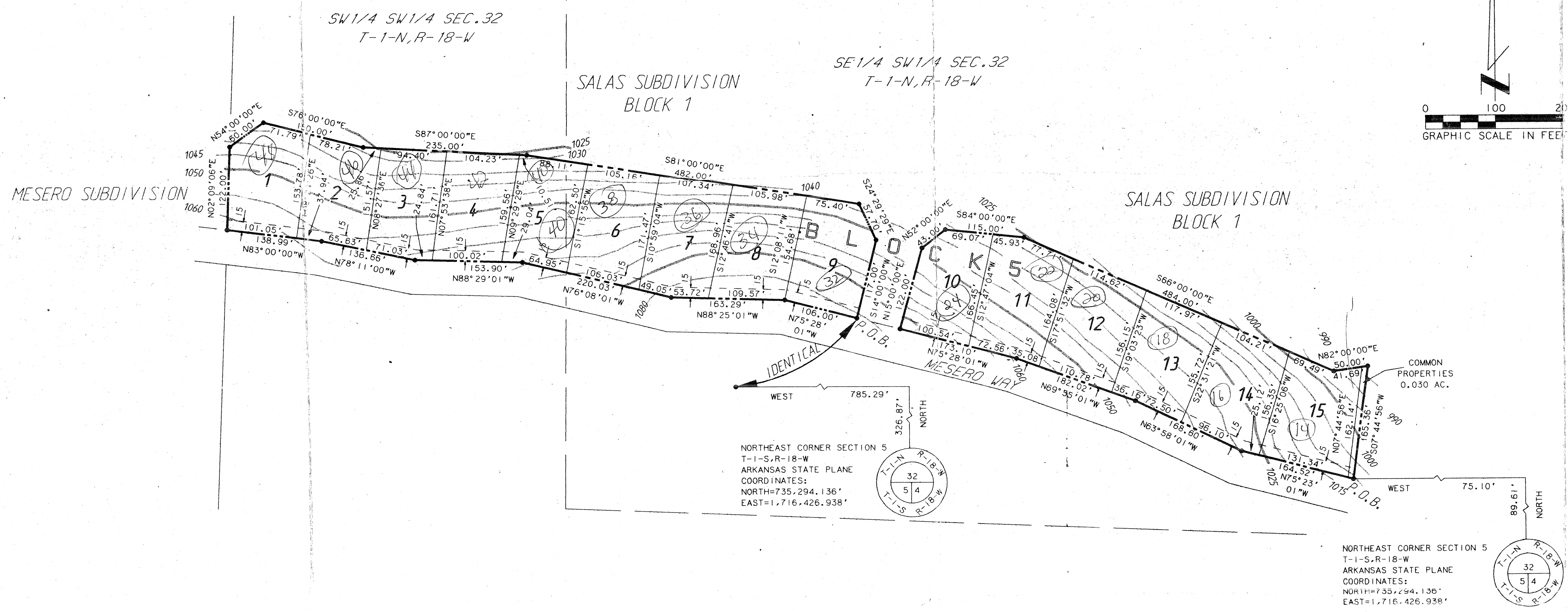
TOGETHER WITH:  
A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (2.461 ACRES ±) OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN SALINE COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 89.61 FEET NORTH AND 75.10 FEET WEST OF THE NORTHEAST CORNER OF SECTION 5 TOWNSHIP 1 SOUTH, RANGE 18 WEST (ARKANSAS STATE PLANE COORDINATES OF NORTH 735,294.136 FEET AND EAST 1,716,426.938 FEET); THENCE, N 75°23'01" W 64.52 FEET; THENCE, N 63°58'01" W 168.60 FEET; THENCE, N 69°58'01" W 182.02 FEET; THENCE, N 75°28'01" W 173.10 FEET; THENCE, N 15°00'00" E 122.00 FEET; THENCE, N 52°00'00" E 43.00 FEET; THENCE, S 84°00'00" E 115.00 FEET; THENCE, S 66°00'00" E 484.00 FEET; THENCE, N 82°00'00" E 50.00 FEET; THENCE, S 07°44'56" W 165.36 FEET TO THE POINT OF BEGINNING, CONTAINING, 2.461 ACRES MORE OR LESS.

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.

John R. Tweedle  
JOHNNY R. TWEEDLE, 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 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.
- 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 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 1000 SQUARE FEET.
- 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 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 14 DAY OF NOVEMBER, 1995.  
COOPER COMMUNITIES, INC.

BY Michael C. Dial  
SR. VICE PRESIDENT

| LOT    | ACRES     |
|--------|-----------|
| LOT 1  | 0.381 AC. |
| LOT 2  | 0.356 AC. |
| LOT 3  | 0.345 AC. |
| LOT 4  | 0.374 AC. |
| LOT 5  | 0.351 AC. |
| LOT 6  | 0.404 AC. |
| LOT 7  | 0.415 AC. |
| LOT 8  | 0.396 AC. |
| LOT 9  | 0.379 AC. |
| LOT 10 | 0.348 AC. |
| LOT 11 | 0.445 AC. |
| LOT 12 | 0.413 AC. |
| LOT 13 | 0.401 AC. |
| LOT 14 | 0.407 AC. |
| LOT 15 | 0.417 AC. |
| TOTAL  | 5.832 AC. |

| AREA              | ACRES     |
|-------------------|-----------|
| TOTAL AREA        | 5.832 AC. |
| LOTTED AREA       | 5.832 AC. |
| COMMON PROPERTIES | 0.030 AC. |

- 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.
  - CONTOUR INTERVAL FIVE FEET.
  - COMMON PROPERTIES

|                               |    |      |                      |                                                        |      |           |      |
|-------------------------------|----|------|----------------------|--------------------------------------------------------|------|-----------|------|
| REVISION NUMBER               | BY | DATE | REVISION DESCRIPTION | BY                                                     | DATE | BY        | DATE |
|                               |    |      |                      |                                                        |      |           |      |
| RECORD PLAT                   |    |      |                      | SCALE: 1"=100'                                         |      |           |      |
| SALAS SUBDIVISION<br>BLOCK 5  |    |      |                      | DRAWN: WRS DATE: 9/95                                  |      |           |      |
| HOT SPRINGS VILLAGE, ARKANSAS |    |      |                      | CHECKED: DATE:                                         |      |           |      |
|                               |    |      |                      | APPROVED: DATE:                                        |      |           |      |
|                               |    |      |                      | FILE NO: 4-116-SD                                      |      |           |      |
|                               |    |      |                      | DWG. NO: 4-116-(12)-2433                               |      |           |      |
| SHEET                         |    | OF   |                      | JOB                                                    |      | FILED     |      |
| 1                             |    | 1    |                      | 1801 FOREST HILLS BLVD.<br>HOT SPRINGS, ARKANSAS 72114 |      | NO. 1 IN: |      |