

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 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 1,000 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET.
- 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 SUBMITTED 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.
- 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.
- 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

COOPER COMMUNITIES, INC.

BY \_\_\_\_\_  
PRESIDENT



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

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	2746.09'	434.76'	009°04'16"	134.31'	N57°59'02"W
2	1554.91'	1022.88'	037°41'29"	1004.54'	N34°36'09"W
3	1069.71'	870.88'	046°38'45"	847.02'	N39°04'47"W
4	1249.71'	232.67'	01°04'02"	232.33'	S21°05'26"E
5	1249.71'	1017.42'	046°38'45"	989.55'	S39°04'47"E
6	540.63'	220.55'	023°22'24"	219.02'	N49°06'55"W
7	590.63'	240.94'	023°22'24"	239.28'	N49°06'55"W
8	60.00'	261.80'	250°00'00"	98.30'	S64°11'55"W
9	60.00'	261.80'	250°00'00"	98.30'	N17°34'19"E
10	1374.51'	904.47'	037°41'29"	888.25'	S34°36'09"W
11	2566.09'	406.26'	009°04'16"	405.84'	N57°59'02"W
12	21.07'	31.25'	084°58'52"	28.46'	S78°02'58"E
13	71.07'	107.97'	087°02'42"	97.88'	N80°04'50"W
14	300.29'	206.55'	039°24'41"	202.51'	S56°15'52"E
15	250.29'	172.16'	039°24'41"	168.79'	S56°15'52"E
16	545.19'	231.01'	024°16'37"	229.28'	N63°49'54"W
17	495.19'	209.82'	024°16'37"	208.25'	S63°49'54"E
18	60.00'	261.80'	250°00'00"	98.30'	N38°18'24"E
19	60.00'	261.80'	250°00'00"	98.30'	N63°17'59"W

LEGAL DESCRIPTION  
SERENIDAD SUBDIVISION  
BLOCKS 2-3

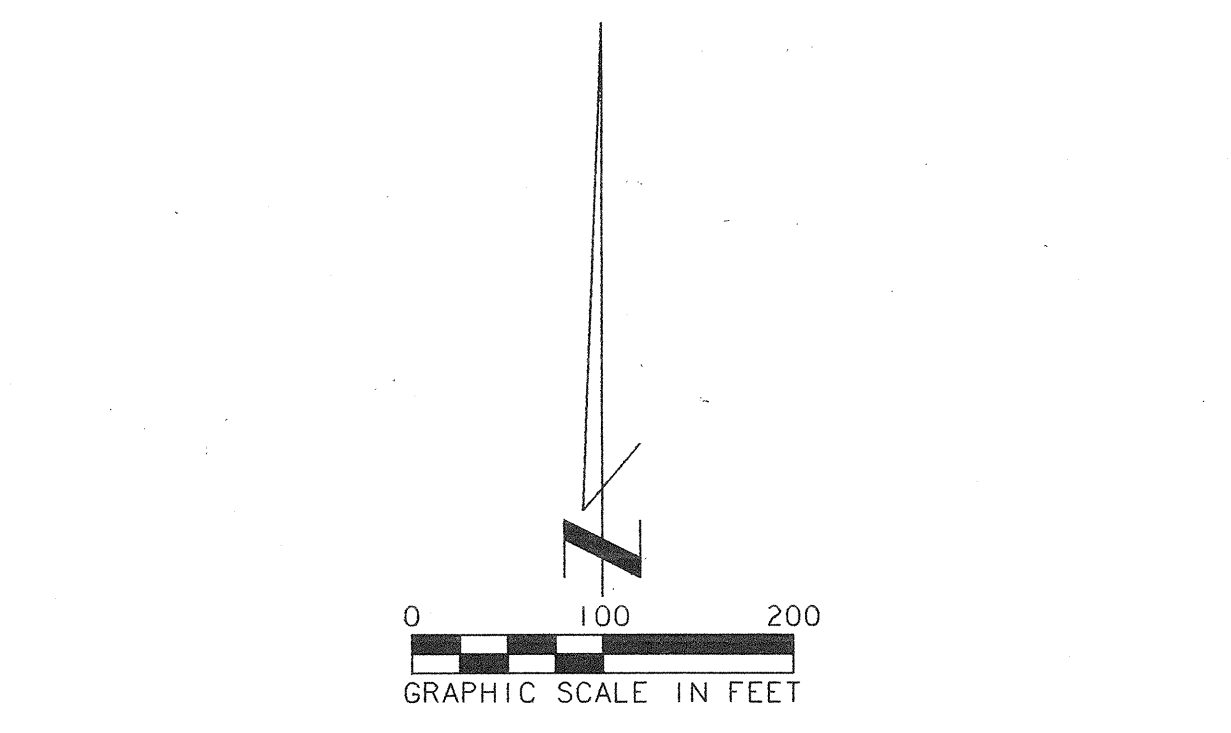
A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NW 1/4 (0.038 ACRES ±), IN THE NW 1/4 OF THE NE 1/4 (12.797 ACRES ±), IN THE NE 1/4 OF THE NE 1/4 (0.182 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (1.117 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (1.218 ACRES ±), IN THE NE 1/4 OF THE SE 1/4 (4.834 ACRES ±) OF SECTION 14, IN THE SW 1/4 OF THE NW 1/4 (0.561 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (0.340 ACRES ±) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 443.16 FEET SOUTH AND 2682.69 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,941.269 FEET AND EAST 1,726,191.508 FEET); THENCE, N 27°35'50" E 180.00 FEET; THENCE, S 62°24'10" E 463.16 FEET; THENCE, N 25°16'06" E 102.18 FEET; THENCE, S 64°43'54" E 55.50 FEET; THENCE, N 85°12'18" E 273.14 FEET; THENCE, S 60°41'52" E 117.01 FEET; THENCE, S 86°56'40" E 62.73 FEET; THENCE, S 52°54'59" E 165.08 FEET; THENCE, S 34°01'54" E 23.52 FEET; THENCE, S 35°14'07" E 114.35 FEET; THENCE, S 40°55'24" E 111.45 FEET; THENCE, S 04°45'36" E 188.83 FEET; THENCE, S 08°17'01" E 109.49 FEET; THENCE, S 63°34'35" W 151.32 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 1249.71 FEET AND A DELTA ANGLE OF 10°40'02"; THENCE, S 15°45'25" E 459.68 FEET; THENCE, S 40°42'23" E 162.38 FEET; THENCE, S 71°44'58" E 598.40 FEET; THENCE, S 51°48'57" E 140.57 FEET; THENCE, S 60°34'24" E 611.59 FEET; THENCE, S 09°18'15" W 187.39 FEET; THENCE, S 21°07'48" W 151.12 FEET; THENCE, S 27°28'50" W 352.00 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 434.76 FEET AND A DELTA ANGLE OF 37°41'29"; THENCE, N 15°45'25" W 459.68 FEET; THENCE, N 53°26'54" W 381.36 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 1022.88 FEET; SAID CURVE HAVING A RADIUS OF 1554.91 FEET AND A DELTA ANGLE OF 37°41'29"; THENCE, N 15°45'25" W 459.68 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 870.88 FEET; SAID CURVE HAVING A RADIUS OF 1069.71 FEET AND A DELTA ANGLE OF 46°38'45"; THENCE, N 62°24'10" E 749.93 FEET TO THE POINT OF BEGINNING, CONTAINING 35.087 ACRES, MORE OR LESS.

BLOCK 2	BLOCK 3
LOT 1 0.526 AC.	LOT 1 0.704 AC.
LOT 2 0.385 AC.	LOT 2 0.656 AC.
LOT 3 0.518 AC.	LOT 3 0.508 AC.
LOT 4 0.489 AC.	LOT 4 0.772 AC.
LOT 5 0.495 AC.	LOT 5 0.384 AC.
LOT 6 0.498 AC.	LOT 6 0.569 AC.
LOT 7 0.464 AC.	LOT 7 0.549 AC.
LOT 8 0.348 AC.	LOT 8 0.572 AC.
LOT 9 0.485 AC.	LOT 9 0.551 AC.
LOT 10 0.668 AC.	LOT 10 0.668 AC.
LOT 11 0.583 AC.	LOT 11 0.583 AC.
LOT 12 0.537 AC.	LOT 12 0.537 AC.
LOT 13 0.513 AC.	LOT 13 0.513 AC.
LOT 14 0.336 AC.	LOT 14 0.336 AC.
LOT 15 0.351 AC.	LOT 15 0.351 AC.
LOT 16 0.336 AC.	LOT 16 0.336 AC.
LOT 17 0.294 AC.	LOT 17 0.294 AC.
LOT 18 0.303 AC.	LOT 18 0.303 AC.
TOTAL 4.008 AC.	TOTAL 4.008 AC.

TOTAL AREA	LOTTED AREA
35.087 AC.	12.994 AC.
COMMON PROPERTIES	3.553 AC.
STREETS	18.740 AC.
TOTAL	35.087 AC.

LENGTH OF RECORDED STREETS  
180 FOOT RIGHT-OF-WAY 3919 LINEAL FEET ±  
50 FOOT RIGHT-OF-WAY 1658 LINEAL FEET ±  
40 FOOT RIGHT-OF-WAY 700 LINEAL FEET ±



LAND SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 28 DAY OF February, 1992, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

James L. Harper, R.L.S. No. 829, ARKANSAS

THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF 11" X 17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	CHECKED	APPROVED
RECORD PLAT				SCALE: 1"=100'			
SERENIDAD SUBDIVISION BLOCKS 2 - 3				DRAWN: WRS DATE: 2/92			
HOT SPRINGS VILLAGE, ARKANSAS				CHECKED: WRS DATE: 02/10/92			
				APPROVED: DATE:			
				FILE NO: 4-116-50			
				DWG. NO: 4-116-(12)-2359			
SHEET 1 OF 1	Cooper Communities Inc. ENGINEERING DIVISION			JOB NO. 1901	FILED IN:		