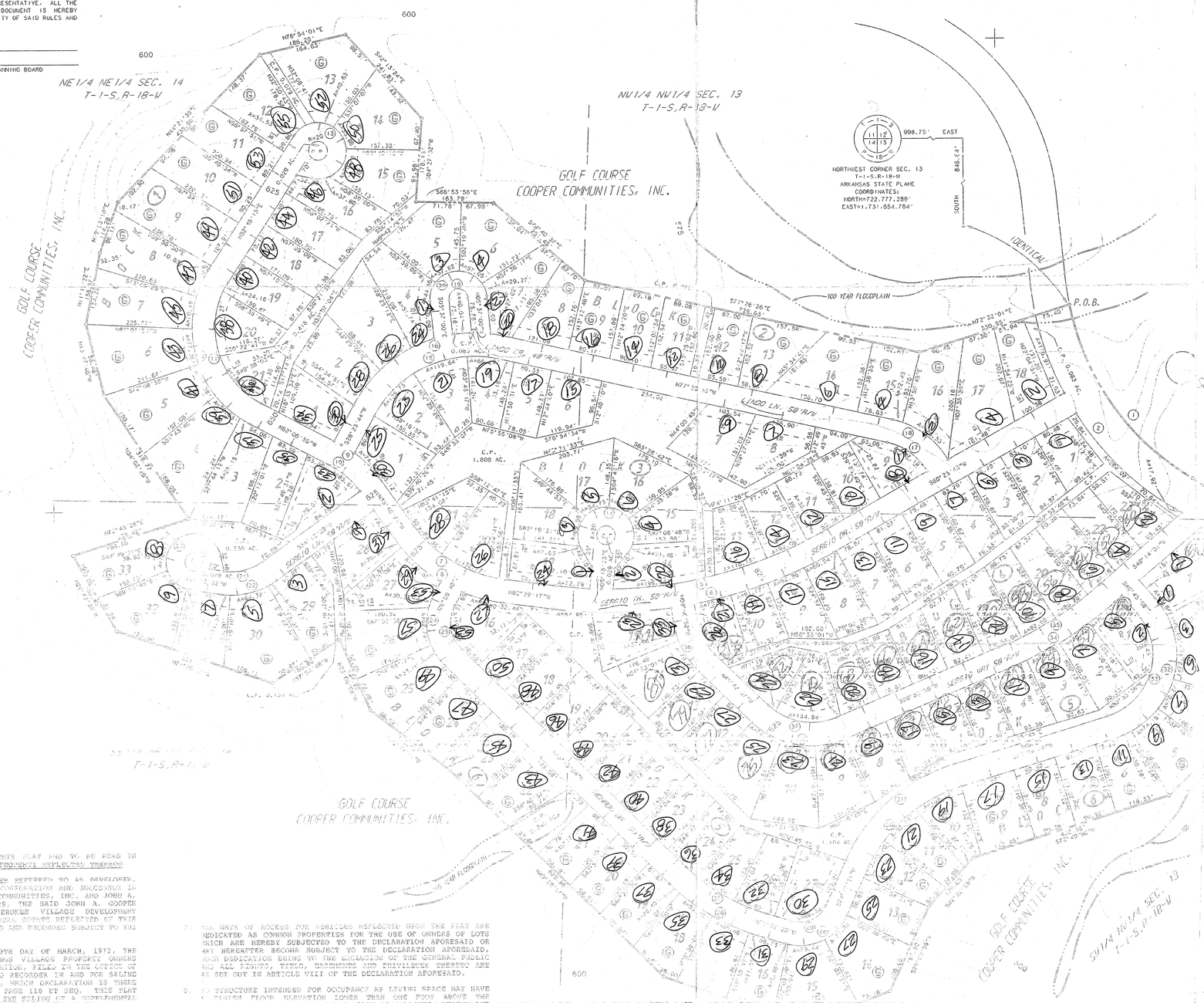
CERTIFICATE OF FINAL APPROVAL

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.

_____ BY _____
DATE OF EXECUTION

TITLE _____
SALINE COUNTY PLANNING BOARD



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5		BLOCK 6	
LOT 1	0.354 AC.	LOT 1	0.317 AC.	LOT 1	0.354 AC.	LOT 1	0.268 AC.	LOT 1	0.316 AC.	LOT 1	0.409 AC.
LOT 2	0.360 AC.	LOT 2	0.394 AC.	LOT 2	0.331 AC.	LOT 2	0.273 AC.	LOT 2	0.328 AC.	LOT 2	0.411 AC.
LOT 3	0.466 AC.	LOT 3	0.466 AC.	LOT 3	0.287 AC.	LOT 3	0.281 AC.	LOT 3	0.308 AC.	LOT 3	0.309 AC.
LOT 4	0.564 AC.	LOT 4	0.419 AC.	LOT 4	0.265 AC.	LOT 4	0.306 AC.	LOT 4	0.288 AC.	LOT 4	0.331 AC.
LOT 5	0.518 AC.	LOT 5	0.426 AC.	LOT 5	0.268 AC.	LOT 5	0.313 AC.	LOT 5	0.232 AC.	LOT 5	0.357 AC.
LOT 6	0.570 AC.	LOT 6	0.438 AC.	LOT 6	0.303 AC.	LOT 6	0.331 AC.	LOT 6	0.226 AC.	LOT 6	0.349 AC.
LOT 7	0.491 AC.	LOT 7	0.391 AC.	LOT 7	0.382 AC.	LOT 7	0.324 AC.	LOT 7	0.228 AC.	LOT 7	0.318 AC.
LOT 8	0.530 AC.	LOT 8	0.352 AC.	LOT 8	0.381 AC.	LOT 8	0.333 AC.	LOT 8	0.292 AC.	LOT 8	0.318 AC.
LOT 9	0.599 AC.	LOT 9	0.309 AC.	LOT 9	0.271 AC.	LOT 9	0.296 AC.	LOT 9	0.352 AC.	LOT 9	0.426 AC.
LOT 10	0.485 AC.	LOT 10	0.314 AC.	LOT 10	0.284 AC.	LOT 10	0.240 AC.	LOT 10	0.427 AC.	LOT 10	0.268 AC.
LOT 11	0.392 AC.	LOT 11	0.306 AC.	LOT 11	0.283 AC.	LOT 11	0.233 AC.	LOT 11	0.382 AC.	LOT 11	0.252 AC.
LOT 12	0.443 AC.	LOT 12	0.295 AC.	LOT 12	0.266 AC.	LOT 12	0.250 AC.	LOT 12	0.280 AC.	LOT 12	0.266 AC.
LOT 13	0.577 AC.	LOT 13	0.379 AC.	LOT 13	0.284 AC.	LOT 13	0.303 AC.	LOT 13	0.262 AC.	LOT 13	0.305 AC.
LOT 14	0.474 AC.	LOT 14	0.522 AC.	LOT 14	0.372 AC.	LOT 14	0.240 AC.	LOT 14	0.355 AC.	LOT 14	0.448 AC.
LOT 15	0.413 AC.	LOT 15	0.353 AC.	LOT 15	0.355 AC.	LOT 15	0.231 AC.	LOT 15	0.385 AC.	LOT 15	0.407 AC.
LOT 16	0.335 AC.	LOT 16	0.436 AC.	LOT 16	0.362 AC.	LOT 16	0.251 AC.	LOT 16	0.341 AC.	LOT 16	0.329 AC.
LOT 17	0.344 AC.	LOT 17	0.540 AC.	LOT 17	0.415 AC.	LOT 17	0.283 AC.	LOT 17	0.264 AC.	LOT 17	0.337 AC.
LOT 18	0.318 AC.	LOT 18	0.355 AC.	LOT 18	0.371 AC.	LOT 18	0.309 AC.	LOT 18	0.283 AC.	LOT 18	0.361 AC.
LOT 19	0.340 AC.	TOTAL	7.012 AC.	LOT 19	0.333 AC.	LOT 19	0.297 AC.	LOT 19	0.272 AC.	LOT 19	0.339 AC.
LOT 20	0.290 AC.			LOT 20	0.340 AC.	LOT 20	0.314 AC.	LOT 20	0.269 AC.	LOT 20	0.308 AC.
LOT 21	0.249 AC.			LOT 21	0.322 AC.	LOT 21	0.302 AC.	LOT 21	0.268 AC.	LOT 21	0.316 AC.
TOTAL	9.070 AC.			TOTAL	6.829 AC.	LOT 22	0.292 AC.	LOT 22	0.271 AC.	LOT 22	0.358 AC.
						LOT 23	0.290 AC.	LOT 23	0.263 AC.	LOT 23	0.306 AC.
						TOTAL	6.569 AC.	LOT 24	0.287 AC.	LOT 24	0.347 AC.
								LOT 25	0.260 AC.	LOT 25	0.484 AC.
								LOT 26	0.292 AC.	LOT 26	0.479 AC.
								LOT 27	0.340 AC.	LOT 27	0.394 AC.
								TOTAL	8.082 AC.	LOT 28	0.313 AC.
										LOT 29	0.418 AC.
										LOT 30	0.574 AC.
										LOT 31	0.316 AC.
										LOT 32	0.437 AC.
										LOT 33	0.4[illegible] AC.
										TOTAL	12.2[illegible] AC.

TOTAL AREA

LOTTED AREA	49.829 AC.
COMMON PROPERTIES	5.308 AC.
STREETS	11.975 AC.
TOTAL	67.112 AC.

LENGTH OF RECORDED STREETS

40 FOOT RIGHT-OF-WAY	305 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	8312 LINEAL FEET ±
75 FOOT RIGHT-OF-WAY	985 LINEAL FEET ±

LEGAL DESCRIPTION
SERGIO SUBDIVISION
BLOCKS 1 - 8

A PARCEL OF LAND LYING IN THE NE1/4 OF THE NE1/4 (7.801 ACRES ±), IN THE SE1/4 OF THE NE1/4 (10.044 ACRES ±) OF SECTION 14; IN THE NW1/4 OF THE NW1/4 (11.165 ACRES ±), IN THE SW1/4 OF THE NW1/4 (26.344 ACRES ±), IN THE NE1/4 OF THE NW1/4 (0.058 ACRES ±), IN THE SE1/4 OF THE NW1/4 (1.700 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 998.75 FEET EAST AND 848.64 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 13 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,777.280 FEET AND EAST 1,731,654.784 FEET); THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 467.08 FEET, SAID CURVE HAVING A RADIUS OF 565.38 FEET AND A DELTA ANGLE OF [illegible]; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 489.[illegible] FEET, SAID CURVE HAVING A RADIUS OF 526.00 FEET AND A DELTA ANGLE OF [illegible]; THENCE, S 16°26'20" E 108.56 FEET; THENCE, S 75°31'40" W 180.[illegible] FEET; THENCE, S 50°20'22" W 120.51 FEET; THENCE, S 48°04'00" W 134.[illegible] FEET; THENCE, S 72°49'06" W 456.35 FEET; THENCE, N 42°20'55" W 139.[illegible] FEET; THENCE, S 25°00'56" W 197.39 FEET; THENCE, S 69°22'07" W 195.[illegible] FEET; THENCE, N 70°28'16" W 310.33 FEET; THENCE, N 45°18'57" W 629.[illegible] FEET; THENCE, N 52°49'41" W 212.48 FEET; THENCE, N 23°06'08" W 164.[illegible] FEET; THENCE, S 57°04'48" W 169.80 FEET; THENCE, N 71°08'30" W 351.[illegible] FEET; THENCE, N 29°45'06" W 185.49 FEET; THENCE, N 72°43'28" E 268.[illegible] FEET; THENCE, N 34°03'26" W 318.22 FEET; THENCE, N 13°47'48" W 156.[illegible] FEET; THENCE, N 11°16'22" E 156.57 FEET; THENCE, N 19°53'18" E 114.[illegible] FEET; THENCE, N 44°21'55" E 455.96 FEET; THENCE, N 75°54'01" E 156.[illegible] FEET; THENCE, S 76°12'24" E [illegible] FEET; THENCE, S 66°53'56" E 163.79 FEET; THENCE, S 00°00'00" E [illegible] FEET; THENCE, S 77°26'26" E 726.63 FEET; THENCE, N 72°32'01" E 330.[illegible] FEET TO THE POINT OF BEGINNING, CONTAINING 67.112 ACRES, MORE OR LESS.

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 ARKANSAS 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 20TH DAY OF MARCH, 1972, THE PROPERTY OWNERS OF 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 152, AT PAGE 118 ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS PERTAINING HEREIN DEVELOPED WHICH HAS THE EFFECT OF SUBJECTING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION APORESAID FILED FOR RECORD ON MARCH 20TH, 1972 AND THE DECLARATION APORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION APORESAID 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 APORESAID 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 APORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

4. 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.

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 APORESAID.

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 APORESAID. 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.

7. 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 APORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION APORESAID, SUCH DEDICATION BEING TO THE INCLUSION OF THE GENERAL PUBLIC AND ALL RIGHTS, TITLES, EASEMENTS AND EMPLOYERS THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION APORESAID.

8. 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 FLOOD PLAIN AS CONTAINED THEREON AND ALL 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 THE ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE APORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

9. 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 8 DAY OF Mar, 1988.

COOPER COMMUNITIES, INC.

BY: [signature]
PRESIDENT

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	500.33'	427.06'	047°20'01"	415.00'	S 54°[illegible]
2	638.38'	520.94'	046°45'19"	506.61'	S 35°16'[illegible]
3	566.60'	499.71'	049°10'31"	484.52'	S 37°33'[illegible]
4	481.60'	354.50'	042°10'31"	346.55'	S 37°33'[illegible]
5	604.52'	585.95'	037°06'50"	575.76'	S 76°57'[illegible]
6	954.52'	618.24'	037°06'50"	607.39'	S 76°57'[illegible]
7	281.16'	229.24'	046°42'56"	222.94'	N 50°07'[illegible]
8	331.16'	270.00'	046°43'56"	262.59'	N 50°07'[illegible]
9	251.88'	108.59'	026°20'16"	107.66'	N 48°56'[illegible]
10	131.88'	53.61'	023°20'16"	53.27'	N 48°56'[illegible]
11	182.50'	302.36'	094°52'52"	268.98'	N 14°40'[illegible]
12	232.59'	385.16'	094°52'52"	342.63'	N 14°40'[illegible]
13	60.00'	261.80'	250°00'00"	98.30'	S 22°13'[illegible]
14	60.00'	261.80'	250°00'00"	98.30'	S 84°44'[illegible]
15	240.81'	311.50'	074°07'44"	290.28'	S 05°27'[illegible]
16	290.81'	376.29'	074°07'44"	350.95'	S 05°27'[illegible]
17	128.28'	107.18'	047°52'16"	104.09'	N 23°32'[illegible]
18	178.28'	148.96'	047°52'16"	144.66'	N 23°32'[illegible]
19	20.00'	62.83'	180°00'00"	40.00'	S 84°29'[illegible]
20	60.00'	188.50'	180°00'00"	120.00'	S 84°29'[illegible]
21	110.00'	86.78'	045°49'59"	84.58'	S 76°38'[illegible]
22	160.90'	125.90'	044°49'59"	122.71'	S 76°38'[illegible]
23	60.00'	261.80'	250°00'00"	98.30'	N 44°03'[illegible]
24	129.54'	166.08'	073°27'43"	154.94'	N 00°34'[illegible]
25	79.54'	101.98'	073°27'43"	95.15'	N 08°34'[illegible]
26	461.37'	249.30'	027°14'24"	217.24'	N 58°55'[illegible]
27	411.27'	195.53'	027°14'24"	193.70'	N 58°55'[illegible]
28	109.60'	158.77'	083°00'11"	145.25'	S 65°57'[illegible]
29	59.60'	86.34'	083°00'11"	78.99'	S 65°57'[illegible]
30	324.45'	275.35'	048°37'28"	267.16'	S 48°46'[illegible]
31	374.45'	317.78'	048°37'28"	308.53'	S 48°46'[illegible]
32	187.45'	372.42'	113°50'48"	314.10'	S 16°09'[illegible]
33	137.45'	273.07'	113°50'48"	230.31'	S 16°09'[illegible]
34	874.42'	270.87'	017°44'54"	269.79'	S 58°06'[illegible]
35	824.42'	255.39'	017°44'54"	254.36'	S 58°06'[illegible]
36	180.55'	211.02'	067°18'58"	199.81'	N 79°21'[illegible]
37	130.29'	153.07'	067°18'58"	144.42'	N 79°21'[illegible]
38	182.84'	117.07'	036°41'14"	115.08'	N 27°21'[illegible]
39	132.84'	85.06'	036°41'14"	83.61'	N 27°21'[illegible]

LEGEND

- BOUNDARY OF SUBDIVISION
- LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT

CONTOUR LINES: THESE LINES SHOW THE GENERAL SLOPE 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

RESERVED PROPERTIES

100 YEAR FLOODPLAIN.
SEE NOTE 8.

GOLF VIEW LOT. SEE NOTE 6.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 28 DAY OF Mar, 1988 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PROPERTY, AND BLOCK HOME PURCHASE, MORTGAGE, OR GUARANTEE THEREOF, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THE ACCURACY OF SAID SURVEY AND MAP.

HAROLD E. HENRY, R.L.S. NO. 691, ARKANSAS

REGISTERED LAND SURVEYOR
HAROLD E. HENRY
STATE OF ARKANSAS
NO. 691

THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF 11" X 17" IS 1"=200'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE CHECKED	BY	DATE APPROVED
			Address Copy				

RECORD PLAT

SERGIO SUBDIVISION

BLOCKS 1 - 8

HOT SPRINGS VILLAGE, ARKANSAS

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE: 1"=200'	
DRAWN: WRS	DATE: 3-17-88
CHECKED: JBF	DATE: 3-17-88
APPROVED: [illegible]	DATE: 3-29-88
FILE NO: 4-116-1	
DWG NO: 4-116-1	228
JOB NO.	FILED IN.

143 LOTS