

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (116.375 ACRES +/-) OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS; AND THE NW 1/4 OF THE NW 1/4 (10.270 ACRES +/-), THE NE 1/4 OF THE NW 1/4 (20.053 ACRES +/-), THE NW 1/4 OF THE NE 1/4 (16.395 ACRES +/-) OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOYCE H. HOTT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A PERPETUAL COUNCIL OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY JOINTLY AND SEVERALLY WARRANTS, GUARANTEES, REPRESENTS, DEFENDS AND EX-OFFICIO RECORDER IN AND FOR SALTINE COUNTY, ARKANSAS, A DECLARATION DATED THE 30TH DAY OF APRIL, 1970, WHICH IS THEREAFTER REFERRED TO IN RECORDS OF THE COUNTY CLERK OF SALTINE COUNTY, ARKANSAS, IN CONNECTION WITH THE FILING OF THIS DECLARATION, TO BE CORRECT AND COMPLETELY CONTEMPORANEOUS WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND THE HOUSING COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE SCOPE OF THE PROVISIONS OF THE DECLARATIONS AFORESAID AND FOR THE RECORD OF THE SAME. THE ENTIRETY IS BY REFERENCE MADE A PART OF THE PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID ARE HEREBY SUBMITTED 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 NOW OR HEREIN DEFINED IN THE DECLARATION AFORESAID. THE SAME SHALL BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON THE COMMON PROPERTY COVENANTS AND RESTRICTIONS AFORESAID. THE PLAT OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE, OF THE PLAT OR IN THE NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND MAINTAINED THEREON. THEREAFTER THERE SHALL BE NO RECORD OF ANY PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSIDERED TO BE A FLOOR AREA OF LESS THAN 1,000 SQUARE FEET. EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET.
6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE COOPER COMMUNITIES, INC., COVENANTS AND RESTRICTIONS AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
7. THE PROPERTY LINE ALONG THE LAKE IS A MEANER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 358.0 FEET, PLUS OR MINUS AS DETERMINED FROM BENCH MARK 1105, U.S.C. & G.S., 1935.
8. 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 WITHIN THE COMMON PROPERTY COVENANTS AND RESTRICTIONS AFORESAID. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD PROOFING THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
9. SETBACK LINES AS INDICATED UPON THE PLAT SHALL BE OBSERVED AS TO THE PROTECTION OF THE COMMON PROPERTY COVENANTS AND RESTRICTIONS AFORESAID. SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
10. 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 AFORESAID. SUCH DEDICATION BECOMES SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS OF EASEMENTS AND PRIOR CLAIMS THEREO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
11. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN AND UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREIN, FOR ANY AND ALL PURPOSES, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION OF STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMED NECESSARY OR DESIRABLE FOR THE PROTECTION, IMPROVEMENT AND MAINTENANCE 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 AS DETERMINED BY THE COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL MAKE THE BEST EFFORTS TO PREVENT ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREAFTER BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PRIVATE OR PRIVATELY USED AND OF RELEASING THE PRIVILEGE OF EASEMENTS AND RIGHTS RESERVED HEREIN.

COOPER COMMUNITIES, INC.
BY: John R. Cooper Jr
PRESIDENT, DEVELOPER

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.

LAND SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93

SIGNATURE

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

A circular professional engineer seal for the State of Arkansas. The text inside the seal reads: "STATE OF ARKANSAS", "REGISTERED PROFESSIONAL ENGINEER", "No. 1222", and "JAMES F. GOHLE". There is a signature over the name "GOHLE".

142 LOTS



<u>ACREAGE CHART</u>		
LOTS	44.043	ACRES
STREETS	10.517	ACRES
COMMON PROPERTIES	9.222	ACRES
TOTAL	63.782	ACRES

LEGEND

— BOUNDARY OF SUBDIVISION

— LAND LINES OF SECTIONS

— BUILDING SETBACK LINE