

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.

11/12/1999
DATE OF EXECUTION

BY *[Signature]*
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION
VEREDA SUBDIVISION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 (2.664 ACRES ±), IN THE NW 1/4 OF THE NE 1/4 (5.473 ACRES ±), IN THE NE 1/4 OF THE NE 1/4 (3.828 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (8.814 ACRES ±) OF SECTION 18, ALL OF TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3086.53 FEET NORTH AND 4218.89 FEET EAST OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST; (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET, AND EAST 1,736,921.679 FEET); THENCE, N 13°21'29" W FOR 258.57 FEET; THENCE, 196.28 FEET ALONG THE ARC OF A 633.18 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 04°28'38" W FOR 195.50 FEET; THENCE, 200.23 FEET ALONG THE ARC OF A 355.08 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 20°33'31" E FOR 197.59 FEET; THENCE, N 36°42'49" E FOR 90.47 FEET; THENCE, 311.07 FEET ALONG THE ARC OF A 78.51 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 13°12'26" W FOR 273.18 FEET; THENCE, N 63°07'40" W FOR 155.01 FEET; THENCE, 151.09 FEET ALONG THE ARC OF A 194.73 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 40°54'00" W FOR 147.33 FEET; THENCE, N 18°40'19" W FOR 41.97 FEET; THENCE, 103.78 FEET ALONG THE ARC OF A 229.24 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 31°38'28" W FOR 102.90 FEET; THENCE, N 44°36'37" W FOR 238.09 FEET; THENCE, 301.65 FEET ALONG THE ARC OF A 516.90 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 27°53'32" W FOR 297.38 FEET; THENCE, N 11°10'28" W FOR 68.71 FEET; THENCE, N 78°49'32" E FOR 50.00 FEET; THENCE, N 11°10'28" W FOR 61.73 FEET; THENCE, N 82°48'22" E FOR 44.65 FEET; THENCE, S 39°46'49" E FOR 806.93 FEET; THENCE, S 52°44'03" E FOR 350.54 FEET; THENCE, S 32°35'08" E FOR 355.64 FEET; THENCE, S 78°32'01" E FOR 115.58 FEET; THENCE, N 75°50'20" E FOR 132.76 FEET; THENCE, N 66°06'19" E FOR 154.45 FEET; THENCE, N 43°08'19" E FOR 128.68 FEET; THENCE, N 19°20'34" E FOR 110.58 FEET; THENCE, S 71°14'03" E FOR 58.25 FEET; THENCE, S 64°41'14" E FOR 40.61 FEET; THENCE, S 22°15'16" E FOR 53.3 FEET; THENCE, N 77°17'01" E FOR 14.52 FEET; THENCE, S 78°30'05" E FOR 49.32 FEET; THENCE, S 78°46'02" E FOR 37.94 FEET; THENCE, S 85°01'47" E FOR 30.47 FEET; THENCE, S 62°04'02" E FOR 26.15 FEET; THENCE, S 53°04'50" E FOR 55.84 FEET; THENCE, S 33°57'50" E FOR 52.63 FEET; THENCE, S 16°06'13" E FOR 43.95 FEET; THENCE, S 41°45'06" W FOR 26.35 FEET; THENCE, S 50°39'57" W FOR 64.41 FEET; THENCE, S 26°22'27" E FOR 22.25 FEET; THENCE, S 36°05'42" W FOR 338.42 FEET; THENCE, S 62°38'47" W FOR 403.90 FEET; THENCE, N 84°07'54" W FOR 137.31 FEET; THENCE, S 84°22'48" W FOR 202.45 FEET; THENCE, S 71°06'27" W FOR 321.87 FEET; THENCE, S 13°21'29" E FOR 134.04 FEET; THENCE, S 76°38'31" W FOR 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.777 ACRES, MORE OR LESS.

CURVE CHORD-BRG.	CHORD	RADIUS	ARC	DELTA
C4 S04°28'38"E	180.06'	583.18'	180.78'	174°51'41"
C5 N13°12'26"W	349.69'	228.51'	398.20'	99°50'29"
C6 S40°54'00"E	109.50'	144.73'	112.29'	44°27'21"
C7 N31°38'28"W	125.34'	279.24'	126.42'	25°56'18"
C8 S27°53'32"E	268.62'	466.90'	272.47'	33°26'09"
C10 N04°28'38"W	195.50'	633.18'	196.28'	174°51'41"
C11 N20°33'31"E	197.59'	355.08'	200.23'	32°18'37"
C12 N13°12'26"W	273.18'	178.51'	311.07'	99°50'29"
C13 N40°54'00"W	147.33'	194.73'	151.09'	44°27'21"
C14 N31°38'28"W	102.90'	229.24'	103.78'	25°56'18"
C15 N27°53'32"E	297.38'	516.90'	301.65'	33°26'09"
C135 S20°33'31"W	169.77'	305.08'	172.04'	32°18'37"
C175 S19°42'53"W	148.47'	169.06'	153.71'	52°05'40"
C176 S19°42'53"W	104.56'	119.06'	108.25'	52°05'40"
C177 S84°35'29"W	176.06'	272.75'	179.27'	37°39'33"
C178 S84°35'29"W	143.79'	222.75'	145.41'	37°39'33"
C179 N73°35'16"E	166.52'	487.52'	167.34'	19°39'59"
C180 N73°35'16"E	183.59'	537.52'	184.50'	19°39'59"
C181 N42°34'35"W	52.10'	60.00'	323.10'	308°31'59"
C182 S42°09'01"W	104.57'	60.00'	250.02'	238°45'17"

BLOCK 8	
LOT 1 0.331 AC.	
LOT 2 0.271 AC.	
LOT 3 0.299 AC.	
LOT 4 0.267 AC.	
LOT 5 0.261 AC.	
LOT 6 0.271 AC.	
LOT 7 0.265 AC.	
LOT 8 0.332 AC.	
LOT 9 0.355 AC.	
LOT 10 0.508 AC.	
LOT 11 0.469 AC.	
LOT 12 0.394 AC.	
LOT 13 0.295 AC.	
LOT 14 0.258 AC.	
LOT 15 0.344 AC.	
LOT 16 0.331 AC.	
LOT 17 0.265 AC.	
LOT 18 0.384 AC.	
LOT 19 0.375 AC.	
LOT 20 0.393 AC.	
LOT 21 0.662 AC.	
LOT 22 0.415 AC.	
LOT 23 0.355 AC.	
LOT 24 0.470 AC.	
LOT 25 0.537 AC.	
LOT 26 0.542 AC.	
LOT 27 0.527 AC.	
TOTAL 10.276 AC.	
LOTTED AREA 10.276 AC.	
COMMON PROPERTIES 6.091 AC.	
STREETS 4.410 AC.	
TOTAL 20.777 AC.	
LENGTH OF RECORDED STREETS 50.00 FOOT RIGHT-OF-WAY 3842 LINEAL FEET ±	

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

COOPER LAND DEVELOPMENT, INC., A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO 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.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH HEREBY ARE SUBJECT 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.
- 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE AND GOLF VIEW LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 495.0 M.G.L. ± 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 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 2ND DAY OF NOVEMBER, 1999.

COOPER LAND DEVELOPMENT, INC.

BY *[Signature]*
VICE PRESIDENT

SOUTHEAST CORNER SEC. 13
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES
NORTH=717,319.350'
EAST=1,736,921.679'

LEGEND

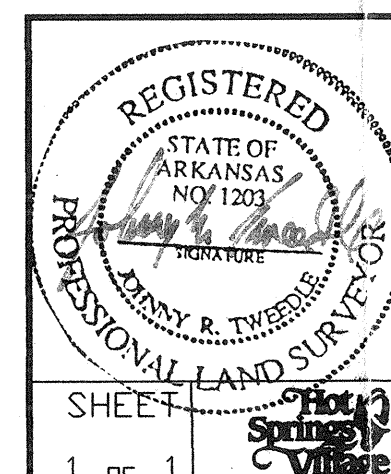
- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- LAND LINES OF SECTIONS
- CONTOUR LINES; THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET, EXCEPT AS NOTED.
- COMMON PROPERTIES
- GOLF VIEW LOT SEE NOTE

0 100 200
GRAPHIC SCALE IN FEET

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 5TH DAY OF NOVEMBER, 1999, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY

[Signature]
JOHNNY R. TWEDDLE, R.L.S. NO. 1203, ARKANSAS



RECORD PLAT
VEREDA SUBDIVISION
BLOCK 8
Address Copy
HOT SPRINGS VILLAGE, ARKANSAS

Prepared For: **COOPER LAND DEVELOPMENT, INC.**
Prepared By: **The Benham Group**

SCALE: AS SHOWN	
DRAWN: WRS	DATE: 10/99
CHECKED: DATE:	
APPROVED: DATE:	
FILE NO: 4-114-SD	
DWG. NO: 4-116-(12)-2495	
JOB NO:	FILED IN: