FILED
SALINE COUNTY
CIRCUIT CLERK
'01 DEC 13 AM 9 36
BY

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.

12-11-01
DATE OF EXECUTION

BY
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

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

LEGAL DESCRIPTION
VEREDA SUBDIVISION
BLOCKS 17-19

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW1/4 (13.114 ACRES ±), IN THE SW 1/4 OF THE SE1/4 (18.718 ACRES ±) OF SECTION 17; IN THE NE1/4 OF THE NW1/4 (1.344 ACRES ±), IN THE NW1/4 OF THE NE1/4 (18.785 ACRES ±) OF SECTION 20; 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 613.45 FEET NORTH AND 7111.14 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 43°03'43" E FOR 232.79 FEET;
THENCE, S 59°39'11" E FOR 125.90 FEET;
THENCE, S 74°14'03" E FOR 908.71 FEET;
THENCE, S 70°28'01" E FOR 105.86 FEET;
THENCE, S 68°47'01" E FOR 432.43 FEET;
THENCE, S 74°45'16" E FOR 116.00 FEET;
THENCE, N 74°45'18" E FOR 33.35 FEET;
THENCE, N 58°44'31" E FOR 62.76 FEET;
THENCE, N 35°29'25" E FOR 86.12 FEET;
THENCE, N 05°29'54" E FOR 90.76 FEET;
THENCE, S 89°06'15" E FOR 150.60 FEET;
THENCE, 57.22 FEET ALONG THE ARC OF A 252.85 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 07°22'44" W FOR 57.10 FEET;
THENCE, S 76°08'16" E FOR 50.00 FEET;
THENCE, 120.96 FEET ALONG THE ARC OF A 302.85 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 02°25'10" E FOR 120.16 FEET;
THENCE, S 76°08'16" E FOR 169.44 FEET;
THENCE, S 02°07'27" W FOR 321.29 FEET;
THENCE, S 16°04'30" W FOR 70.71 FEET;
THENCE, 62.19 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 18°52'46" E FOR 59.44 FEET;
THENCE, S 01°41'21" W FOR 1390.76 FEET;
THENCE, S 87°35'05" W FOR 293.89 FEET;
THENCE, N 54°33'45" W FOR 150.49 FEET;
THENCE, N 19°59'11" W FOR 328.46 FEET;
THENCE, N 72°39'21" W FOR 103.63 FEET;
THENCE, N 51°06'52" W FOR 118.32 FEET;
THENCE, S 72°56'35" W FOR 59.58 FEET;
THENCE, S 53°42'02" W FOR 894.21 FEET;
THENCE, N 36°11'03" W FOR 92.50 FEET;
THENCE, N 19°17'08" W FOR 60.00 FEET;
THENCE, N 45°27'22" E FOR 159.98 FEET;
THENCE, N 25°00'04" E FOR 189.45 FEET;
THENCE, N 39°06'45" E FOR 137.50 FEET;
THENCE, N 56°49'28" E FOR 213.24 FEET;
THENCE, N 36°59'49" E FOR 384.62 FEET;
THENCE, N 64°49'11" W FOR 148.65 FEET;
THENCE, N 35°37'44" E FOR 109.22 FEET;
THENCE, N 52°36'27" E FOR 32.74 FEET;
THENCE, N 13°30'16" W FOR 42.25 FEET;
THENCE, N 81°19'56" W FOR 36.87 FEET;
THENCE, N 52°48'33" E FOR 33.34 FEET;
THENCE, N 03°48'29" W FOR 35.92 FEET;
THENCE, N 31°44'21" W FOR 65.42 FEET;
THENCE, N 05°58'55" W FOR 31.92 FEET;
THENCE, N 26°20'15" W FOR 13.90 FEET;
THENCE, N 55°55'46" E FOR 64.82 FEET;
THENCE, S 45°12'44" W FOR 57.50 FEET;
THENCE, N 65°09'43" W FOR 85.61 FEET;
THENCE, S 63°27'42" W FOR 58.85 FEET;
THENCE, N 76°12'51" W FOR 86.73 FEET;
THENCE, N 40°08'34" W FOR 78.72 FEET;
THENCE, N 46°19'11" W FOR 47.74 FEET;
THENCE, N 10°01'00" W FOR 102.00 FEET;
THENCE, N 00°29'50" W FOR 77.59 FEET;
THENCE, N 17°37'07" W FOR 72.07 FEET;
THENCE, S 02°10'38" W FOR 41.93 FEET;
THENCE, S 14°02'31" W FOR 78.84 FEET;
THENCE, S 33°21'51" W FOR 97.93 FEET;
THENCE, S 58°03'59" W FOR 98.81 FEET;
THENCE, S 69°55'35" W FOR 66.52 FEET;
THENCE, N 83°00'01" W FOR 79.47 FEET;
THENCE, N 24°23'54" W FOR 57.85 FEET;
THENCE, N 20°09'42" E FOR 69.02 FEET;
THENCE, N 37°25'36" W FOR 57.25 FEET;
THENCE, S 80°35'13" W FOR 54.89 FEET;
THENCE, N 37°30'00" W FOR 45.64 FEET;
THENCE, N 75°53'25" W FOR 59.92 FEET;
THENCE, N 54°15'51" W FOR 61.38 FEET;
THENCE, N 54°26'35" W FOR 192.90 FEET;
THENCE, N 44°12'05" W FOR 84.35 FEET;
THENCE, N 58°21'20" W FOR 85.78 FEET;
THENCE, S 89°54'00" W FOR 45.01 FEET;
THENCE, N 09°58'45" W FOR 47.00 FEET;
THENCE, N 43°25'18" W FOR 69.45 FEET;
THENCE N 35°35'48" E FOR 178.01 FEET TO THE POINT OF BEGINNING, CONTAINING 51.961 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 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:

1. AT 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE JOHN A. COOPER COMPANY, 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.

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 AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

3. 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 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 GOLF VIEW LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET AND EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKE FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.

9. 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.

10. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 477.5 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

11. 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 13TH DAY OF NOVEMBER 2001.

COOPER LAND DEVELOPMENT, INC.

BY: _____ PRESIDENT

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

FILED FOR RECORD
In DC Book 01 Page 6887
DEC 13 2001
at 9:36 o'clock A M
DOUG KIDD, CIRCUIT CLERK
By _____ DC

THE 100 YEAR FLOOD ELEVATION (HIGH WATER MARK) ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 479.75 M.G.L.

CURVE-DATA

CURVE	CHORD-BRG.	CHORD	RADIUS	ARC	DELTA
(C1)	S18°52'46"E	59.44'	60.00'	62.19'	59°23'05"
(C2)	S07°22'44"W	57.10'	252.85'	57.22'	12°57'59"
(C3)	N02°25'10"E	120.16'	302.85'	120.96'	22°53'08"
(C4)	N25°43'49"E	131.38'	319.42'	132.32'	23°44'10"
(C5)	N25°43'49"E	200.57'	487.63'	202.01'	23°44'10"
(C6)	N50°21'10"E	174.41'	395.00'	175.86'	25°30'34"
(C7)	N50°21'10"E	200.91'	455.00'	202.58'	25°30'34"
(C8)	S46°26'01"W	304.14'	530.00'	308.48'	33°20'52"
(C9)	S46°26'01"W	269.71'	470.00'	273.55'	33°20'52"
(C10)	N45°29'27"E	268.41'	495.00'	271.81'	31°27'44"
(C11)	N45°29'27"E	300.95'	555.00'	304.76'	31°27'44"
(C12)	S43°41'16"W	244.03'	405.00'	247.89'	35°04'07"
(C13)	S43°41'16"W	207.88'	345.00'	211.16'	35°04'07"
(C14)	N48°26'02"E	157.34'	207.50'	161.38'	44°33'40"
(C15)	N18°58'52"E	209.81'	367.50'	212.61'	32°33'15"
(C16)	S55°02'37"E	133.48'	200.00'	136.09'	38°59'08"
(C17)	S55°02'37"E	166.84'	250.00'	170.11'	38°59'08"
(C18)	N38°30'55"W	238.83'	203.06'	255.32'	72°02'32"
(C19)	N38°30'55"W	180.02'	153.06'	192.45'	72°02'32"
(C20)	N02°23'30"E	174.60'	1025.00'	174.81'	9°46'18"
(C21)	N02°23'30"E	166.08'	975.00'	166.28'	9°46'18"
(C22)	S11°46'15"E	161.54'	247.49'	164.56'	38°05'48"
(C23)	S11°30'31"E	191.60'	297.49'	195.08'	37°34'20"
(C24)	N62°38'48"E	101.86'	60.00'	255.35'	243°50'16"
(C25)	S38°33'29"W	68.95'	425.00'	69.03'	9°18'21"
(C26)	S38°33'29"W	60.84'	375.00'	60.91'	9°18'21"
(C27)	N36°24'34"E	88.82'	375.00'	89.03'	13°36'11"
(C28)	N37°11'54"E	89.04'	425.00'	89.20'	12°01'31"
(C29)	N31°45'09"W	105.32'	60.00'	248.48'	237°16'46"
(C30)	N51°55'32"W	118.63'	210.39'	120.26'	32°44'57"
(C31)	N51°55'32"W	146.82'	260.39'	148.83'	32°44'57"
(C32)	N71°15'10"W	98.70'	958.11'	98.75'	5°54'19"
(C33)	N71°15'10"W	103.86'	1008.11'	103.90'	5°54'19"
(C34)	S20°11'24"W	238.71'	119.71'	357.70'	171°12'33"
(C35)	S20°11'24"W	139.00'	69.71'	208.30'	171°12'33"
(C36)	S76°09'40"E	96.55'	258.89'	97.12'	21°29'36"
(C37)	S76°09'40"E	77.90'	208.89'	78.36'	21°29'36"
(C38)	N50°37'12"W	39.97'	33.76'	42.77'	72°34'33"
(C39)	N50°37'12"W	99.15'	83.76'	106.10'	72°34'33"
(C40)	N75°40'05"E	50.00'	50.00'	261.80'	300°00'00"
(C41)	S12°20'25"E	111.52'	118.55'	116.11'	56°07'03"
(C42)	S12°20'25"E	64.49'	68.55'	67.14'	56°07'03"
(C43)	S76°27'11"E	101.83'	86.51'	108.87'	72°06'29"
(C44)	S76°27'11"E	42.97'	36.51'	45.94'	72°06'29"
(C45)	S87°31'04"W	67.42'	98.44'	68.81'	40°02'59"
(C46)	S87°31'04"W	101.66'	148.44'	103.76'	40°02'59"
(C47)	N58°09'10"W	74.74'	121.24'	75.52'	28°36'33"
(C48)	N58°09'10"W	99.44'	201.24'	100.49'	28°36'33"
(C49)	S47°31'02"E	63.30'	494.57'	63.34'	7°20'17"
(C50)	S47°06'54"E	50.67'	444.57'	50.70'	6°32'02"

BLOCK 17	BLOCK 18	BLOCK 19
LOT 1 0.370 AC.	LOT 1 0.362 AC.	LOT 1 0.358 AC.
LOT 2 0.332 AC.	LOT 2 0.349 AC.	LOT 2 0.331 AC.
LOT 3 0.334 AC.	LOT 3 0.279 AC.	LOT 3 0.335 AC.
LOT 4 0.328 AC.	LOT 4 0.293 AC.	LOT 4 0.377 AC.
LOT 5 0.339 AC.	LOT 5 0.370 AC.	LOT 5 0.560 AC.
LOT 6 0.313 AC.	LOT 6 0.366 AC.	LOT 6 0.419 AC.
LOT 7 0.309 AC.	LOT 7 0.349 AC.	LOT 7 0.421 AC.
LOT 8 0.333 AC.	LOT 8 0.312 AC.	LOT 8 0.563 AC.
LOT 9 0.338 AC.	LOT 9 0.371 AC.	LOT 9 0.518 AC.
LOT 10 0.314 AC.	LOT 10 0.413 AC.	LOT 10 0.438 AC.
LOT 11 0.324 AC.	LOT 11 0.323 AC.	LOT 11 0.330 AC.
LOT 12 0.325 AC.	LOT 12 0.364 AC.	LOT 12 0.330 AC.
LOT 13 0.302 AC.	LOT 13 0.376 AC.	LOT 13 0.321 AC.
LOT 14 0.304 AC.	LOT 14 0.457 AC.	LOT 14 0.475 AC.
LOT 15 0.294 AC.	LOT 15 0.302 AC.	LOT 15 0.564 AC.
LOT 16 0.305 AC.	LOT 16 0.340 AC.	LOT 16 0.602 AC.
LOT 17 0.313 AC.	TOTAL 5.626 AC.	LOT 17 0.591 AC.
LOT 18 0.309 AC.		LOT 18 0.768 AC.
LOT 19 0.334 AC.		LOT 19 0.698 AC.
LOT 20 0.473 AC.		LOT 20 0.410 AC.
LOT 21 0.460 AC.		LOT 21 0.330 AC.
LOT 22 0.531 AC.		LOT 22 0.335 AC.
LOT 23 0.577 AC.		LOT 23 0.367 AC.
LOT 24 0.284 AC.		LOT 24 0.336 AC.
LOT 25 0.308 AC.		LOT 25 0.302 AC.
LOT 26 0.332 AC.		LOT 26 0.353 AC.
LOT 27 0.379 AC.		LOT 27 0.273 AC.
LOT 28 0.394 AC.		LOT 28 0.307 AC.
LOT 29 0.429 AC.		LOT 29 0.295 AC.
LOT 30 0.388 AC.		LOT 30 0.300 AC.
LOT 31 0.345 AC.		LOT 31 0.310 AC.
LOT 32 0.310 AC.		LOT 32 0.322 AC.
LOT 33 0.440 AC.		TOTAL 13.241 AC.
LOT 34 0.358 AC.		
LOT 35 0.327 AC.		
LOT 36 0.348 AC.		
LOT 37 0.321 AC.		
LOT 38 0.289 AC.		
TOTAL 13.413 AC.		

TOTAL AREA

LOTTED AREA	32.280 AC.
COMMON PROPERTIES	3.308 AC.
RESERVED PROPERTIES	7.506 AC.
STREETS	8.867 AC.
TOTAL	51.961 AC.

LENGTH OF RECORDED STREETS

50 FOOT RIGHT-OF-WAY	5133 LINEAL FEET ±
60 FOOT RIGHT-OF-WAY	2160 LINEAL FEET ±

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.
- C.P. COMMON PROPERTIES
- (C) GOLF FRONT LOT, SEE NOTE 8.
- (L) LAKE FRONT LOT, SEE NOTE 8.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 15TH DAY OF NOVEMBER, 2001, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

Add Roads

REGISTERED STATE OF ARKANSAS NO. 1203 JOHNNY R. TWEEDLE PROFESSIONAL LAND SURVEYOR

RECORD PLAT

VEREDA SUBDIVISION
BLOCKS 17 - 19

HOT SPRINGS VILLAGE, ARKANSAS

SCALE: AS SHOWN
DRAWN: WRS DATE: 11/01
CHECKED: DATE:
APPROVED: DATE:
FILE NO:
DWG. NO: 4-116-(12)-2518

SHEET 1 OF 1

Prepared By:
COOPER LAND DEVELOPMENT, INC.

1801 FOREST HILLS BLVD.
BELLA VISTA
ARKANSAS 72715
(800) 648-6401

JOB NO: FILED IN:

86 LOTS

Lot 16 & 17 Block 19
See Replat

0 100 200
GRAPHIC SCALE IN FEET

100' A.P. & L. POWER LINE EASEMENT

COOPER LAND DEVELOPMENT, INC.

PROPOSED GOLF COURSE

PROPOSED LAKE SOPHIA

PROPOSED LAKE SOPHIA DAM SITE

SE1/4 SW1/4 SEC.17 T-1-S,R-17-W

SW1/4 SE1/4 SEC.17 T-1-S,R-17-W

NE1/4 NW1/4 SEC.20 T-1-S,R-17-W

NW1/4 NE1/4 SEC.20 T-1-S,R-17-W

VEREDA SUBDIVISION

MARAVILLA WAY 50'R/W

ELCANO DR. 60'R/W

MAPLE LANE 50'R/W

COOPER LAND DEVELOPMENT, INC. PROPERTY LINE

RESERVED PROPERTIES 7.506 AC.

C.P. 0.903 AC.

C.P. 0.331 AC.

C.P. 0.344 AC.

C.P. 0.749 AC.

C.P. 0.449 AC.