

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS "COOPER", FORMERLY NAMED COOPER ACQUISITION CORPORATION AND "COOPER INTEREST" TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND "COOPER COMPANY" BY REASON OF MERGERS, THE SAID COMPANY FORMERLY BEING NAMED CHESTER VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL STATE REFLECTED HEREIN. THE PLAT IS FILED FOR RECORD AND EITHER BY THE COOPER COMPANY OR BY THE COOPER INTEREST. THE COOPER INTEREST IS SUBJECT TO THE PROVISIONS:

DATE OF INSPECTION _____

INSPECTED BY _____

12/22/94
DATE

[Signature]
COUNTY JUDGE

DEC 30 1994

DEC 30 1994

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

ROADS AND STREET REFLECTED UPON THE LAND AND I STATE THAT THE GENERAL PUBLIC, AS WELL AS TO THE COUNTY, REPRESENT AN FUTURE, OF LANDS REFLECTED UPON SAID LAND.

THE COMMON PROPERTIES REFLECTED UPON SAID LOTS AT A POINT INTENDED TO
BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF
THE LOTS REFLECTED UPON SAID LOTS, WHEREAS THE
ALL OF THE PROPERTIES AS DEFINED IN THE DECLARATION
AFORSAID AND SHALL IN NO MANNER BE USED TO INDICATE FAVOR
OR DISFAVOR TO THE GENERAL PUBLIC.

UTILITY AND DRAINAGE EASEMENT ARE RESERVED BY
UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT
THE DECLARATION OF RESAID UNL PEIFICAL
OTHERWISE ON THE PLAT OR IN THE NC E

UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT IN THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

ALL LOTS REFLECTED IN THE PLAT ARE ZONE AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE RESTRICTIONS AND PROTECTIVE EASEMENTS AS DECLARATION APORSEAL NO IN LE FAMILY ESTATE D RU SHALL BE CONSTRUCTED WITHIN 1500 SQUARE FEET OF HAL AVE A F R AC

SET BACK LINES AS INDICATED P/N THE PLAT HALL AS
CONSTRUCTION OF A STRUCTURE UPON THE TS RAIL R
SUBJECT, HOWEVER, THE
AFORESAID.

OWNERS MAY COMP. WITH
 PROTECTIVE COVENANTS WHICH MAY
 DECLARATION AFORESAID, AS TO ALL AREAS IN
 GREENING AREAS UPON THE

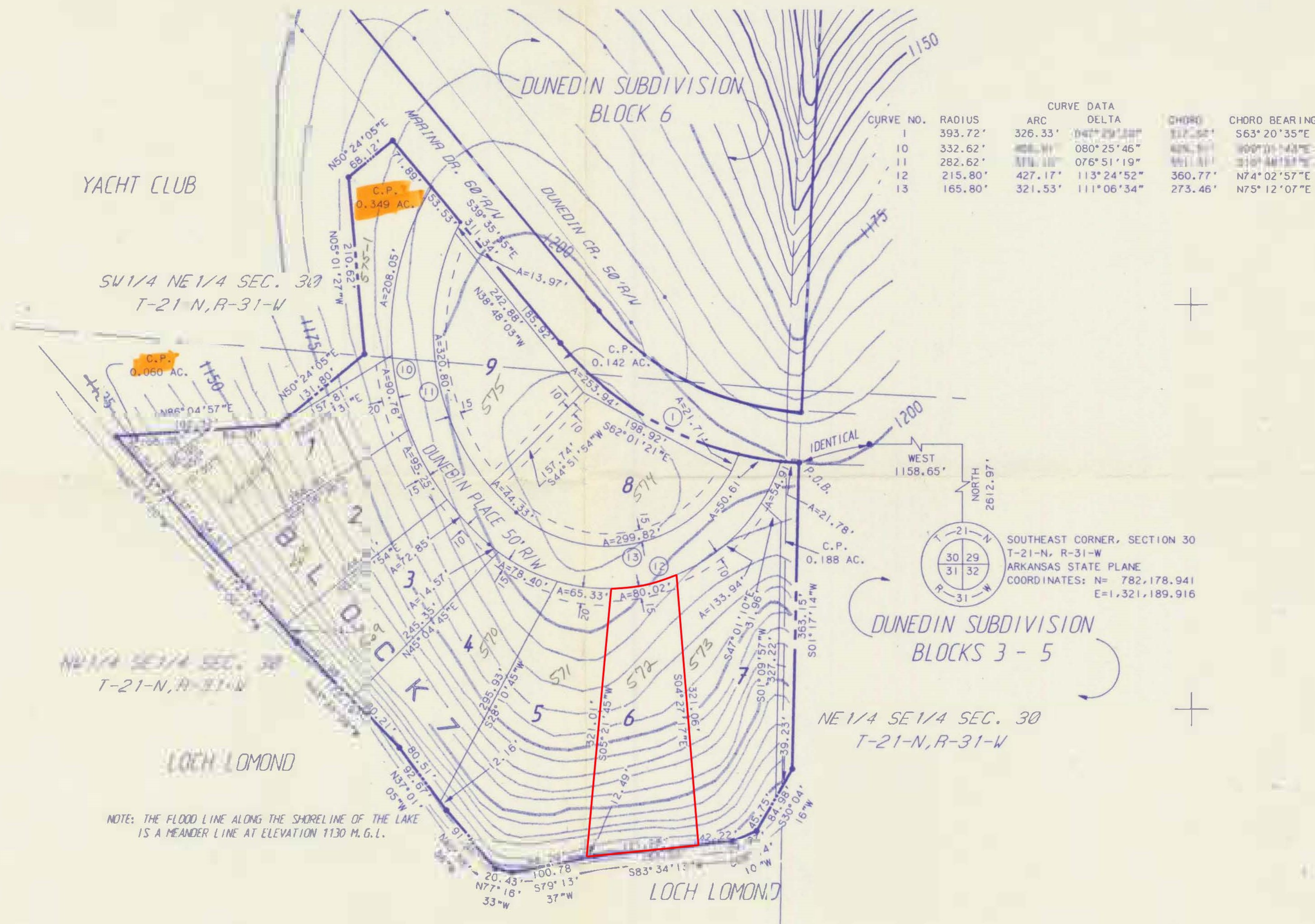
THE PROPERTY LINE AL
INSTANT ELEVATION NE FO
WATER MAIN S A
AS DETERMINED FROM ENCH MAR 1318, C.W.A. 1934

NO STRUCTURE ANY TYPE SHALL BE BUILT UPON ANY
THE FLOOD LINE AS REFLECTED UPON THE PLAT AND THE
PROPERTY LINE WITHOUT THE WRITING OF THE DEED
SUCCESSORS AND ASSIGNS AND THE ARCHITECTURAL
COMMITTEE THE PLAT IN REPRESENTS THE POSSIBLE
THE FLOOD POLY THAT OCCUR ON THE LAKE REFLECTED
PLAT

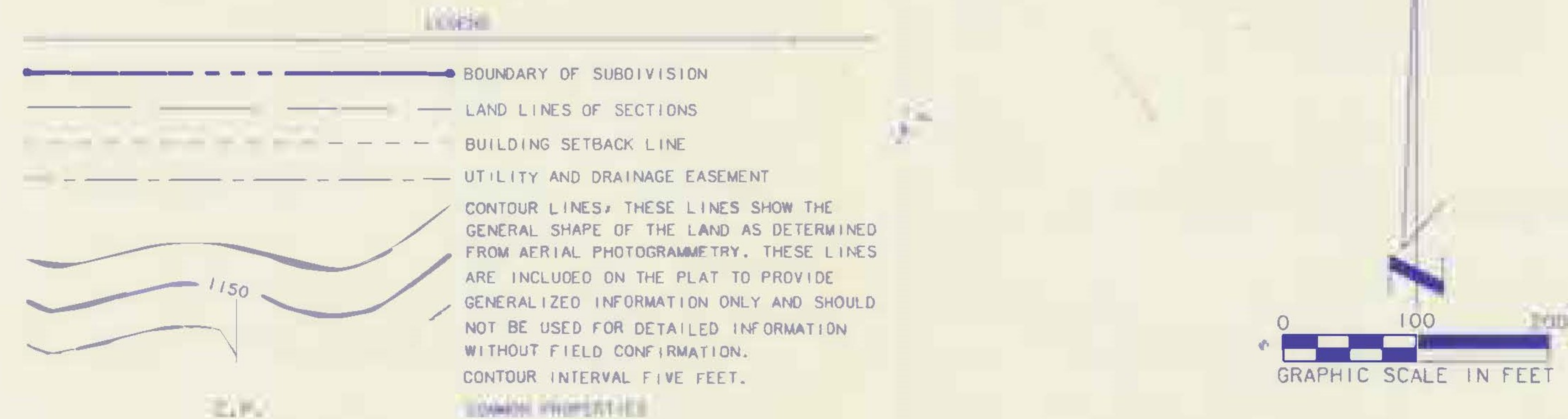
PERPETUAL BLANKET EASEMENT TO THE LANDS OF THE STATE OF CALIFORNIA
 AND ACROSS THE COMMON PROPERTIES REFLECTED ON THE ATTACHED MAP FOR THE
 PURPOSES OF CONSTRUCTING AND MAINTAINING HIGHWAYS AS IT SHALL DETERMINE TO BE
 IN ITS SOLE DISCRETION, INCLUDING LEVELING, FILLING, DRAINING, PAVING, ELEVATION, AND
 ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH MAY BE NECESSARY OR DESIRABLE FOR SUCH ROAD OR HIGHWAY. THE
 EASEMENT IS SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL
 THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROAD OR
 HIGHWAY SHALL BE DETERMINED BY THE ENGINEER, SURVEYOR, OR HIGHWAY
 DEVELOPER, HIS SUCCESSORS AND ASSIGNS, WHO SHALL BE RESPONSIBLE FOR THE
 MAINTENANCE OF THE ROAD OR HIGHWAY. THE EASEMENT IS GRANTED WITHOUT
 ANY OBLIGATION TO IMPROVEMENTS WHICH MAY BE REQUIRED OR DESIRABLE
 OR FURTHER RESERVE TO THE UNDERSIGNED THE RIGHT OF DESIGNATING SUCH ROADS, STREETS
 OR PRIVATE AND OF ALIENATING AND RELEASING EASEMENTS AND RIGHTS RESERVED HEREIN

DATED THIS 2 DAY OF DECEMBER, 1967

See also: [Bibliography](#)



NOTE: THE FLOOD LINE ALONG THE SHORELINE OF THE LAKE
IS A MEANDER LINE AT ELEVATION 1130 M.G.L.



BLOCK 7		
LOT 1	0.704 AC.	TOTAL AREA
LOT 2	0.604 AC.	0.268 AC.
LOT 3	0.568 AC.	0.734 AC.
LOT 4	0.710 AC.	
LOT 5	0.988 AC.	STREETS
LOT 6	0.710 AC.	0.918 AC.
LOT 7	0.864 AC.	TOTAL
LOT 8	0.714 AC.	4.322 AC.
LOT 9	0.614 AC.	
TOTAL	6.388 AC.	
LENGTH OF RECORDED STREETS		
50 FOOT RIGHT-OF-WAY		797 LINEAL FEET ±

SEDA RECEPTION
SUNSHINE SUBDIVISION
SECTION 2

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 (0.915 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (7.194 ACRES ±), IN THE NE 1/4 OF THE SE 1/4 (0.113 ACRES ±) OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT 2612.97 FEET NORTH AND 1158.65 FEET WEST
 OF THE SOUTHEAST CORNER OF SAID SECTION 30 (ARKANSAS STATE PLANE
 COORDINATES OF NORTH 782,178.94 FEET AND EAST 1,189.91 FEET);
 THENCE, S 01°17'14" W 363.15 FEET; THENCE, S 30°04'16" E 84.98 FEET;
 THENCE, S 60°15'33" E 163.50 FEET; THENCE, S 77°16'33" W 100.78 FEET;
 THENCE, N 40°58'36" W 91.95 FEET; THENCE, N 37°01'05" W 92.87 FEET;
 THENCE, N 43°35'09" W 172.71 FEET; THENCE, N 42°00'25" W 172.17 FEET;
 THENCE, N 40°25'20" W 153.71 FEET; THENCE, N 86°04'57" E 192.32 FEET;
 THENCE, N 50°24'05" E 131.80 FEET; THENCE, N 05°01'27" W 102.02 FEET;
 THENCE, S 86°04'57" E 68.67 FEET; THENCE, N 86°04'57" E 192.32 FEET;
 THENCE, 326.33 FEET ALONG THE ARC OF A 393.72 FEET RADIUS CURVE TO THE
 LEFT, SAID ARC HAVING A CHORD OF S 63°20'35" E 107.07 FEET
 TO THE POINT OF BEGINNING, CONTAINING, B.222 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 1st DAY OF APRIL, 1998, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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.

MAURITIE BOOKS, U.S. INC., 505, APT. 104C

500-21N-31W-0-30-130-04
500-21N-31W-0-30-240-04
500-21N-31W-0-30-210-04

A circular professional seal for Maurice Rogers, a Registered Professional Land Surveyor in the State of Arkansas. The seal features the text "REGISTERED" at the top, "STATE OF ARKANSAS" in the center, and "PROFESSIONAL LAND SURVEYOR" at the bottom. The number "NO. 352" is printed below the state name. A signature, "M.R.", is written in cursive over a horizontal line, with the word "SIGNATURE" printed below it. The name "MAURICE ROGERS" is printed in a larger font at the bottom of the seal.

BY		DATE		REVISION DESCRIPTION		BY	DATE	BY	DATE
						CHECKED		APPROVED	
				RECORD PLAT		SCALE: 1"=100'			
				DUNEDIN SUBDIVISION		DRAWN: WRS		DATE: 12/94	
				BLOCK 7		CHECKED: WRS		DATE: 12/94	
						APPROVED:		DATE:	
						FILE NO. 2-116-(12)-SO			
SHEET 1 OF 1						OWN. REF. 2-116-(12)-SO		JOB NO. 116	
				