

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.

1. 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 THEREIN RECORDED IN RECORD BOOK NO. PAGE 181. THE DECLARATION 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 RECORDED UNDER THE PARTIAL EASE TO THE SAME STATUS AS 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 APPLY 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. 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.

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 AFORESAID.

6. THE PROPERTY LINE ALONG THE LAKE IS A MEADER LINE AT A CONSTANT ELEVATION, ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535 M.G.L. + 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

7. 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 PLAN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED THERE. IT IS SAID AND AGREED THAT SUCH STRUCTURES ARE 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 FLOOD DAMAGE PREVENTION ACT BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

8. ALL LOTS REFLECTED UPON THE FLAT 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 1,000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LOTS OF LESS THAN 1,000 SQUARE FEET. NO LOT OF A SPACE OF LESS THAN 1,000 SQUARE FEET.

9. 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

10. 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 THE PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, SLOPES, FILLING, ELEVING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, TUNNELS AND ALL OTHER ACTS AND OMISSIONS AND INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES AND FOR THE PROPORTIONATE TRAFFIC THEREON. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WHO SHALL MAKE SUCH DEVELOPMENTS, CONSTRUCTIONS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL RESERVE THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF DETERMINING THE EASEMENTS, PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 23rd DAY OF April, 1991

COOPER COMMUNITIES, INC.

BY K. A. A.
PRESIDENT

LEGEND

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

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.

COMMON PROPERTIES
RESERVED PROPERTIES
100 YEAR FLOODPLAIN
SEE NOTE 7.

THE 100 YEAR FLOOD LINE ALONG
THE SHORELINE OF THE LAKE IS
A MEANDER LINE AT EL. 537.9'
M.G.L.

0 100 200
GRAPHIC SCALE IN FEET

CURVE NO.	CURVE DATA			CHORD	CHORD BEARING
	ARC LENGTH	DELTA	CHORD		
1	39.98	490.57	40.00	39.97	5775° 10' 52"
2	44.05	540.37	40.04	44.04	5775° 10' 52"
3	252.57	227.20	06° 53' 48"	258.59	5845° 15' 44"
4	217.87	217.87	06° 53' 48"	243.91	5845° 15' 44"
5	166.13	150.08	01° 09' 148"	165.37	5011° 52' 32"
6	182.73	550.18	01° 09' 148"	181.50	5011° 52' 32"
7	64.84	64.84	01° 09' 148"	51.70	5011° 52' 32"
8	230.54	676.85	01° 30' 56"	228.43	517° 20' 50"
9	261.80	60.00	25° 00' 00"	98.30	5237° 52' 42"
10	260.80	60.00	25° 00' 00"	98.30	5237° 52' 42"
11	96.00	91.46	06° 00' 15"	91.65	5105° 10' 09"
12	148.48	141.46	06° 00' 15"	141.76	5105° 10' 09"
13	148.48	141.46	06° 00' 15"	141.76	5105° 10' 09"
14	101.31	172.03	03° 55' 44" 29"	99.85	5011° 57' 17"
15	130.75	222.03	03° 55' 44" 29"	128.87	5011° 57' 17"
16	261.80	60.00	25° 00' 00"	98.30	5071° 10' 28"
17	261.80	60.00	25° 00' 00"	98.30	5071° 10' 28"
18	194.61	360.66	03° 50' 54" 57"	192.26	5007° 52' 10"
19	62.85	260.00	18° 00' 00"	40.00	553° 50' 08"
20	60.00	60.00	18° 00' 00"	40.00	553° 50' 08"
21	315.90	285.61	06° 32' 23"	300.04	553° 53' 45"
22	371.20	335.61	06° 32' 23"	352.57	553° 53' 45"
23	186.34	346.34	06° 32' 23"	186.34	538° 47' 10"
24	229.61	60.00	21° 00' 15"	113.02	214° 55' 49"

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

ADDRESS CO

8-19-91

RECORD PLAT

ADORACION SUBDIVISION

BLOCKS 1 - 3

HOT SPRINGS VILLAGE, ARKANSAS

SHEET

	Flat
	Synthetic

Cooper Communities Inc.

1801 FOREST HILLS BLVD.	JOS F IND:
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BELLA VISTA
ARKANSAS 72714