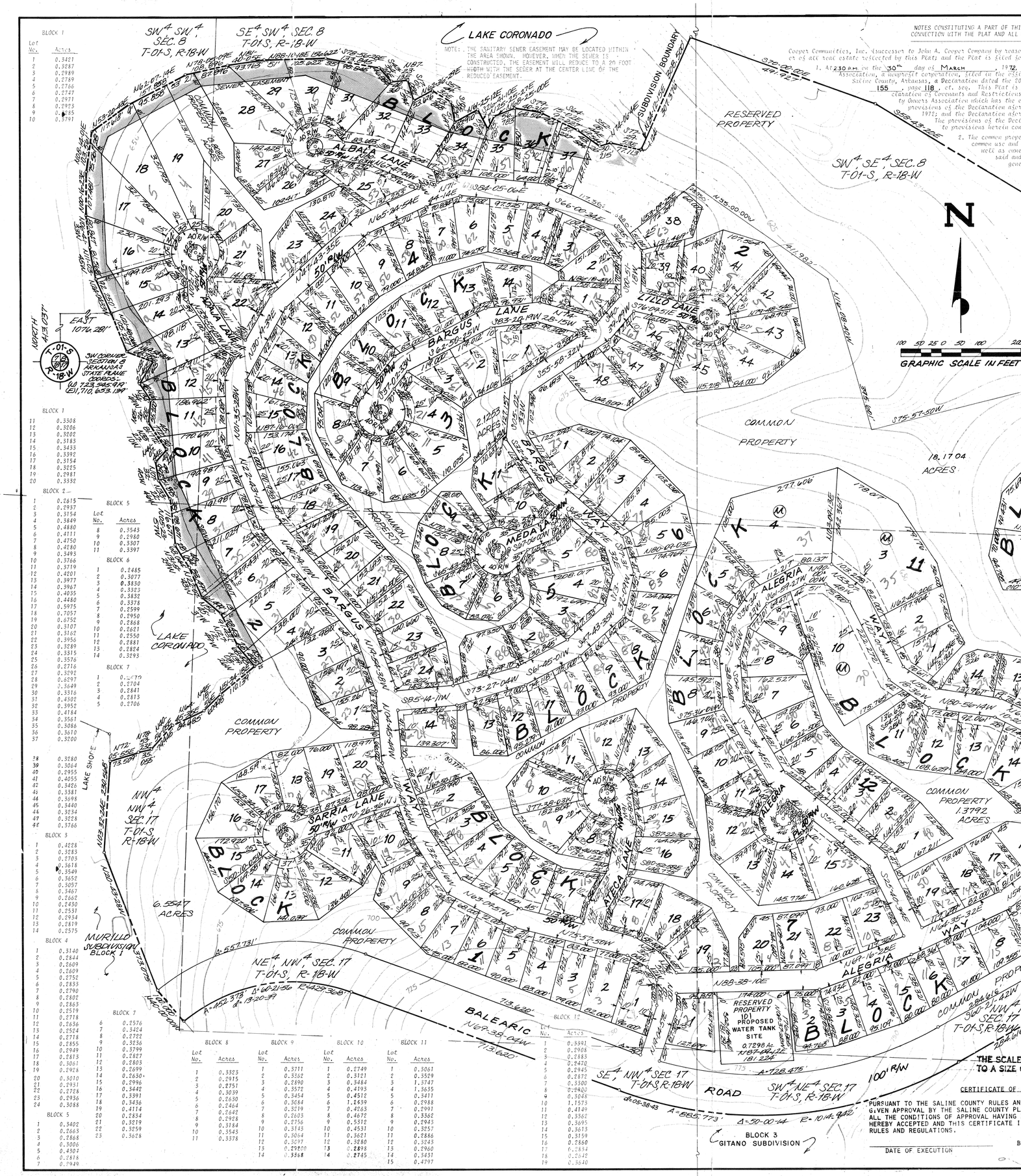

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

Cooper Communities, Inc. (successor to John A. Cooper Company by reason of merger), hereinafter referred to as Developer, 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 p.m. on the 30th day of March, 1972, the Developer, joined by Hot Springs Village Property Owners Association, a nonprofit corporation, filed in the office of the Circuit Clerk and Ex-officio Recorder in and for Saline County, Arkansas, a Declaration dated the 20th day of April, 1970, which is there recorded in Record Book 155, page 118, et. seq. This Plat is filed contemporaneously with the filing of a supplemental Declaration of Covenants and Restrictions executed by the Developer and the Hot Springs Village Property Owners Association which has the effect of bringing the lands reflected upon the Plat within the provisions of the Declaration aforesaid, filed for record on the 30th day of March 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 no wise 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 on all property covered by the Plat pursuant to Article IV of the Declaration aforesaid and as designated on this 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 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 lots shall have a floor space of not less than 1200 sq. ft.

6. Setback 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.

7. 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.

8. 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 thereto are as set out in Article VIII of the Declaration aforesaid.

9. The property line along the lake is a meander line at a constant elevation, one foot higher than the highest proposed spillway elevation of 6450 MGL ± 0.5', as determined from Bench Mark N 103, U.S.C.&G.S., 1935.

10. 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.

Dated this _____ day of _____, 197__.

COOPER COMMUNITIES, INC.

By _____
Vice President, Developer

I hereby certify that the Plat shown and reflected hereon is a true and accurate survey and that the corners and monuments have been set as shown.

Dated this 6th day of July, 1972.

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

DEED DESCRIPTION

ALEGRIA SUBDIVISION-BLOCKS 1-12 INCLUSIVE

A parcel of land lying in the SW4, SE4, (5.21 AC.±); in SE4, SW4, (30.07 AC.±); in SW4, SE4, (30.21 AC.±); in SE4, SE4, (1.97 AC.±) of Section 8, T-1-S, R-18-W and in the NW4, NW4, (2.56 AC.±); in NE4, NW4, (36.78 AC.±); in NW4, NE4, (37.67 AC.±); in NE4, NE4, (1.32 AC.±); in SE4, NW4, (1.01 AC.±); in SW4, NE4, (1.76 AC.±) of Section 17, T-1-S, R-18-W of the Fifth Principal Meridian, Saline County, Arkansas, being more particularly described as follows:

Commencing at the SW corner of Section 8, T-1-S, R-18-W of the Fifth Principal Meridian, Saline County, Arkansas (State Plane Coordinates of North 723,945.919' and East 1,710,653.139'); run north 413.037' to a point; thence run east 1076.281' to the point of beginning; thence run N24°04'33"W 92.250' to a point; thence run N11°03' 45"W 81.568' to a point; thence run N06°41'33"W 80.847' to a point; thence run N00°16'23"E 107.481' to a point; thence run N08°14'01"E 103.561' to a point; thence run N53°20'43"E 117.618' to a point; thence run N62°07' 14"E 157.858' to a point; thence run N78°05'09"E 108.896' to a point; thence run N81°40'05"E 93.765' to a point; thence run N88°10'18"E 156.622' to a point; thence run S78°56'28"E 133.645' to a point; thence run S43°34'20"E 46.884' to a point; thence run N87°23'13"E 40.360' to a point; thence run S17° 01'08"E 51.594' to a point; thence run N62°36'29"E 53.676' to a point; thence run S57°49'30"E 53.858' to a point; thence run S10°55'25"E 51.697' to a point; thence run N61°25'12"E 67.910' to a point; thence run S26°41'10"E 56.078' to a point; thence run N25°25'07"E 35.981' to a point; thence run N68°25'00"E 56.783' to a point; thence run S79°40'31"E 68.516' to a point; thence run S64°15'02"E 97.227' to a point; thence run S52°08'44"E 69.544' to a point; thence run N74°06' 41"E 30.215' to a point; thence run S77°29'53"E 77.113' to a point; thence run N74°12'15"E 308.500' to a point; thence run S70°00'00"E 491.977' to a point; thence run S58°45'20"E 625.979' to a point; thence run S75°00'00"E 784.122' to a point; thence run S35°21'45"W 536.708' to a point of curvature; thence southwestwardly along a curve to the left 677.223' to a point of tangency, said curve having a degree of curvature of 9°51'25" and a chord of S01°59'10"W 639.566'; thence run S31°23'25"E 91.158' to a point of curvature; thence southeastwardly along a curve to the right 400.012' to a point of tangency, said curve having a degree of curvature of 15°06'33" and a chord of S01°10'15"E 381.725'; thence run S29°02'53"W 106.802' to a point on a curve; thence southwestwardly along a curve to the left 581.154' to a point, said curve having a degree of curvature of 9°17'57" and a chord of S87°22'41"W 559.855'; thence run S29°58'18"E 100' to a point; thence run S60°21'42"W 284.616' to a point of curvature; thence southwestwardly along a curve to the right 885.775' to a point of tangency, said curve having a degree of curvature of 05°38'43" and a chord of S65°21'49"W 857.921'; thence run N69°38'04"W 713.620' to a point of curvature; thence southwestwardly along a curve to the left 452.373' to a point, said curve having a degree of curvature of 13°20'39" and a chord of S60°10'54"W 431.739'; thence run N40°00'00"W 100' to a point; thence run N20°45'28"W 373.075' to a point; thence run N03°32'24"E 230.568' to a point; thence run N72°05'55"E 73.509' to a point; thence run N78°55'23"E 35.055' to a point; thence run N40°56'05"E 79.945' to a point; thence run N64°45'35"E 84.685' to a point; thence run N45°18'56"E 60.998' to a point; thence run N51°34'18"E 110.159' to a point; thence run N39°08'26"W 68.495' to a point; thence run N27°12'49"W 91.451' to a point; thence run N50°45' 57"W 61.499' to a point; thence run N22°07'45"W 83.499' to a point; thence run N31°51'29"W 68.044' to a point; thence run N05°23'57"W 116.671' to a point; thence run N33°22'46"W 51.895' to a point; thence run N07°32'45"W 49.992' to a point; thence run N41°07'43"E 40.282' to a point; thence run N33°27'10"W 81.772' to a point; thence run N05° 26'50"E 55.200' to a point; thence run N34°34'49"W 28.966' to a point; thence run N29°21'45"E 67.625' to a point; thence run N69° 54'46"W 68.782' to a point; thence run N21°48'06"W 105.227' to the point of beginning and containing a total of 148.56 Acres, more or less.

TOTAL ACRES

Lotted Area	78.5507 Acres
Common Properties	29.3500 Acres
Reserved Properties	19.9360 Acres
Street Area	20.7313 Acres
Total Boundary	148.5680 Acres

LENGTH OF RECORDED STREETS

40' R/W	1282± Lineal Feet
50' R/W	11611± Lineal Feet
100' R/W	2203± Lineal Feet

LEGEND:

SUBDIVISION BOUNDARY
LAND LINES OF SECTIONS
BUILDING SETBACK LINES
MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
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.
NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 655'M.G.L.
UTILITY AND DRAINAGE EASEMENT

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.

DATE OF EXECUTION _____ BY _____

TITLE _____
SALINE COUNTY PLANNING BOARD

STATE OF ARKANSAS
JAMES F. GORE
No. 1222

APPROVED: _____
DATE: 7/6/72

227 LOTS

RECORD PLAT

street addresses revised 9-20-89

ALEGRIA SUBDIVISION

BLOCKS 1 – 12 INCLUSIVE

REVISIONS		
DATE	BY	DESCRIPTION
8-8-72	JCB	Added BSL, Revised utility & drainage Eas.
1-29-73	JCB	Revised BSL on Lots 1 & 2, Blk. 10 & Lot 1, Blk. 11
7-6-73	JCB	Revised Alegria Lot 6, Blk. 10, 1989

DRAWN: TH & DATE: AUG. 72 | SHEET 1 of 1

CHECKED: BB DATE: 8-6-72 | DWG. NO. 4-16-(02)-1391

JOB NO. ENG. 8 | SCALE: 1" = 100'

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS