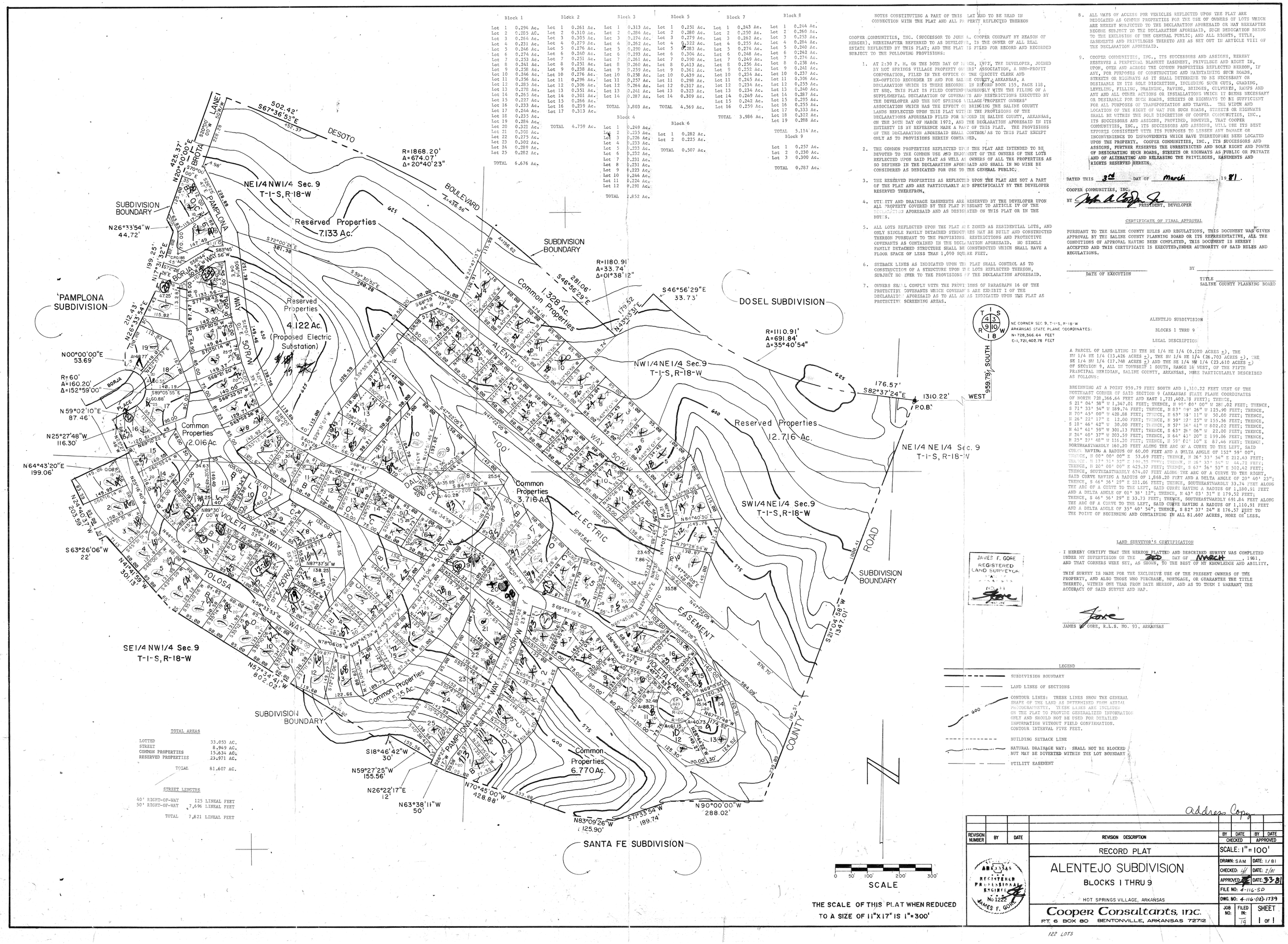

Block 1		Block 2		Block 3		Block 5		Block 7		Block 8	
Lot 1	0.294 Ac.	Lot 1	0.261 Ac.	Lot 1	0.313 Ac.	Lot 1	0.251 Ac.	Lot 1	0.243 Ac.	Lot 1	0.244 Ac.
Lot 2	0.285 AC.	Lot 2	0.310 Ac.	Lot 2	0.284 Ac.	Lot 2	0.280 Ac.	Lot 2	0.256 Ac.	Lot 2	0.260 Ac.
Lot 3	0.264 Ac.	Lot 3	0.305 Ac.	Lot 3	0.274 Ac.	Lot 3	0.279 Ac.	Lot 3	0.262 Ac.	Lot 3	0.253 Ac.
Lot 4	0.231 Ac.	Lot 4	0.279 Ac.	Lot 4	0.262 Ac.	Lot 4	0.322 Ac.	Lot 4	0.255 Ac.	Lot 4	0.284 Ac.
Lot 5	0.246 Ac.	Lot 5	0.276 Ac.	Lot 5	0.290 Ac.	Lot 5	0.383 Ac.	Lot 5	0.274 Ac.	Lot 5	0.240 Ac.
Lot 6	0.274 Ac.	Lot 6	0.260 Ac.	Lot 6	0.293 Ac.	Lot 6	0.304 Ac.	Lot 6	0.248 Ac.	Lot 6	0.242 Ac.
Lot 7	0.253 Ac.	Lot 7	0.251 Ac.	Lot 7	0.261 Ac.	Lot 7	0.390 Ac.	Lot 7	0.249 Ac.	Lot 7	0.274 Ac.
Lot 8	0.241 Ac.	Lot 8	0.251 Ac.	Lot 8	0.260 Ac.	Lot 8	0.413 Ac.	Lot 8	0.256 Ac.	Lot 8	0.258 Ac.
Lot 9	0.258 Ac.	Lot 9	0.238 Ac.	Lot 9	0.259 Ac.	Lot 9	0.361 Ac.	Lot 9	0.252 Ac.	Lot 9	0.241 Ac.
Lot 10	0.266 Ac.	Lot 10	0.276 Ac.	Lot 10	0.258 Ac.	Lot 10	0.439 Ac.	Lot 10	0.234 Ac.	Lot 10	0.237 Ac.
Lot 11	0.256 Ac.	Lot 11	0.296 Ac.	Lot 11	0.257 Ac.	Lot 11	0.298 Ac.	Lot 11	0.265 Ac.	Lot 11	0.306 Ac.
Lot 12	0.285 Ac.	Lot 12	0.306 Ac.	Lot 12	0.264 Ac.	Lot 12	0.317 Ac.	Lot 12	0.236 Ac.	Lot 12	0.255 Ac.
Lot 13	0.278 Ac.	Lot 13	0.351 Ac.	Lot 13	0.241 Ac.	Lot 13	0.323 Ac.	Lot 13	0.234 Ac.	Lot 13	0.240 Ac.
Lot 14	0.265 Ac.	Lot 14	0.301 Ac.	Lot 14	0.287 Ac.	Lot 14	0.309 Ac.	Lot 14	0.249 Ac.	Lot 14	0.287 Ac.
Lot 15	0.227 Ac.	Lot 15	0.266 Ac.					Lot 15	0.242 Ac.	Lot 15	0.295 Ac.
Lot 16	0.233 Ac.	Lot 16	0.239 Ac.	TOTAL	3.803 Ac.	TOTAL	4.569 Ac.	Lot 16	0.259 Ac.	Lot 16	0.255 Ac.
Lot 17	0.244 Ac.	Lot 17	0.313 Ac.							Lot 17	0.333 Ac.
Lot 18	0.235 Ac.			Block 4		Block 6		TOTAL	3.986 Ac.	Lot 18	0.322 Ac.
Lot 19	0.284 Ac.	TOTAL	4.759 Ac.							Lot 19	0.288 Ac.
Lot 20	0.321 Ac.			Lot 1	0.249 Ac.	Lot 1	0.282 Ac.				
Lot 21	0.308 Ac.			Lot 2	0.235 Ac.	Lot 2	0.225 Ac.			TOTAL	5.114 Ac.
Lot 22	0.275 Ac.			Lot 3	0.226 Ac.					Block 9	
Lot 23	0.302 Ac.			Lot 4	0.233 Ac.	TOTAL	0.507 Ac.				
Lot 24	0.289 Ac.			Lot 5	0.233 Ac.					Lot 1	0.257 Ac.
Lot 25	0.282 Ac.			Lot 6	0.232 Ac.					Lot 2	0.230 Ac.
				Lot 7	0.231 Ac.					Lot 3	0.300 Ac.
TOTAL	6.676 Ac.			Lot 8	0.231 Ac.						
				Lot 9	0.223 Ac.					TOTAL	0.787 Ac.
				Lot 10	0.244 Ac.						
				Lot 11	0.224 Ac.						
				Lot 12	0.291 Ac.						
				TOTAL	2.852 Ac.						

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 NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION 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 SALINE COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID FILED FOR RECORD IN SALINE COUNTY, ARKANSAS, 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 THIS 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 UPON 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 1,000 SQUARE FEET.
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 I 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. COOPER COMMUNITIES, INC., 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, RAUPS AND ANY AND ALL OTHER ACTION 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., 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 INSTALLED UPON THE PROPERTY. COOPER COMMUNITIES, INC., 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 3rd DAY OF March, 1981.

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT, DEVELOPER

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.

_____ BY _____
DATE OF EXECUTION

_____
TITLE
SALINE COUNTY PLANNING BOARD

T 1 S, R 18 W, Sec 9, 10, 4, 3

NE CORNER SEC 9, T-1-S, R-18-W
ARKANSAS STATE PLANE COORDINATES:
N=728,366.64 FEET
E=1,721,402.78 FEET

ALENTEJO SUBDIVISION

BLOCKS 1 THRU 9

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 NE 1/4 (0.120 ACRES ±), THE NW 1/4 NE 1/4 (13.426 ACRES ±), THE SW 1/4 NE 1/4 (26.703 ACRES ±), THE SE 1/4 NW 1/4 (17.748 ACRES ±) AND THE NE 1/4 NW 1/4 (23.610 ACRES ±) OF SECTION 9, ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 959.79 FEET SOUTH AND 1,310.22 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 9 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,366.64 FEET AND EAST 1,721,402.78 FEET); THENCE, S 21° 04' 58" W 1,347.01 FEET; THENCE, N 90° 00' 00" W 288.02 FEET; THENCE, S 71° 33' 54" W 189.74 FEET; THENCE, N 83° 09' 26" W 125.90 FEET; THENCE, N 70° 45' 00" W 428.88 FEET; THENCE, N 63° 38' 11" W 50.00 FEET; THENCE, N 26° 22' 17" E 12.00 FEET; THENCE, N 59° 27' 25" W 155.56 FEET; THENCE, S 18° 46' 42" W 30.00 FEET; THENCE, N 57° 34' 41" W 802.02 FEET; THENCE, N 41° 41' 59" W 301.13 FEET; THENCE, S 63° 26' 06" W 22.00 FEET; THENCE, N 26° 40' 37" W 203.59 FEET; THENCE, N 64° 43' 20" E 199.06 FEET; THENCE, N 25° 27' 48" W 116.30 FEET; THENCE, N 59° 02' 10" E 87.46 FEET; THENCE, NORTHEASTWARDLY 160.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A DELTA ANGLE OF 152° 59' 00"; THENCE, N 00° 00' 00" E 53.69 FEET; THENCE, N 26° 33' 54" E 212.43 FEET; THENCE, N 17° 51' 32" E 199.25 FEET; THENCE, N 26° 33' 54" E 44.72 FEET; THENCE, N 20° 00' 00" E 425.37 FEET; THENCE, S 67° 36' 53" E 502.42 FEET; THENCE, SOUTHEASTWARDLY 674.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,868.20 FEET AND A DELTA ANGLE OF 20° 40' 23"; THENCE, S 46° 56' 29" E 281.06 FEET; THENCE, SOUTHEASTWARDLY 33.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,180.91 FEET AND A DELTA ANGLE OF 01° 38' 12"; THENCE, N 43° 03' 31" E 179.52 FEET; THENCE, S 46° 56' 29" E 33.73 FEET; THENCE, SOUTHEASTWARDLY 691.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,110.91 FEET AND A DELTA ANGLE OF 35° 40' 54"; THENCE, S 82° 37' 24" E 176.57 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 81.607 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 2ND DAY OF MARCH, 1981, 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.

JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

JAMES F. GORE
REGISTERED
LAND SURVEYOR
ARKANSAS
No. 93

LEGEND

- SUBDIVISION BOUNDARY
- 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.
- BUILDING SETBACK LINE
- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY
- UTILITY EASEMENT

TOTAL AREAS

LOTTED	33.053 AC.
STREET	8.949 AC.
COMMON PROPERTIES	15.634 AC.
RESERVED PROPERTIES	23.971 AC.
TOTAL	81.607 AC.

STREET LENGTHS

40' RIGHT-OF-WAY	125 LINEAL FEET
50' RIGHT-OF-WAY	7,696 LINEAL FEET
TOTAL	7,821 LINEAL FEET

122 LOTS

Address Copy

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	

RECORD PLAT

ALENTEJO SUBDIVISION

BLOCKS 1 THRU 9

HOT SPRINGS VILLAGE, ARKANSAS

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No 1225 JAMES F. GORE

Cooper Consultants, Inc.
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712

SCALE: 1"=100'
DRAWN: SAM DATE: 1/81
CHECKED: JJ DATE: 2/81
APPROVED: DATE: 3/81
FILE NO: 4-116-SD
DWG. NO: 4-116-(12)-1739
JOB NO: FILED IN: TG
SHEET 1 OF 1