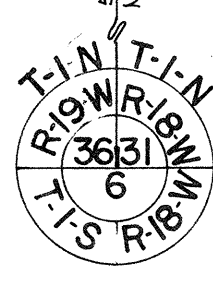


PROPOSED SITE  
CORTEZ DAM

SE 1/4 SE 1/4  
SEC. 36, T-1-N, R-19-W

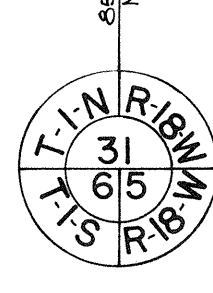
GARLAND COUNTY  
SALINE COUNTY

POINT OF BEGINNING



SOUTHEAST CORNER SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 19 WEST, ARKANSAS STATE PLANE  
COORDINATE: NORTH=735,600.636,  
EAST=1,708,700.577

POINT OF BEGINNING



NORTHEAST CORNER FRACTIONAL SECTION 6,  
TOWNSHIP 1 SOUTH, RANGE 18 WEST, ARKANSAS  
STATE PLANE COORDINATE: NORTH=735,520.920,  
EAST=1,711,139.920

DEED DESCRIPTION  
BAEZA SUBDIVISION  
BLOCKS 1 THRU 3  
SALINE COUNTY, ARKANSAS

A PARCEL OF LAND LYING IN THE WEST FRACTIONAL 1/2 OF LOT 3 OF THE FRACTIONAL NORTHEAST 1/4 (30.3081 ACRES), THE EAST FRACTIONAL 1/2 OF LOT 3 OF THE FRACTIONAL NORTHEAST 1/4 (2.5678 ACRES), THE EAST FRACTIONAL 1/2 OF LOT 3 OF THE FRACTIONAL NORTHWEST 1/4 (4.8555 ACRES) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 85.419 FEET NORTH AND 264.114 FEET WEST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=735,520.920, EAST=1,711,139.920) OF FRACTIONAL SECTION 6, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE S86°55'05"E, 516.584 FEET; THENCE EASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 832.274 FEET, AN ARC DISTANCE OF 456.336 FEET; THENCE N85°00'00"E, 22.416 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 485.399 FEET, AN ARC DISTANCE OF 362.876 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 502.714 FEET, AN ARC DISTANCE OF 777.963 FEET; THENCE S36°30'00"W, 45.000 FEET; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 765.887 FEET, AN ARC DISTANCE OF 300.550 FEET; THENCE N40°47'33"W, 19.250 FEET; THENCE N58°39'48"W, 56.343 FEET; THENCE S81°31'37"W, 48.730 FEET; THENCE N85°44'53"W, 35.701 FEET; THENCE S86°02'41"W, 43.969 FEET; THENCE S86°57'08"W, 46.740 FEET; THENCE N78°50'24"W, 46.318 FEET; THENCE S68°18'16"W, 27.760 FEET; THENCE N73°57'55"W, 71.269 FEET; THENCE N76°54'58"W, 90.360 FEET; THENCE N48°37'53"W, 72.190 FEET; THENCE N32°53'31"W, 37.749 FEET; THENCE N04°46'54"W, 75.914 FEET; THENCE S37°44'43"W, 29.431 FEET; THENCE S54°54'20"W, 32.380 FEET; THENCE S68°24'20"W, 53.400 FEET; THENCE N83°43'52"W, 80.249 FEET; THENCE N59°41'10"W, 89.870 FEET; THENCE N21°47'37"E, 39.742 FEET; THENCE S83°11'03"W, 52.254 FEET; THENCE S77°27'28"W, 40.420 FEET; THENCE N73°41'17"W, 88.230 FEET; THENCE N67°03'33"W, 56.939 FEET; THENCE N45°09'42"W, 37.752 FEET; THENCE S49°03'27"W, 17.996 FEET; THENCE N78°11'22"W, 13.630 FEET; THENCE N66°32'52"W, 53.260 FEET; THENCE N58°12'16"W, 67.310 FEET; THENCE N54°56'50"W, 40.410 FEET; THENCE N20°36'46"W, 54.830 FEET; THENCE S46°16'53"W, 44.080 FEET; THENCE N61°13'44"W, 39.060 FEET; THENCE N62°55'01"W, 40.711 FEET; THENCE N68°58'49"W, 70.579 FEET; THENCE N59°15'58"W, 93.120 FEET; THENCE N36°58'16"W, 68.310 FEET; THENCE N05°25'39"W, 41.539 FEET; THENCE N39°25'35"W, 31.430 FEET; THENCE N02°09'49"E, 50.460 FEET; THENCE N14°30'58"W, 45.170 FEET; THENCE N33°22'12"W, 68.560 FEET; THENCE N10°42'23"W, 56.520 FEET; THENCE N11°11'10"E, 67.960 FEET; THENCE N30°37'30"E, 80.529 FEET; THENCE N35°53'04"E, 64.700 FEET; THENCE N18°17'09"E, 42.422 FEET; THENCE N50°01'19"W, 44.410 FEET; THENCE N45°46'53"E, 80.632 FEET; THENCE N68°07'10"E, 68.913 FEET; THENCE N23°53'22"E, 38.215 FEET; THENCE N64°27'47"E, 48.080 FEET; THENCE N11°19'33"E, 53.022 FEET; THENCE N08°47'54"W, 83.003 FEET; THENCE N12°36'45"W, 65.296 FEET; THENCE S88°07'42"E, 121.816 FEET TO THE POINT OF BEGINNING. CONTAINING 37.7314 ACRES, MORE OR LESS.

EAST FRACTIONAL 1/2  
OF LOT 3 OF FRACTIONAL NW 1/4  
SEC. 6, T-1-S, R-18-W

WEST FRACTIONAL 1/2  
OF LOT 3 OF FRACTIONAL NE 1/4  
SEC. 6, T-1-S, R-18-W

EAST FRACTIONAL 1/2  
OF LOT 3 OF FRACTIONAL NE 1/4  
SEC. 6, T-1-S, R-18-W

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:

- AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, 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 DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, 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 SAID, FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, 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.
- 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 THE 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.
- 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.
- 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.
- 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS SHALL HAVE A FLOOR SPACE OF NOT LESS THAN 1,200 SQUARE FEET.
- 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.
- 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.
- 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 ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION OF 630.0 M.G.L. ± 0.0', AS DETERMINED FROM BENCH MARK NO. 103, U.S.C. 863.1935.
- 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 \_\_\_\_\_, 19\_\_\_\_

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 27th DAY OF June, 1972

JAMES F. GORE R.L.S. No. 93

CERTIFICATE OF FINAL APPROVAL

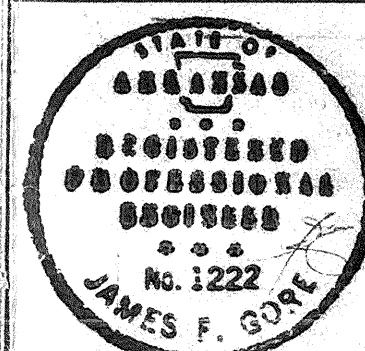
PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE. ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION \_\_\_\_\_

BY \_\_\_\_\_

TITLE  
SALINE COUNTY PLANNING BOARD

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



APPROVED  
DATE: \_\_\_\_\_

RECORD PLAT

BAEZA SUBDIVISION  
BLOCKS 1 THRU 3

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

REVISIONS	
DATE	DESCRIPTION
7-23-72	Check notes, change No. 1
8-24-72	Check notes, change No. 2
7-8-73	Check notes, change No. 3
DRAWN	
DATE	SHEET
7-11-72	1 of 1
CHECKED	
DATE	DWG. NO.
7-11-72	4-10-43-1213
JOB NO.	
213	SCALE
	1" = 100'

LOT AREAS	
LOT NO.	AREA SQ. FT.
BLOCK 1	
1	16270.2
2	14740.0
3	15829.8
4	14862.2
5	13550.4
6	13146.7
7	11964.5
8	11947.9
9	12041.5
10	13297.6
11	13663.6
12	15304.0
13	15201.8
14	16681.1
15	26146.9
16	27471.7
17	17958.6
18	17789.4
19	21708.5
20	16557.7
21	14407.9
22	13687.7
23	13453.0
24	11461.7
25	13369.3
26	12968.0
27	12921.1
28	12779.1
29	12571.6
30	12786.5
BLOCK 2	
1	15700.0
2	12793.2
3	12410.5
4	12828.9
5	13422.0
6	12765.7
7	12501.5
8	14525.5
9	53147.4
10	57520.4
BLOCK 3	
1	14923.9
2	16004.3
3	18606.0
4	20649.0
5	21041.1
6	1982.8
7	17835.0

TOTAL AREAS	
RESERVED LOTS	1.7980 ACRES
STREET RIGHT-OF-WAY	26.7465 ACRES
COMMON PROPERTY IN STREETS	0.0288 ACRES
COMMON PROPERTY	5.2158 ACRES
SUBDIVISION BOUNDARY	37.7314 ACRES

LINEAR FEET OF STREETS	
40 FEET RIGHT-OF-WAY	289 FEET
50 FEET RIGHT-OF-WAY	3218 FEET

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

UTILITY AND DRAINAGE EASEMENT

SANITARY SEWER EASEMENT

MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.

NOTE: THE SANITARY SEWER LINE MAY BE LOCATED ANYWHERE WITHIN THE AREA SHOWN. HOWEVER, WHEN THE SEWER IS CONSTRUCTED THE EASEMENT WILL REDUCE TO A 20' WIDTH WITH THE SEWER AT THE CENTER LINE OF THE REDUCED EASEMENT.

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 640.0 M.G.L.

