

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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 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 THERE RECORDED IN RECORD BOOK 155, AT PAGE 118 ET SEQ. THIS PLAT 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 REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF 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 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 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.
- 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.
- 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.
- 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.
- 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 1200 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1700 SQUARE FEET.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERE TO 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 ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535 M.G.L. + 1.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1993.
- 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, 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.
- 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 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, RAMPS AND ANY AND ALL OTHER ACTIONS 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 THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, THAT DEVELOPER, 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 LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RE-SERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALLOCATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHT RESERVED HEREIN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

COOPER COMMUNITIES, INC.

BY \_\_\_\_\_  
SR. VICE PRESIDENT

LEGEND

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

C.P.

BLOCK 1

LOT 1	0.498 AC.
LOT 2	0.398 AC.
LOT 3	0.527 AC.
LOT 4	0.776 AC.
LOT 5	0.647 AC.
LOT 6	0.328 AC.
LOT 7	0.334 AC.
LOT 8	0.848 AC.
TOTAL	4.286 AC.

TOTAL AREA 4.286 AC.  
LOTTED AREA 1.972 AC.  
COMMON PROPERTIES 0.401 AC.  
STREETS 0.401 AC.  
TOTAL 6.659 AC.

LENGTH OF RECORDED STREETS  
40 FOOT RIGHT-OF-WAY 420 LINEAL FEET ±

LAKE BALBOA

THE 100 YEAR FLOOD LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT EL. 537.7 M.G.L.

Note: Lot 4, Block 1 Is Composed Of Compacted Earth Fill. Special Foundation Design And Or Construction May Be Required For Structures Built Upon This Lot.

SOUTHEAST CORNER SECTION 9  
T-1-S-R-18-W  
ARKANSAS STATE PLANE  
COORDINATES:  
NORTH=723,092.415'  
EAST=1,721,155.832'

NE 1/4 SE 1/4 SEC. 9  
T-1-S-R-18-W

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	1056.16'	154.34'	008°22'22"	154.20'	N30°57'17"W
2	685.16'	637.82'	053°20'13"	615.03'	N53°26'13"W
3	579.21'	52.07'	005°09'02"	52.05'	N77°31'48"W
4	135.00'	131.91'	055°59'10"	126.73'	N56°54'58"E
5	95.00'	89.61'	054°02'46"	86.33'	N53°53'10"W
6	25.00'	44.57'	101°41'18"	38.77'	N34°03'54"E
7	65.00'	115.36'	101°41'18"	100.81'	S34°03'54"W
8	294.86'	79.71'	015°29'20"	79.47'	N09°02'05"W
9	254.86'	68.25'	015°20'41"	68.05'	S09°06'25"E
10	30.00'	144.72'	276°21'51"	40.01'	N89°37'44"E

0 100 200  
GRAPHIC SCALE IN FEET

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 CHAIRMAN  
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION  
BALBOA COVE SUBDIVISION  
BLOCK 1

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (6.659 ACRES ±) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 18 WEST, OF THE FIFTH PRINCIPAL MERIDIAN SALINE COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1862.90 FEET NORTH AND 939.33 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 9, ARKANSAS STATE PLANE COORDINATES OF NORTH 723,092.415 FEET AND EAST 1,721,155.832 FEET; THENCE, N 60°25'36" E 25.49 FEET; THENCE, N 42°17'58" E 72.84 FEET; THENCE, N 59°50'08" E 79.60 FEET; THENCE, N 70°55'43" E 64.38 FEET; THENCE, N 73°55'36" E 56.36 FEET; THENCE, N 60°27'21" E 54.53 FEET; THENCE, N 12°01'37" E 44.75 FEET; THENCE, N 21°36'23" E 65.55 FEET; THENCE, N 03°06'15" E 115.67 FEET; THENCE, N 32°41'17" E 81.59 FEET; THENCE, N 49°15'44" E 44.92 FEET; THENCE, S 87°20'12" E 93.23 FEET; THENCE, S 36°57'48" E 55.25 FEET; THENCE, S 03°00'14" E 105.88 FEET; THENCE, S 30°06'08" E 47.71 FEET; THENCE, S 09°44'25" W 32.04 FEET; THENCE, S 09°59'49" E 68.40 FEET; THENCE, N 54°55'16" E 31.31 FEET; THENCE, S 10°09'37" E 200.21 FEET; THENCE, S 22°37'12" E 260.00 FEET; THENCE, S 22°45'27" W 308.57 FEET; THENCE, 154.34 FEET ALONG THE ARC OF A 1,056.16 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 30°57'17" W 154.20 FEET; THENCE, 637.82 FEET ALONG THE ARC OF A 685.16 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 53°26'13" W 615.03 FEET; THENCE, 52.07 FEET ALONG THE ARC OF A 579.21 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 77°31'48" W 52.05 FEET TO THE POINT OF BEGINNING, CONTAINING 6.659 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 8TH DAY OF NOVEMBER, 1995, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

*Johnny R. Tweedle*  
JOHNNY R. TWEEDLE, R.L.S. NO. 1203, ARKANSAS

REVISION NUMBER		BY	DATE	REVISION DESCRIPTION		BY	DATE	BY	DATE
1				RECORD PLAT					
2				BALBOA COVE SUBDIVISION BLOCK 1					
3				HOT SPRINGS VILLAGE, ARKANSAS					
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