NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONNECTION WITH THE REPLAT 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.) HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 1 THROUGH 7, BALTANAS SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON THE 28TH DAY OF AUGUST, 1986, IN DEED BOOK 285 AT PAGE 723 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. DEVELOPER IS THE OWNER OF BLOCKS 1 THROUGH 7, BALTANAS SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF INDICATING THE 100 YEAR FLOOD PLAIN; REDUCING THE NUMBER OF LOTS IN SAID SUBDIVISION FROM 161 TO 157; MODIFYING INTERIOR LOT LINES; REARRANGING THE LOTS WITHIN SAID SUBDIVISION; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA; INCREASING THE TOTAL ACREAGE OF THE COMMON PROPERTIES; INCREASING THE TOTAL ACREAGE OF THE STREET AREA; RELOCATING BALTANAS WAY; CREATING THE STREET, GOLFISTA TRACE AND RELOCATING CERTAIN UTILITY AND DRAINAGE EASEMENTS.

2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, 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 155, PAGE 118, ET SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS HERETOFORE RECORDED WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 28TH DAY OF AUGUST, 1986, IN RECORD BOOK 285 AT PAGE 720, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLAT.

3. THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT AS WELL AS THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

5. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

6. 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 ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET.

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. SETBACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

9. UNLESS SHOWN OTHERWISE ON THE REPLAT, 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 LINES.

10. ALL WAYS OR ACCESS FOR VEHICLES REFLECTED UPON AND NOT A PART OF 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 THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

11. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.

12. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT, PRIVILEGE AND RIGHT TO ENTER 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, EXCAVATING, FILLING, DRAINING, DITCHES, CROSS-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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL NOT 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 RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESTINATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALTERATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 3 DAY OF April, 1990.

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT

BALTANAS SUBDIVISION
BLOCKS 1 THRU 7 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SE 1/4 (2.996 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (13.054 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (0.006 ACRES ±), IN THE NE 1/4 OF THE SE 1/4 (28.919 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (6.129 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (4.006 ACRES ±), AND IN THE NE 1/4 OF THE SE 1/4 (12.491 ACRES ±) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 952.71 FEET NORTH AND 954.78 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,777.289 FEET AND EAST 1,731,654.784 FEET); THENCE, N 88° 04' 49" W 179.10 FEET; THENCE, S 52° 41' 46" W 52.80 FEET; THENCE, S 79° 41' 43" W 122.98 FEET; THENCE, N 82° 16' 57" W 431.91 FEET; THENCE, N 88° 30' 30" W 192.07 FEET; THENCE, N 78° 16' 01" W 132.77 FEET; THENCE, S 73° 08' 30" W 275.86 FEET; THENCE, N 64° 02' 28" W 338.11 FEET; THENCE, S 59° 21' 53" W 71.05 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 175.92 FEET, SAID CURVE HAVING A RADIUS OF 303.28 FEET AND A DELTA ANGLE OF 17° 47' 41"; THENCE, N 77° 09' 34" E 122.77 FEET; THENCE, N 05° 26' 25" W 126.57 FEET; THENCE, N 11° 33' 36" E 134.75 FEET; THENCE, N 32° 28' 16" E 130.38 FEET; THENCE, N 36° 41' 00" E 860.40 FEET; THENCE, N 17° 41' 04" E 144.84 FEET; THENCE, N 10° 34' 57" E 116.04 FEET; THENCE, N 11° 53' 19" W 50.00 FEET; THENCE, S 78° 06' 41" W 38.83 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 96.51 FEET, SAID CURVE HAVING A RADIUS OF 457.01 FEET AND A DELTA ANGLE OF 12° 06' 00"; THENCE, N 14° 13' 28" W 101.85 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 215.87 FEET, SAID CURVE HAVING A RADIUS OF 360.99 FEET AND A DELTA ANGLE OF 32° 27' 48"; THENCE, N 46° 41' 16" W 50.00 FEET; THENCE, N 43° 21' 11" E 132.20 FEET; THENCE, N 80° 23' 41" E 131.85 FEET; THENCE, S 71° 22' 08" E 184.68 FEET; THENCE, S 77° 34' 27" E 60.42 FEET; THENCE, N 89° 50' 17" E 354.00 FEET; THENCE, N 62° 53' 03" E 232.56 FEET; THENCE, N 49° 52' 26" E 274.64 FEET; THENCE, S 21° 22' 17" E 484.86 FEET; THENCE, S 03° 08' 51" E 491.74 FEET; THENCE, S 36° 07' 10" W 183.22 FEET; THENCE, S 17° 59' 25" E 246.03 FEET; THENCE, S 02° 12' 09" W 338.25 FEET; THENCE, S 05° 38' 26" W 81.39 FEET; THENCE, S 09° 13' 17" W 586.58 FEET TO THE POINT OF BEGINNING, CONTAINING 69.885 ACRES, MORE OR LESS.

SE 1/4 SW 1/4 SECTION 11 T-1-S, R-18-W

BLOCK 1		BLOCK 5		BLOCK 7	
LOT 1	0.232 AC.	LOT 1	0.320 AC.	LOT 1	0.242 AC.
LOT 2	0.226 AC.	LOT 2	0.412 AC.	LOT 2	0.255 AC.
LOT 3	0.249 AC.	LOT 3	0.477 AC.	LOT 3	0.247 AC.
LOT 4	0.247 AC.	LOT 4	0.275 AC.	LOT 4	0.235 AC.
LOT 5	0.262 AC.	LOT 5	0.290 AC.	LOT 5	0.234 AC.
LOT 6	0.347 AC.	LOT 6	0.253 AC.	LOT 6	0.288 AC.
TOTAL	1.563 AC.	LOT 7	0.296 AC.	LOT 7	0.322 AC.
		LOT 8	0.291 AC.	LOT 8	0.346 AC.
BLOCK 2		LOT 9	0.322 AC.	LOT 9	0.335 AC.
LOT 1	0.269 AC.	LOT 10	0.286 AC.	LOT 10	0.371 AC.
LOT 2	0.295 AC.	LOT 11	0.252 AC.	LOT 11	0.325 AC.
LOT 3	0.255 AC.	LOT 12	0.265 AC.	LOT 12	0.325 AC.
LOT 4	0.272 AC.	LOT 13	0.325 AC.	LOT 13	0.341 AC.
LOT 5	0.405 AC.	LOT 14	0.552 AC.	LOT 14	0.445 AC.
LOT 6	0.300 AC.	LOT 15	0.388 AC.	LOT 15	0.381 AC.
LOT 7	0.253 AC.	LOT 16	0.302 AC.	LOT 16	0.391 AC.
LOT 8	0.247 AC.	LOT 17	0.301 AC.	LOT 17	0.307 AC.
LOT 9	0.247 AC.	LOT 18	0.310 AC.	LOT 18	0.298 AC.
LOT 10	0.232 AC.	LOT 19	0.372 AC.	LOT 19	0.343 AC.
LOT 11	0.299 AC.	LOT 20	0.281 AC.	LOT 20	0.399 AC.
LOT 12	0.316 AC.	LOT 21	0.307 AC.	LOT 21	0.350 AC.
LOT 13	0.303 AC.	LOT 22	0.353 AC.	LOT 22	0.359 AC.
LOT 14	0.226 AC.	LOT 23	0.385 AC.	LOT 23	0.310 AC.
LOT 15	0.238 AC.	LOT 24	0.463 AC.	LOT 24	0.282 AC.
LOT 16	0.294 AC.	LOT 25	0.500 AC.	TOTAL	7.751 AC.
LOT 17	0.257 AC.	LOT 26	0.271 AC.		
LOT 18	0.237 AC.	LOT 27	0.321 AC.		
LOT 19	0.277 AC.	LOT 28	0.296 AC.		
LOT 20	0.405 AC.	LOT 29	0.253 AC.		
LOT 21	0.371 AC.	LOT 30	0.240 AC.		
LOT 22	0.448 AC.	LOT 31	0.255 AC.		
LOT 23	0.259 AC.	LOT 32	0.302 AC.		
LOT 24	0.233 AC.	LOT 33	0.285 AC.		
LOT 25	0.239 AC.	LOT 34	0.309 AC.		
LOT 26	0.272 AC.	LOT 35	0.297 AC.		
TOTAL	7.419 AC.	LOT 36	0.333 AC.		
		LOT 37	0.395 AC.		
		LOT 38	0.270 AC.		
		LOT 39	0.287 AC.		
		LOT 40	0.299 AC.		
BLOCK 3		LOT 41	0.317 AC.		
LOT 1	0.288 AC.	LOT 42	0.271 AC.		
LOT 2	0.240 AC.	TOTAL	15.299 AC.		
LOT 3	0.237 AC.				
LOT 4	0.236 AC.				
LOT 5	0.251 AC.				
LOT 6	0.302 AC.				
LOT 7	0.242 AC.	BLOCK 6			
LOT 8	0.299 AC.	LOT 1	0.377 AC.		
LOT 9	0.324 AC.	LOT 2	0.315 AC.		
LOT 10	0.282 AC.	LOT 3	0.331 AC.		
LOT 11	0.251 AC.	LOT 4	0.282 AC.		
LOT 12	0.226 AC.	LOT 5	0.269 AC.		
LOT 13	0.227 AC.	LOT 6	0.328 AC.		
LOT 14	0.241 AC.	LOT 7	0.351 AC.		
LOT 15	0.233 AC.	LOT 8	0.284 AC.		
LOT 16	0.236 AC.	LOT 9	0.286 AC.		
LOT 17	0.286 AC.	LOT 10	0.287 AC.		
LOT 18	0.307 AC.	LOT 11	0.251 AC.		
LOT 19	0.263 AC.	LOT 12	0.255 AC.		
LOT 20	0.257 AC.	LOT 13	0.247 AC.		
LOT 21	0.282 AC.	LOT 14	0.245 AC.		
LOT 22	0.286 AC.	LOT 15	0.231 AC.		
LOT 23	0.286 AC.	LOT 16	0.257 AC.		
LOT 24	0.306 AC.	LOT 17	0.266 AC.		
LOT 25	0.295 AC.	LOT 18	0.271 AC.		
LOT 26	0.275 AC.	LOT 19	0.291 AC.		
LOT 27	0.262 AC.	TOTAL	5.352 AC.		
LOT 28	0.261 AC.				
LOT 29	0.282 AC.				
TOTAL	7.729 AC.				
BLOCK 4					
LOT 1	0.242 AC.				
LOT 2	0.266 AC.				
LOT 3	0.269 AC.				
LOT 4	0.257 AC.				
LOT 5	0.288 AC.				
LOT 6	0.531 AC.				
LOT 7	0.355 AC.				
LOT 8	0.206 AC.				
LOT 9	0.317 AC.				
LOT 10	0.376 AC.				
LOT 11	0.352 AC.				
TOTAL	3.632 AC.				

TOTAL AREA	
PLATTED AREA	46.722 AC.
COMMON PROPERTIES	11.483 AC.
STREET AREA	11.680 AC.
TOTAL	69.885 AC.

LENGTH OF RECORDED STREETS
50 FOOT RIGHT-OF-WAY 9,732 LINEAL FEET ±
30 FOOT RIGHT-OF-WAY 559 LINEAL 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.

_____ BY _____
DATE OF EXECUTION

TITLE _____
SALINE COUNTY PLANNING BOARD

NW 1/4 SE 1/4 SECTION 11 T-1-S, R-18-W

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, 1990, 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.

HAROLD L. HENRY, R.L.S. NO. 691, ARKANSAS

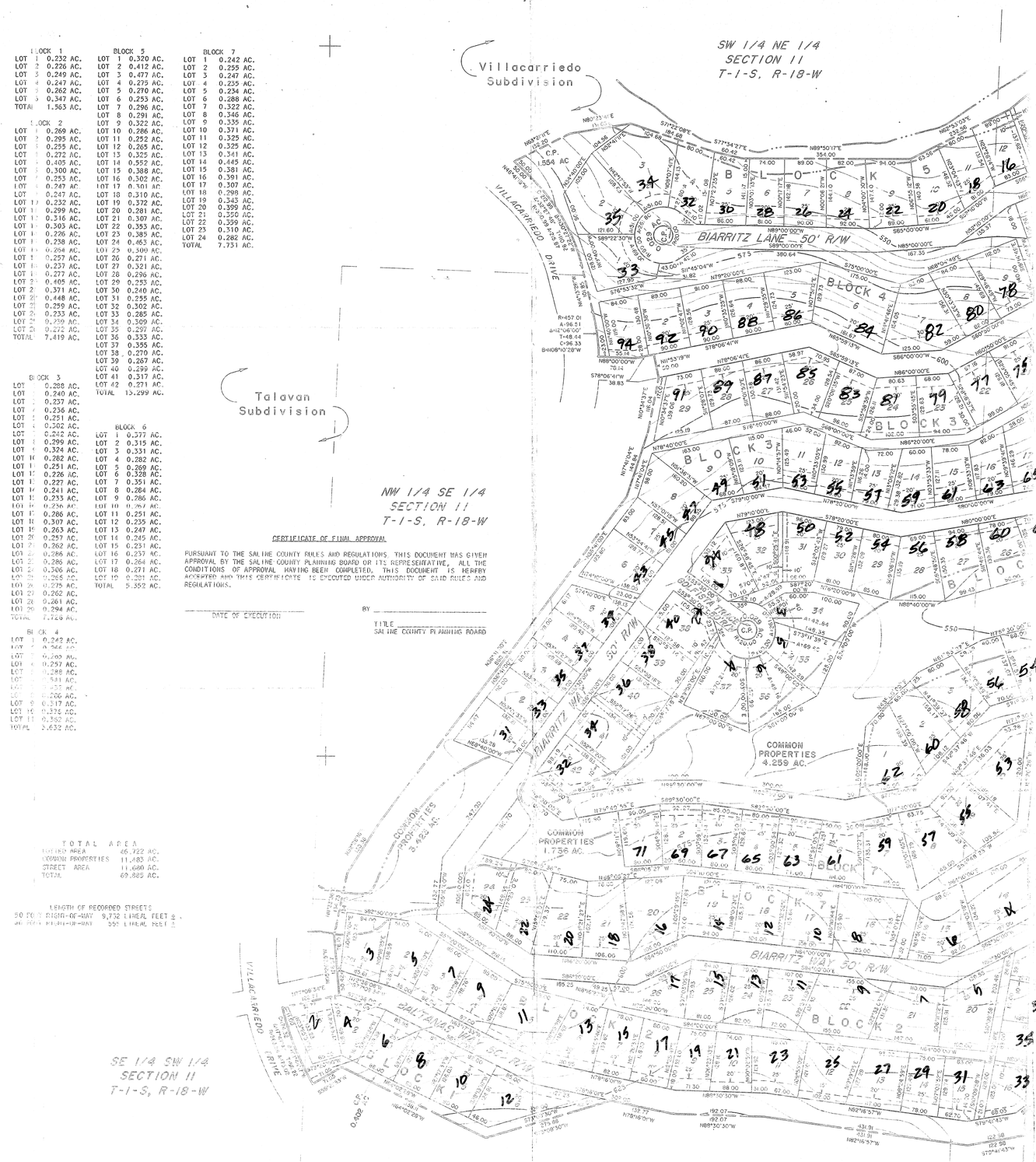
REGISTERED STATE OF ARKANSAS NO. 691 SIGNATURE PROFESSIONAL LAND SURVEYOR

LEGEND

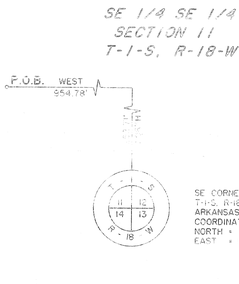
- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1175 CONTOUR LINES. THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.
- (G) GOLF VIEW LOT, SEE NOTE 6.
- 100 YEAR FLOODPLAIN, SEE NOTE 10.
- C.P. COMMON PROPERTIES

SW 1/4 SE 1/4 SECTION 11 T-1-S, R-18-W

SCALE 1" = 100'
100 50 0 100 200 300
GRAPHIC SCALE



SE 1/4 SE 1/4 SECTION 11 T-1-S, R-18-W



Address Grp

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

NO.	BY	DATE	REVISION DESCRIPTION	BY	DATE CHECKED	BY	DATE APPROVED
			RECORD REPLAT	SCALE: 1" = 100'			
			BALTANAS SUBDIVISION	DRAWN: T.A.	DATE: 2/86		
			BLOCKS 1 THRU 7 INCLUSIVE	CHECKED: LMH	DATE: 10/88		
			HOT SPRINGS VILLAGE, ARKANSAS	APPROVED: LMH	DATE: 11-9-89		
				FILE NO: 4-116-SD			
				DWG NO: 4-116-(12)-2216			
			COOPER CONSULTANTS 1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714	JOB NO: 19	FILED IN:	SHEET 1 OF 1	

157 LOTS