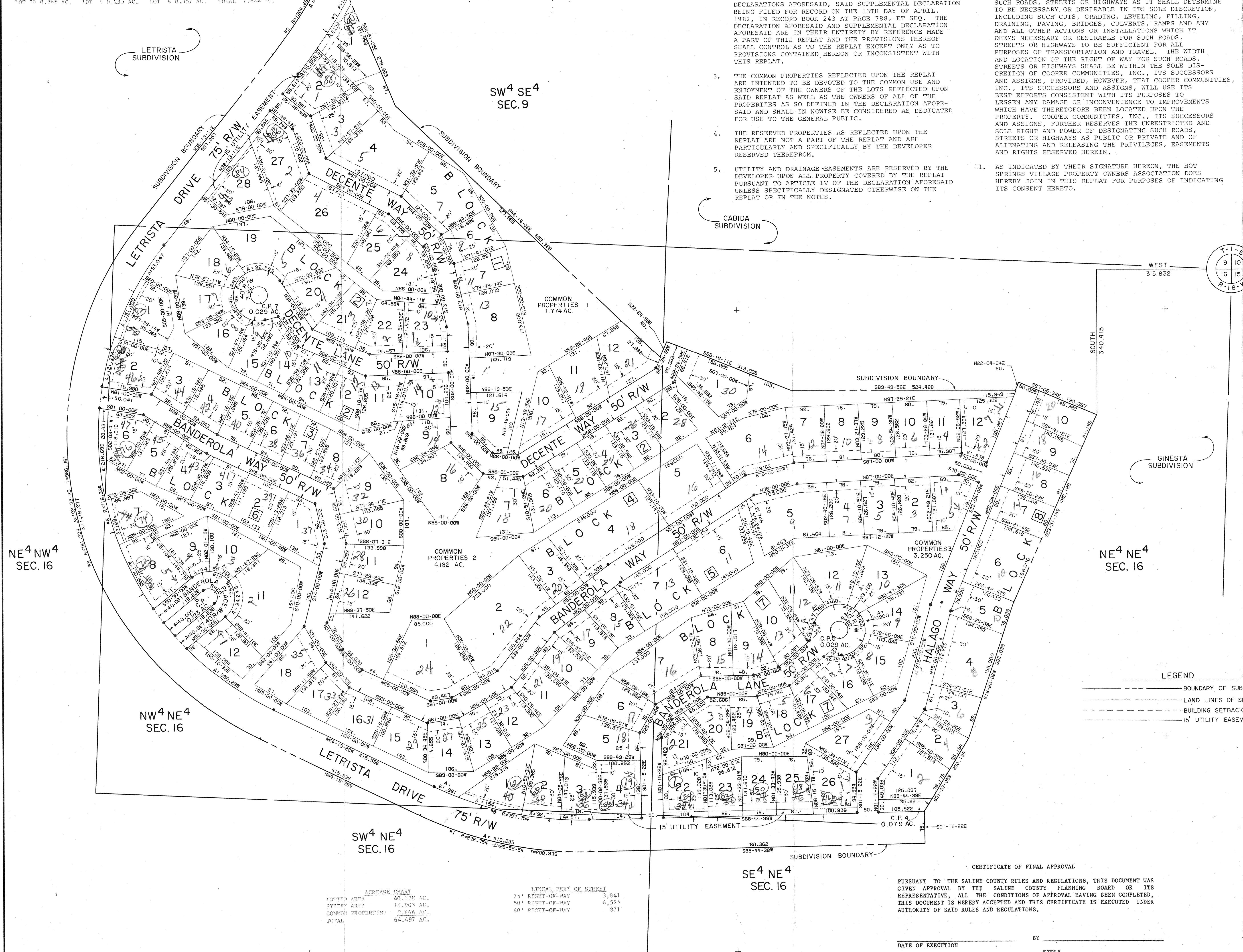


BLOCK 1	BLOCK 2 CONT.	BLOCK 3 CONT.	BLOCK 4 CONT.	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8
LOT 1 0.357 AC.	LOT 21 0.267 AC.	LOT 10 0.234 AC.	LOT 9 0.236 AC.	LOT 1 0.356 AC.	LOT 1 0.356 AC.	LOT 1 0.356 AC.	LOT 1 0.356 AC.
LOT 2 0.325 AC.	LOT 22 0.255 AC.	LOT 11 0.227 AC.	LOT 10 0.262 AC.	LOT 2 0.325 AC.	LOT 2 0.325 AC.	LOT 2 0.325 AC.	LOT 2 0.325 AC.
LOT 3 0.289 AC.	LOT 23 0.261 AC.	LOT 12 0.301 AC.	LOT 11 0.337 AC.	LOT 3 0.289 AC.	LOT 3 0.289 AC.	LOT 3 0.289 AC.	LOT 3 0.289 AC.
LOT 4 0.538 AC.	LOT 24 0.298 AC.	LOT 13 0.260 AC.	LOT 12 0.260 AC.	LOT 4 0.538 AC.	LOT 4 0.538 AC.	LOT 4 0.538 AC.	LOT 4 0.538 AC.
LOT 5 0.472 AC.	LOT 25 0.268 AC.	TOTAL 4.945 AC.	TOTAL 4.945 AC.	LOT 5 0.472 AC.	LOT 5 0.472 AC.	LOT 5 0.472 AC.	LOT 5 0.472 AC.
LOT 6 0.243 AC.	LOT 26 0.556 AC.			LOT 6 0.243 AC.	LOT 6 0.243 AC.	LOT 6 0.243 AC.	LOT 6 0.243 AC.
LOT 7 0.238 AC.	LOT 27 0.403 AC.			LOT 7 0.238 AC.	LOT 7 0.238 AC.	LOT 7 0.238 AC.	LOT 7 0.238 AC.
LOT 8 0.401 AC.	LOT 28 0.367 AC.			LOT 8 0.401 AC.	LOT 8 0.401 AC.	LOT 8 0.401 AC.	LOT 8 0.401 AC.
LOT 9 0.390 AC.	TOTAL 9.274 AC.			LOT 9 0.390 AC.	LOT 9 0.390 AC.	LOT 9 0.390 AC.	LOT 9 0.390 AC.
LOT 10 0.305 AC.				LOT 10 0.305 AC.	LOT 10 0.305 AC.	LOT 10 0.305 AC.	LOT 10 0.305 AC.
LOT 11 0.355 AC.				LOT 11 0.355 AC.	LOT 11 0.355 AC.	LOT 11 0.355 AC.	LOT 11 0.355 AC.
LOT 12 0.365 AC.				LOT 12 0.365 AC.	LOT 12 0.365 AC.	LOT 12 0.365 AC.	LOT 12 0.365 AC.
TOTAL 6.243 AC.				TOTAL 6.243 AC.	TOTAL 6.243 AC.	TOTAL 6.243 AC.	TOTAL 6.243 AC.



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, 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 1-8 INCLUSIVE, BANDEROLA SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON APRIL 13, 1982 IN DEED BOOK 243 AT PAGE 791 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

- COOPER COMMUNITIES, INC., IS THE OWNER OF BLOCKS 1 - 8, BANDEROLA SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF DELETING THREE LOTS IN BLOCK 1; TWO LOTS IN BLOCK 2; SEVEN LOTS IN BLOCK 4; THREE LOTS IN BLOCK 5; ONE LOT IN BLOCK 6; ONE LOT IN BLOCK 7; TWO LOTS IN BLOCK 8; AND FOR THE PURPOSE OF CHANGING THE INTERIOR LOT LINES OF BLOCKS 1, 2, 4, 5, 6, 7, AND 8 OF BANDEROLA SUBDIVISION.
- 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 DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 153, PAGE 118, ET SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 13TH DAY OF APRIL, 1982, IN RECORD BOOK 243 AT PAGE 789, 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.
- 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 NO MANNER BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 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.
- 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.
- ALL LOTS REFLECTED UPON THE REPLAT 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.
- 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.
- 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.
- 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 SUBMITTED 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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, 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 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 THEREFORE BEEN LOCATED 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.
- AS INDICATED BY THEIR SIGNATURE HEREON, THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION DOES HEREBY JOIN IN THIS REPLAT FOR PURPOSES OF INDICATING ITS CONSENT HERETO.

DATED THIS 13th DAY OF MAY, 1983.

ATTEST: _____

COOPER COMMUNITIES, INC.,
DEVELOPER
John A. Cooper, Jr.
PRESIDENT

ASSOCIATION CONSENT

HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, AN ARKANSAS NON-PROFIT CORPORATION, HEREBY APPROVES THIS REPLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 1983.

ATTEST: _____

HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION

SECRETARY _____ PRESIDENT _____

BANDEROLA SUBDIVISION
BLOCKS 1-8 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (6.174 ACRES ±) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THE SW 1/4 OF THE SW 1/4 (19.711 ACRES ±), THE NW 1/4 OF THE SW 1/4 (19.711 ACRES ±), THE NW 1/4 OF THE SW 1/4 (19.711 ACRES ±), THE NW 1/4 OF THE SW 1/4 (19.711 ACRES ±), AND THE SW 1/4 OF THE SW 1/4 (19.711 ACRES ±) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 115.832 FEET WEST AND 340.415 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 16, (ARKANSAS STATE PLANE COORDINATES OF NORTH 723,092.415 FEET AND EAST 1,721,155.832 FEET); THENCE, S 23° 51' 14" E 482.188 FEET; THENCE, S 18° 26' 06" E 332.039 FEET; THENCE, S 21° 50' 05" E 200.194 FEET; THENCE, S 01° 15' 21" E 75.000 FEET; THENCE, S 89° 54' 54" E 780.362 FEET; THENCE, UNDEVELOPED ALONG THE ARC OF A CURVE TO THE RIGHT 110.215 FEET, SAID CURVE HAVING A RADIUS OF 872.756 FEET AND A DELTA ANGLE OF 76° 55' 54"; THENCE, N 64° 19' 28" E 615.506 FEET; THENCE, NORTHEAST ALONG THE ARC OF A CURVE TO THE RIGHT 141.678 FEET, SAID CURVE HAVING A RADIUS OF 701.374 FEET AND A DELTA ANGLE OF 105° 32' 39"; THENCE, N 88° 13' 11" E 507.052 FEET; THENCE, NORTHEAST ALONG THE ARC OF A CURVE TO THE LEFT 384.676 FEET, SAID CURVE HAVING A RADIUS OF 1204.682 FEET AND A DELTA ANGLE OF 18° 13' 49"; THENCE, S 70° 04' 54" E 125.408 FEET; THENCE, CONTINUOUSLY ALONG THE ARC OF A CURVE TO THE RIGHT 190.000 FEET, SAID CURVE HAVING A RADIUS OF 1279.687 FEET AND A DELTA ANGLE OF 08° 30' 25"; THENCE, S 22° 51' 05" E 278.960 FEET; THENCE, S 48° 14' 06" E 552.968 FEET; THENCE, N 22° 54' 58" E 40.000 FEET; THENCE, S 48° 14' 06" E 515.075 FEET; THENCE, S 89° 54' 54" E 594.488 FEET; THENCE, N 22° 04' 04" E 30.000 FEET; THENCE, S 67° 06' 34" E 165.387 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.697 ACRES, MORE OR LESS.

NEARBY CORNER
SECTION 16 T-1-S, R-18-W
SALINE COUNTY, ARKANSAS
ARKANSAS STATE PLANE COORDINATES:
N = 723,092.415
E = 1,721,155.832

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 13th DAY OF MAY, 1983, 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 THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

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

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- 15' UTILITY EASEMENT

GRAPHIC SCALE IN FEET

100 0 100 200 300

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"x17" IS 1"=300'

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

RECORD REPLAT

BANDEROLA SUBDIVISION

BLOCKS 1-8 INCLUSIVE

HOT SPRINGS VILLAGE, ARKANSAS

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

DATE OF EXECUTION _____ BY _____

TITLE _____
SALINE COUNTY PLANNING BOARD

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

131 LOTS

1 OF 1