

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), HEREBY REFERS 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, JOHN A. COOPER COMPANY, ASSOCIATES, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CLERK AND IS-OFFICE RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION (WITH THE 20th DAY OF APRIL, 1972, BEING THE DATE OF RECORDING) IN ACCORDANCE WITH THE 1968 ACT, THIS PLAT IS FILED CONCURRENTLY 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 MAKING THE LINES REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD 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 CONTINUE AS TO THE 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 DEVOTED IN THE DECLARATION AFORESAID AND SHALL, IN NOISE, BE CONSIDERED AS DEDICATED FOR USE TO THE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES OR LAYERSHED LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.

6. COVENANTS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 14 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

7. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION OF 537.7' M.G.L. AS DETERMINED FROM SURVEY DATA, U.S.C. & G.S., 1955.

8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKE SHORE 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 WIND THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

9. 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.

10. 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 SUBMITTED TO THE DECLARATION AFORESAID OR MAY BE DEDICATED AS COMMON PROPERTIES TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE PUBLIC, AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

11. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A FUTURE RIGHT OF FIRST REFUSAL, FIRST AND SECOND, IN ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH PAVES, STREETS OR HIGHWAYS AS IT SHALL DEEM NECESSARY TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADINGS, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMPES AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH PURPOSES, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH PURPOSES, STREETS OR HIGHWAYS SHALL BE DETERMINED BY 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 TO CONSIDER THE INTERESTS OF THE OWNERS OF THE LOTS REFLECTED UPON THE PLAT. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATION OF THE WIDTH, STRAIGHT OR CURVED, AS TO THE LOCATION AND ANY OF ALLOCATION AND PAVING THE INTERSECTIONS, EASEMENTS AND RIGHTS REFLECTED HEREIN.

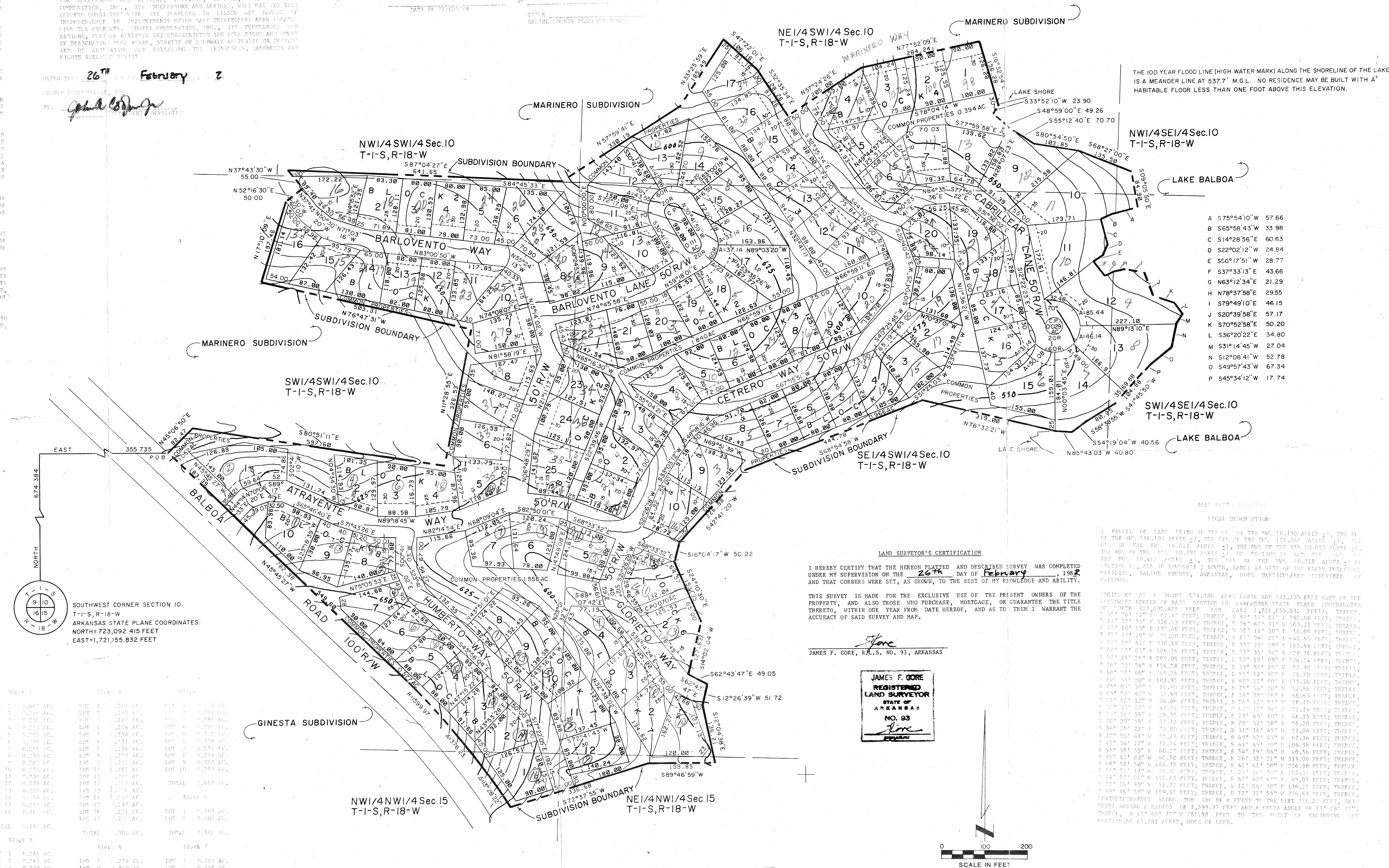
DATED THIS 26th DAY OF February 1972

COOPER COMMUNITIES, INC.
BY: *[Signature]* DEVELOPER

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY ABLES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD ON 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 REVIEW: 10/10/72 BY: *[Signature]* TITLE: SALINE COUNTY PLANNING BOARD



SOUTHWEST CORNER SECTION 10
T-1-S, R-18-W
ARKANSAS STATE PLANE COORDINATES:
NORTH=723,092.415 FEET
EAST=1,721,155.832 FEET

Block 1	Block 2	Block 3
LOT 1 0.250 AC.	LOT 1 0.250 AC.	LOT 1 0.250 AC.
LOT 2 0.250 AC.	LOT 2 0.250 AC.	LOT 2 0.250 AC.
LOT 3 0.250 AC.	LOT 3 0.250 AC.	LOT 3 0.250 AC.
LOT 4 0.250 AC.	LOT 4 0.250 AC.	LOT 4 0.250 AC.
LOT 5 0.250 AC.	LOT 5 0.250 AC.	LOT 5 0.250 AC.
LOT 6 0.250 AC.	LOT 6 0.250 AC.	LOT 6 0.250 AC.
LOT 7 0.250 AC.	LOT 7 0.250 AC.	LOT 7 0.250 AC.
LOT 8 0.250 AC.	LOT 8 0.250 AC.	LOT 8 0.250 AC.
LOT 9 0.250 AC.	LOT 9 0.250 AC.	LOT 9 0.250 AC.
LOT 10 0.250 AC.	LOT 10 0.250 AC.	LOT 10 0.250 AC.
LOT 11 0.250 AC.	LOT 11 0.250 AC.	LOT 11 0.250 AC.
LOT 12 0.250 AC.	LOT 12 0.250 AC.	LOT 12 0.250 AC.
LOT 13 0.250 AC.	LOT 13 0.250 AC.	LOT 13 0.250 AC.
LOT 14 0.250 AC.	LOT 14 0.250 AC.	LOT 14 0.250 AC.
LOT 15 0.250 AC.	LOT 15 0.250 AC.	LOT 15 0.250 AC.
LOT 16 0.250 AC.	LOT 16 0.250 AC.	LOT 16 0.250 AC.
TOTAL 4.000 AC.	TOTAL 4.000 AC.	TOTAL 4.000 AC.

Block 4	Block 5	Block 6
LOT 1 0.250 AC.	LOT 1 0.250 AC.	LOT 1 0.250 AC.
LOT 2 0.250 AC.	LOT 2 0.250 AC.	LOT 2 0.250 AC.
LOT 3 0.250 AC.	LOT 3 0.250 AC.	LOT 3 0.250 AC.
LOT 4 0.250 AC.	LOT 4 0.250 AC.	LOT 4 0.250 AC.
LOT 5 0.250 AC.	LOT 5 0.250 AC.	LOT 5 0.250 AC.
LOT 6 0.250 AC.	LOT 6 0.250 AC.	LOT 6 0.250 AC.
LOT 7 0.250 AC.	LOT 7 0.250 AC.	LOT 7 0.250 AC.
LOT 8 0.250 AC.	LOT 8 0.250 AC.	LOT 8 0.250 AC.
LOT 9 0.250 AC.	LOT 9 0.250 AC.	LOT 9 0.250 AC.
LOT 10 0.250 AC.	LOT 10 0.250 AC.	LOT 10 0.250 AC.
LOT 11 0.250 AC.	LOT 11 0.250 AC.	LOT 11 0.250 AC.
LOT 12 0.250 AC.	LOT 12 0.250 AC.	LOT 12 0.250 AC.
LOT 13 0.250 AC.	LOT 13 0.250 AC.	LOT 13 0.250 AC.
LOT 14 0.250 AC.	LOT 14 0.250 AC.	LOT 14 0.250 AC.
LOT 15 0.250 AC.	LOT 15 0.250 AC.	LOT 15 0.250 AC.
LOT 16 0.250 AC.	LOT 16 0.250 AC.	LOT 16 0.250 AC.
TOTAL 4.000 AC.	TOTAL 4.000 AC.	TOTAL 4.000 AC.

ABSTRACT SUMMARY

LOTTED	32.030 ACRES
STREET	7.167 ACRES
COMMON PROPERTIES	6.595 ACRES
TOTAL	45.792 ACRES

LENGTH OF RECORDED STREETS

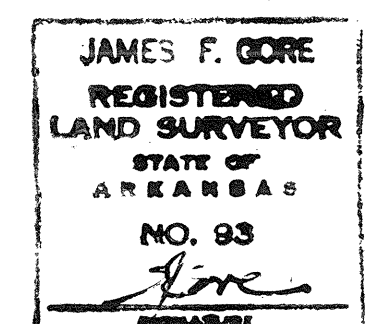
40 FEET RIGHT-OF-WAY	687 LINEAL FEET
50 FEET RIGHT-OF-WAY	5,680 LINEAL FEET
TOTAL	6,367 LINEAL FEET

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 26th DAY OF February 1972, 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 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. CORE, R.L.S. NO. 93, ARKANSAS



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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
RECORD PLAT						
BARLOVENTO SUBDIVISION						
BLOCKS 1 THRU 8 INCLUSIVE						
HOT SPRINGS VILLAGE, ARKANSAS						
Cooper Consultants, Inc.						
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712						
DRAWN: SAM DATE: 2/82						
CHECKED: JAM DATE: 2/82						
APPROVED: JAM DATE: 2/24/82						
FILE NO: 4-116-SD						
JOB NO: 5921						
SHEET 1 OF 1						