BLK-1, L-1	=	0.287	AC
L-2	=	0.269	AC
L-3	=	0.259	AC
L-4	=	0.257	AC
L-5	=	0.245	AC
L-6	=	0.264	AC
L-7	=	0.314	AC
L-8	=	0.309	AC
L-9	=	0.274	AC
L-10	=	0.317	AC
L-11	=	0.249	AC
L-12	=	0.242	AC
L-13	=	0.237	AC
L-14	=	0.265	AC
L-15	=	0.273	AC
L-16	=	0.258	AC
L-17	=	0.258	AC
L-18	=	0.257	AC
BLK-1	=	4.836	AC
BLK-2, L-1	=	0.342	AC
L-2	=	0.292	AC
L-3	=	1.131	AC
L-4	=	0.283	AC
L-5	=	0.283	AC
L-6	=	0.258	AC
L-7	=	0.243	AC
L-8	=	0.251	AC
L-9	=	0.245	AC
L-10	=	0.259	AC
L-11	=	0.257	AC
L-12	=	0.252	AC
BLK-2	=	4.097	AC
BLK-3, L-1	=	0.267	AC
L-2	=	0.262	AC
L-3	=	0.264	AC
L-4	=	0.290	AC
L-5	=	0.359	AC
L-6	=	1.155	AC
L-7	=	0.302	AC
L-8	=	0.357	AC
L-9	=	0.285	AC
L-10	=	0.276	AC
L-11	=	0.246	AC
L-12	=	0.248	AC
L-13	=	0.258	AC
BLK-3	=	4.590	AC

BLK-4, L-1	=	0.224	AC
L-2	=	0.250	AC
L-3	=	0.248	AC
L-4	=	0.265	AC
L-5	=	0.271	AC
L-6	=	0.282	AC
L-7	=	0.288	AC
L-8	=	0.265	AC
L-9	=	0.249	AC
L-10	=	0.254	AC
L-11	=	0.244	AC
L-12	=	0.250	AC
L-13	=	0.265	AC
L-14	=	0.303	AC
L-15	=	0.264	AC
L-16	=	0.265	AC
L-17	=	0.303	AC
BLK-4	=	4.495	AC
BLK-5, L-1	=	0.268	AC
L-2	=	0.262	AC
L-3	=	0.244	AC
L-4	=	0.289	AC
L-5	=	0.265	AC
L-6	=	0.277	AC
L-7	=	0.277	AC
L-8	=	0.230	AC
L-9	=	0.346	AC
L-10	=	0.335	AC
L-11	=	0.306	AC
L-12	=	0.268	AC
L-13	=	0.253	AC
L-14	=	0.236	AC
L-15	=	0.254	AC
BLK-5	=	4.110	AC
BLK-6, L-1	=	0.258	AC
L-2	=	0.276	AC
L-3	=	0.254	AC
L-4	=	0.259	AC
L-5	=	0.255	AC
L-6	=	0.266	AC
L-7	=	0.234	AC
L-8	=	0.252	AC
L-9	=	0.277	AC
L-10	=	0.264	AC
L-11	=	0.251	AC
L-12	=	0.239	AC
BLK-6	=	3.103	AC
BLK-7, L-1	=	0.290	AC
L-2	=	0.284	AC
L-3	=	0.279	AC
L-4	=	0.265	AC
L-5	=	0.299	AC
L-6	=	0.305	AC
L-7	=	0.274	AC
L-8	=	0.247	AC
L-9	=	0.242	AC
L-10	=	0.255	AC
L-11	=	0.262	AC
BLK-7	=	3.000	AC
BLK-8, L-1	=	0.315	AC
L-2	=	0.266	AC
L-3	=	0.213	AC
L-4	=	0.225	AC
L-5	=	0.235	AC
L-6	=	0.280	AC
L-7	=	0.281	AC
BLK-8	=	1.816	AC
BLK-9, L-1	=	0.294	AC
L-2	=	0.294	AC
L-3	=	0.292	AC
L-4	=	0.266	AC
L-5	=	0.270	AC
L-6	=	0.260	AC
L-7	=	0.245	AC
L-8	=	0.250	AC
L-9	=	0.308	AC
L-10	=	0.280	AC
L-11	=	0.276	AC
L-12	=	0.294	AC
L-13	=	0.284	AC
L-14	=	0.261	AC
L-15	=	0.258	AC
L-16	=	0.266	AC
L-17	=	0.320	AC
L-18	=	0.343	AC
L-19	=	0.305	AC
L-20	=	0.239	AC
L-21	=	0.241	AC
L-22	=	0.258	AC
L-23	=	0.263	AC
L-24	=	0.241	AC
L-25	=	0.247	AC
L-26	=	0.234	AC
L-27	=	0.240	AC
L-28	=	0.252	AC
L-29	=	0.291	AC
BLK-9	=	7.888	AC

BLK-10, L-1	=	0.268	AC
L-2	=	0.233	AC
L-3	=	0.239	AC
L-4	=	0.264	AC
L-5	=	0.247	AC
L-6	=	0.255	AC
L-7	=	0.268	AC
L-8	=	0.273	AC
L-9	=	0.288	AC
L-10	=	0.297	AC
L-11	=	0.255	AC
L-12	=	0.272	AC
L-13	=	0.272	AC
BLK-10	=	3.432	AC
BLK-11, L-1	=	0.259	AC
L-2	=	0.262	AC
L-3	=	0.271	AC
L-4	=	0.255	AC
L-5	=	0.271	AC
L-6	=	0.328	AC
L-7	=	0.287	AC
L-8	=	0.275	AC
L-9	=	0.286	AC
L-10	=	0.301	AC
L-11	=	0.278	AC
BLK-11	=	3.071	AC

BLK-12, L-1	=	0.298	AC
L-2	=	0.244	AC
L-3	=	0.276	AC
L-4	=	0.274	AC
L-5	=	0.281	AC
L-6	=	0.278	AC
L-7	=	0.217	AC
L-8	=	0.250	AC
L-9	=	0.253	AC
L-10	=	0.253	AC
L-11	=	0.238	AC
BLK-12	=	2.861	AC
BLK-13, L-1	=	0.269	AC
L-2	=	0.255	AC
L-3	=	0.259	AC
L-4	=	0.242	AC
L-5	=	0.237	AC
L-6	=	0.271	AC
L-7	=	0.260	AC
L-8	=	0.261	AC
L-9	=	0.263	AC
L-10	=	0.280	AC
BLK-13	=	2.597	AC

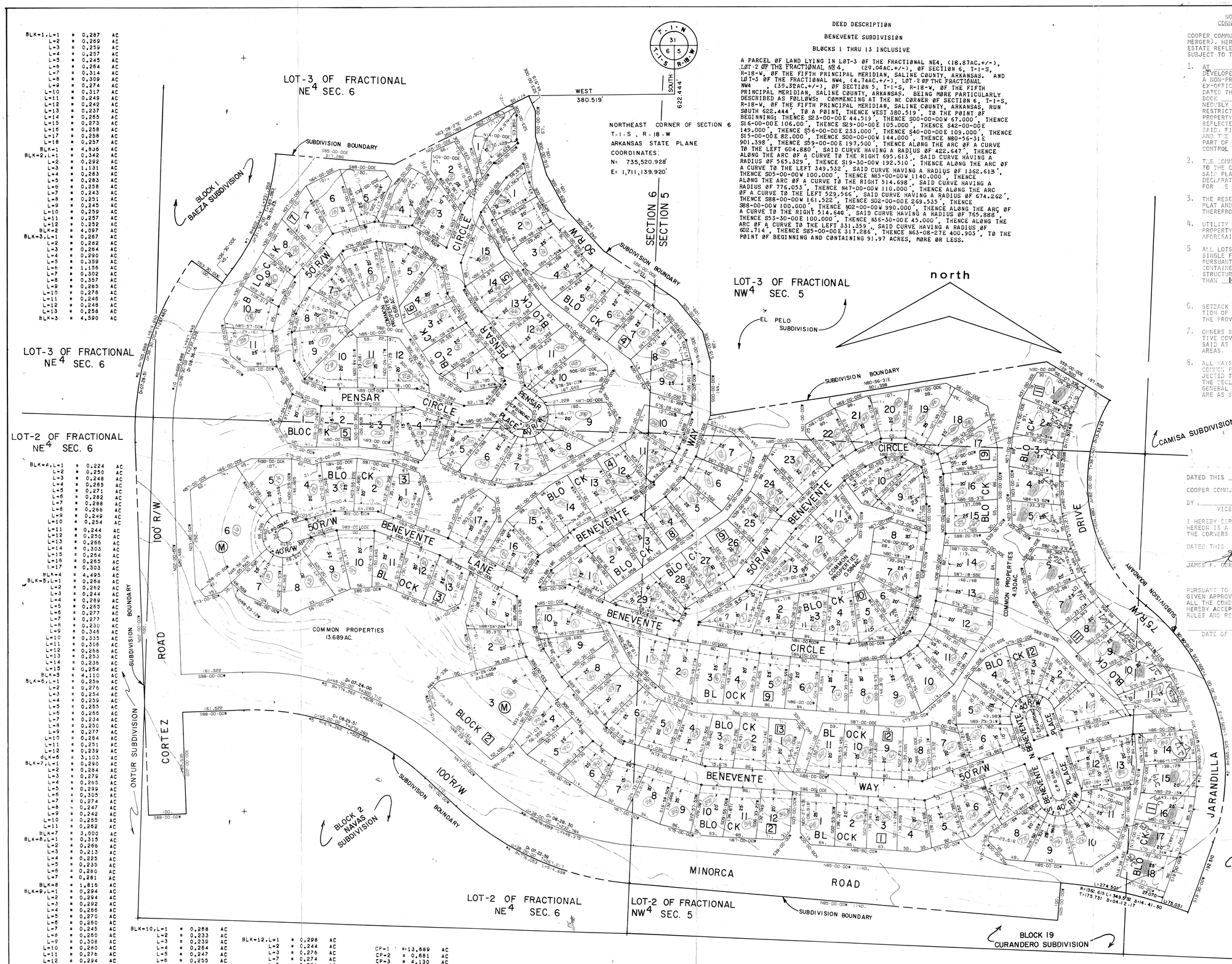
CP-1	=	13.689	AC
CP-2	=	0.681	AC
CP-3	=	4.130	AC
CP-4	=	4.584	AC
CP-5	=	0.060	AC
CP-6	=	0.070	AC
CP-7	=	0.111	AC
CP-8	=	0.029	AC
CORTEZ-R	=	3.377	AC
100'-R/W	=	5.652	AC
75'-R/W	=	2.585	AC
BENVENTE-R	=	4.328	AC
BENVENTE-C	=	2.692	AC
BENVENTE-L	=	0.941	AC
N-BENVTE-P	=	0.226	AC
S-BENVTE-P	=	0.308	AC
PENSAR-C	=	2.403	AC
PENSAR-P	=	0.207	AC
SUB-DIV	=	91.969	AC

TØTAL LENGTH ØF STREETS

40' R/W	=	1078.100'	
50' R/W	=	8813.520'	
75' R/W	=	1504.880'	
100' R/W	=	3932.930'	

TØTAL AREAS

LØTS	=	49.89	AC.
CØMMØN PRØPERTIES	=	19.36	AC.
STREETS R/W	=	22.72	AC.
SUBDIVISIØN	=	91.97	AC.



DEED DESCRIPTIØN

BENEVENTE SUBDIVISIØN

BLØCKS 1 THRU 13 INCLUSIVE

A PARCEL ØF LAND LYING IN LØT-3 ØF THE FRACTIØNAL NE4, (18.87AC.+/-), LØT-2 ØF THE FRACTIØNAL NE4, (29.04AC.+/-), ØF SECTIØN 6, T-1-S, R-18-W, ØF THE FIFTH PRINCIPAL MERIDIAN, SALINE CØUNTY, ARKANSAS. AND LØT-3 ØF THE FRACTIØNAL NW4, (4.74AC.+/-), LØT-2 ØF THE FRACTIØNAL NW4, (39.32AC.+/-), ØF SECTIØN 5, T-1-S, R-18-W, ØF THE FIFTH PRINCIPAL MERIDIAN, SALINE CØUNTY, ARKANSAS. BEING MØRE PARTICULARLY DESCRIBED AS FØLLØWS: CØMMENCING AT THE NE CØRNER ØF SECTIØN 6, T-1-S, R-18-W, ØF THE FIFTH PRINCIPAL MERIDIAN, SALINE CØUNTY, ARKANSAS, RUN SØUTH 622.444', TØ A PØINT, THENCE WEST 380.519', TØ THE PØINT ØF BEGINNING; THENCE S23-00-00E 44.519', THENCE S00-00-00W 67.000', THENCE S16-00-00E 106.000', THENCE S29-00-00E 105.000', THENCE S42-00-00E 149.000', THENCE S56-00-00E 233.000', THENCE S40-00-00E 109.000', THENCE S15-00-00E 82.000', THENCE S00-00-00W 144.000', THENCE N80-56-31E 901.398', THENCE S59-00-00E 197.500', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 604.880', SAID CURVE HAVING A RADIUS ØF 422.647', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 695.613', SAID CURVE HAVING A RADIUS ØF 565.329', THENCE S19-30-00W 192.510', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 349.532', SAID CURVE HAVING A RADIUS ØF 1362.613', THENCE S05-00-00W 100.000', THENCE N85-00-00W 1140.000', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 514.698', SAID CURVE HAVING A RADIUS ØF 776.053', THENCE N47-00-00W 110.000', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 529.586', SAID CURVE HAVING A RADIUS ØF 674.262', THENCE S88-00-00W 161.522', THENCE S02-00-00E 269.535', THENCE S88-00-00W 100.000', THENCE N02-00-00W 990.000', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 514.640', SAID CURVE HAVING A RADIUS ØF 765.888', THENCE S53-30-00E 100.000', THENCE N36-30-00E 45.000', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 331.359', SAID CURVE HAVING A RADIUS ØF 602.714', THENCE S85-00-00E 317.286', THENCE N63-08-27E 400.903', TØ THE PØINT ØF BEGINNING AND CØNTAINING 91.97 ACRES, MØRE ØR LESS.

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:

1. 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 REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, 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.

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 DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL 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 AND AS DESIGNATED ON THIS 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 1000 SQUARE FEET.

6. 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.

7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 10 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.

8. 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 GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 197____.

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 19th DAY OF APRIL, 1972.

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

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

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT HAS 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

LEGEND

SUBDIVISIØN BØUNDARY

LAND LINES ØF SECTIØNS

CØNTØUR LINES: THESE LINES SHØW THE GENERAL SHAPE ØF THE LAND AS DETERMINED FRØM AERIAL PHØTØGRAMMETRY. THESE LINES ARE INCLUDED ØN THE PLAT TØ PRØVIDE GENERALIZED INFØRMATIØN ØNLY AND SHØULD NØT BE USED FØR DETAILED INFØRMATIØN WITHØUT FIELD CØNFIRMATIØN. CØNTØUR INTERVAL FIVE FEET.

BUILDING SETBACK LINE

MØUNTAINØUS LØT WITH SLØPES EXCEEDING 25% AND AREA EXCEEDING ØNE ACRE.

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

Address Copy

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE

APPROVED: _____
DATE: 4/19/72

RECORD PLAT

BENEVENTE SUBDIVISION

BLOCKS 1 thru 13

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: T/A	SHEET 1 OF 1
DATE:	
CHECKED: JFG	DWG. NO.
DATE: 4-12-72	4-116-(12)1300
JOB NO. ENG. 8	SCALE: 1" = 100'

179 LOTS