

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

1. 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 WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118. BY REFERENCE TO THIS PLAT, THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

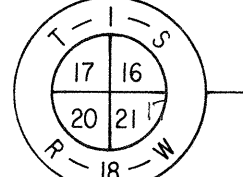
- THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 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.
- 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.
- 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 OF LOTS MARKED WITHIN SHALL BE 1,200 SQUARE FEET.
- 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.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- 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 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, CHAINING, PAVING, BRIDGES, CULVERTS, DRAINS 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 ALLEGATING AND RELINQUISHING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 14TH DAY OF October, 1980.

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

- LEGEND
- SUBDIVISION BOUNDARY
 - LAND LINES OF SECTIONS
 - 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.
 - BUILDING SETBACK LINE FOR SIDE OR REAR LOT LINES. WIDTH AS SHOWN ON PLAT.
 - DISTANCE IN BOX INDICATES BUILDING SETBACK DISTANCE FOR FRONT LOT LINE(S).
 - UTILITY EASEMENT.
 - GOLF VIEW LOT. SEE NOTE 5.
 - NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.

SOUTHWEST CORNER OF SECTION 16, T-1-S, R-18-W
ARKANSAS STATE PLANE COORDINATES:
N=716,462.62
E=175,772.20



EAST 1402.63

SE 1/4 SW 1/4, SECTION 16
T-1-S, R-18-W

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

TOTAL ACRES	
Lotted	21,943 AC.
Street Right-of-Way	9,093 AC.
Common Properties	3,137 AC.
Reserved Properties	4,417 AC.
TOTAL	38,590 AC.

LENGTHS OF RECORDED STREETS	
100' Right-of-Way	589 L.F. ±
75' Right-of-Way	2,484 L.F. ±
50' Right-of-Way	2,536 L.F. ±
40' Right-of-Way	617 L.F. ±
TOTAL	6,224 L.F. ±

Block 1		Block 2		Block 4	
Lot 1	0.620 AC.	Lot 1	0.238 AC.	Lot 1	0.264 AC.
Lot 2	0.211 AC.	Lot 2	0.211 AC.	Lot 2	0.239 AC.
Lot 3	0.337 AC.	Lot 3	0.214 AC.	Lot 3	0.231 AC.
Lot 4	0.288 AC.	Lot 4	0.233 AC.	Lot 4	0.243 AC.
Lot 5	0.227 AC.	Lot 5	0.231 AC.	Lot 5	0.229 AC.
Lot 6	0.228 AC.	Lot 6	0.238 AC.	Lot 6	0.228 AC.
Lot 7	0.218 AC.	Lot 7	0.246 AC.	Lot 7	0.239 AC.
Lot 8	0.215 AC.	Lot 8	0.236 AC.	Lot 8	0.329 AC.
Lot 9	0.293 AC.	Lot 9	0.246 AC.	Lot 9	0.226 AC.
Lot 10	0.249 AC.	Lot 10	0.232 AC.	Lot 10	0.226 AC.
Lot 11	0.308 AC.	Lot 11	0.227 AC.	Lot 11	0.234 AC.
Lot 12	0.333 AC.	Lot 12	0.241 AC.	Lot 12	0.244 AC.
Lot 13	0.333 AC.	Lot 13	0.243 AC.	Lot 13	0.258 AC.
Lot 14	0.400 AC.	Lot 14	0.243 AC.		
Lot 15	0.333 AC.	Lot 15	0.248 AC.		
Lot 16	0.215 AC.	Lot 16	0.215 AC.		
Lot 17	0.255 AC.	Lot 17	0.222 AC.		
Lot 18	0.320 AC.	Lot 18	0.325 AC.		
Lot 19	0.317 AC.	Lot 19	0.237 AC.		
Lot 20	0.254 AC.	Lot 20	0.260 AC.		
Lot 21	0.270 AC.	Lot 21	0.352 AC.		
Lot 22	0.219 AC.	Lot 22	0.479 AC.		
Lot 23	0.280 AC.	Lot 23	0.323 AC.		
Lot 24	0.269 AC.	Lot 24	0.370 AC.		
Lot 25	0.314 AC.	Lot 25	0.249 AC.		
Lot 26	0.235 AC.	Lot 26	0.309 AC.		
Lot 27	0.230 AC.	Lot 27	0.319 AC.		
Lot 28	0.243 AC.				
Lot 29	0.249 AC.				
Lot 30	0.257 AC.				
Lot 31	0.299 AC.				
Lot 32	0.284 AC.				
Lot 33	0.318 AC.				
Lot 34	0.241 AC.				
Lot 35	0.379 AC.				
TOTAL	10.445 AC.				

Block 3	
Lot 1	0.374 AC.
Lot 2	0.352 AC.
TOTAL	0.726 AC.

DEED DESCRIPTION
BILBAO SUBDIVISION
BLOCKS 1 THRU 4 INCLUSIVE

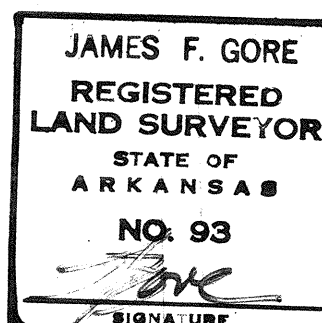
A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 (1.353 ACRES ±), THE NE 1/4 OF THE SW 1/4 (15.091 ACRES ±), THE SE 1/4 OF THE SW 1/4 (0.001 ACRES ±), THE SW 1/4 OF THE NW 1/4 (3.379 ACRES ±), THE SE 1/4 OF THE NW 1/4 (18.266 ACRES ±) OF SECTION 16, ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1402.63 FEET EAST AND 1249.65 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF NORTH 716,042.62 FEET AND EAST 1,715,772.20 FEET); THENCE, N 57° 00' 00" E 230.44 FEET; THENCE, N 69° 12' 00" E 252.53 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT 114.33 FEET, SAID CURVE HAVING A RADIUS OF 800.00 FEET AND A DELTA ANGLE OF 08° 11' 17"; THENCE, N 42° 12' 50" E 422.02 FEET; THENCE, N 47° 47' 10" E 100.00 FEET; THENCE, S 42° 12' 50" E 174.28 FEET; THENCE, N 47° 47' 10" E 76.18 FEET; THENCE, N 21° 48' 05" E 323.11 FEET; THENCE, N 03° 40' 04" E 234.48 FEET; THENCE, N 46° 13' 55" E 131.55 FEET; THENCE, N 89° 09' 27" E 204.02 FEET; THENCE, N 36° 30' 44" E 102.10 FEET; THENCE, N 09° 51' 57" E 116.73 FEET; THENCE, N 12° 40' 49" E 205.00 FEET; THENCE, N 18° 25' 06" E 158.11 FEET; THENCE, N 45° 00' 00" E 20.00 FEET; THENCE, N 37° 08' 55" E 164.17 FEET; THENCE, N 84° 48' 20" E 165.49 FEET; THENCE, N 01° 44' 56" E 262.12 FEET; THENCE, N 36° 11' 38" E 152.41 FEET; THENCE, N 64° 23' 12" E 170.96 FEET; THENCE, N 59° 52' 17" E 75.00 FEET; THENCE, S 00° 07' 43" N 55.00 FEET; THENCE, N 87° 02' 38" E 375.54 FEET; THENCE, S 15° 33' 05" E 358.84 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 474.91 FEET, SAID CURVE HAVING A RADIUS OF 1332.00 FEET AND A DELTA ANGLE OF 17° 45' 41"; THENCE, S 02° 12' 36" W 409.15 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 859.00 FEET, SAID CURVE HAVING A RADIUS OF 1050.00 FEET AND A DELTA ANGLE OF 46° 52' 22"; THENCE, S 49° 04' 59" E 488.63 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 105.09 FEET, SAID CURVE HAVING A RADIUS OF 1050.00 FEET AND A DELTA ANGLE OF 05° 44' 04" TO THE POINT OF BEGINNING AND CONTAINING 38,590 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 13TH DAY OF October, 1980, 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.



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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE
			RECORD PLAT		
			BILBAO SUBDIVISION		
			Blocks 1 thru 4		
			HOT SPRINGS VILLAGE, ARKANSAS		
			Cooper Consultants, Inc.		
			RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712		
			77 LOTS		

SCALE: 1" = 100'	DATE: 10-12-80
DRAWN: MG	DATE: 10-12-80
CHECKED: #	DATE: 10-12-80
APPROVED: <i>James F. Gore</i>	DATE: 10-12-80
FILE NO: 4-116-SD	
DWG NO: 4-116-12-	
JOB NO:	FILED IN:
19	19
	SHEET
	OF