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 NAMES), 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 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 155, PAGE 118, 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 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 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 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 1000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.

6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 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.

7. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK N103, 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 LAKESHORE 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 POOL 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 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. 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 THEREFOREE 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 ALTERATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 4th DAY OF NOVEMBER, 1983.

COOPER COMMUNITIES, INC.

BY John A. Cooper Jr.
PRESIDENT, DEVELOPER

BUQUE SUBDIVISION
BLOCKS 1 THRU 4 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE S½N½ OF THE S½N½ (2.369 ACRES ±), IN THE SE¼ OF THE S½ (24.943 ACRES ±), IN THE S½N½ OF THE SE¼ (11.111 ACRES ±), AND IN THE SE¼ OF THE SE¼ (1.884 ACRES ±), ALL IN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 899.17 FEET EAST AND 26.99 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID SECTION 15 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,814.56 FEET AND EAST 1,721,005.48 FEET); THENCE, N 28° 53' 44" E 496.68 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 691.77 FEET, SAID CURVE HAVING A RADIUS OF 702.88 FEET AND A DELTA ANGLE OF 56° 23' 24"; THENCE, N 62° 30' 20" E 80.00 FEET; THENCE, S 73° 34' 35" E 277.59 FEET; THENCE, S 59° 54' 21" E 1017.10 FEET; THENCE, S 83° 35' 48" E 392.37 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 66.51 FEET, SAID CURVE HAVING A RADIUS OF 953.51 FEET AND A DELTA ANGLE OF 03° 59' 47"; THENCE, S 74° 44' 56" E 71.69 FEET; THENCE, S 82° 01' 29" E 70.79 FEET; THENCE, S 72° 00' 55" E 52.34 FEET; THENCE, S 57° 26' 45" E 56.52 FEET; THENCE, S 37° 27' 21" E 45.32 FEET; THENCE, S 23° 46' 17" E 83.79 FEET; THENCE, S 63° 54' 03" E 65.34 FEET; THENCE, S 32° 38' 45" W 38.12 FEET; THENCE, S 33° 00' 12" E 42.80 FEET; THENCE, S 82° 47' 53" E 51.26 FEET; THENCE, N 59° 51' 37" E 90.81 FEET; THENCE, N 75° 46' 36" E 61.64 FEET; THENCE, S 58° 19' 15" E 61.35 FEET; THENCE, S 73° 15' 26" E 53.76 FEET; THENCE, N 27° 08' 28" E 63.30 FEET; THENCE, N 56° 28' 10" E 38.26 FEET; THENCE, N 68° 36' 35" E 40.42 FEET; THENCE, N 86° 31' 47" E 61.78 FEET; THENCE, S 71° 31' 00" E 72.29 FEET; THENCE, S 43° 49' 18" E 67.26 FEET; THENCE, N 88° 26' 49" E 64.84 FEET; THENCE, N 54° 20' 26" E 63.83 FEET; THENCE, S 87° 33' 20" E 48.76 FEET; THENCE, S 84° 13' 58" E 83.30 FEET; THENCE, S 61° 05' 19" E 89.94 FEET; THENCE, S 21° 41' 53" E 60.34 FEET; THENCE, S 07° 08' 04" W 55.18 FEET; THENCE, S 50° 19' 13" W 77.61 FEET; THENCE, S 64° 08' 29" E 41.04 FEET; THENCE, S 88° 46' 06" E 21.33 FEET; THENCE, S 26° 01' 07" E 37.04 FEET; THENCE, N 81° 28' 47" E 20.40 FEET; THENCE, N 23° 50' 21" E 30.65 FEET; THENCE, N 38° 16' 55" E 33.27 FEET; THENCE, N 63° 06' 26" E 94.79 FEET; THENCE, S 52° 11' 50" E 71.25 FEET; THENCE, S 33° 55' 16" E 68.99 FEET; THENCE, S 20° 26' 00" E 58.71 FEET; THENCE, N 88° 16' 51" W 3,469.15 FEET TO THE POINT OF BEGINNING, CONTAINING 40.307 ACRES, MORE OR LESS.

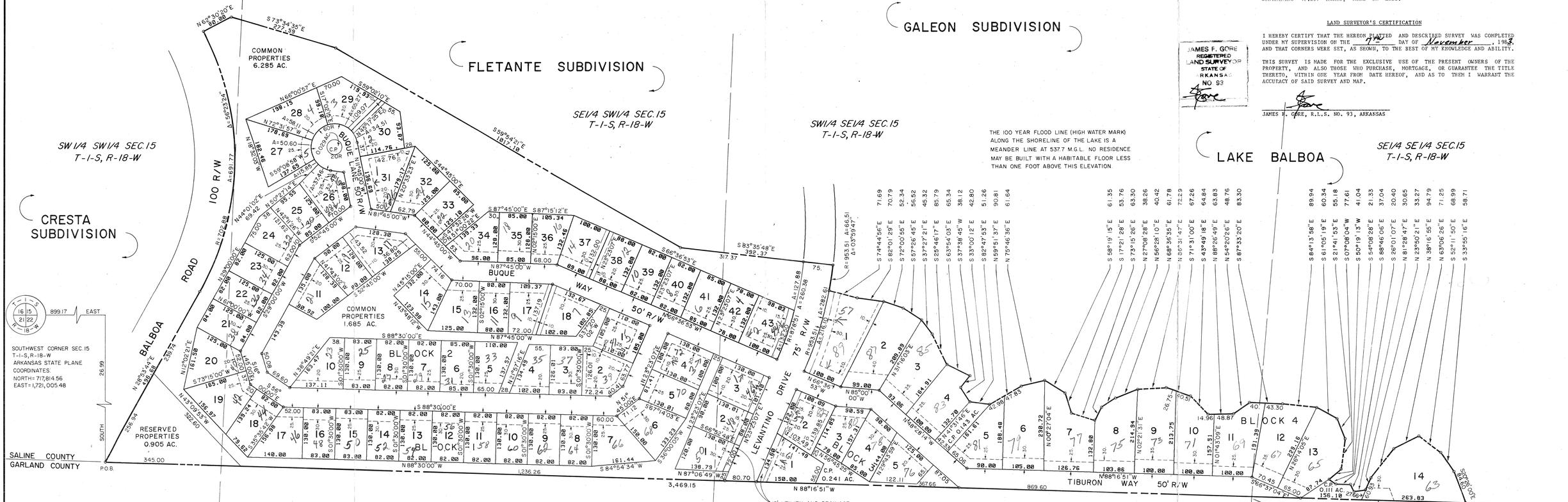
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 7th DAY OF November, 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 THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

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



BLOCK 1					
LOT 1	0.286 AC.	LOT 37	0.286 AC.	BLOCK 4	
LOT 2	0.266 AC.	LOT 38	0.267 AC.	LOT 1	0.602 AC.
LOT 3	0.301 AC.	LOT 39	0.248 AC.	LOT 2	0.524 AC.
LOT 4	0.298 AC.	LOT 40	0.248 AC.	LOT 3	0.660 AC.
LOT 5	0.241 AC.	LOT 41	0.257 AC.	LOT 4	0.379 AC.
LOT 6	0.316 AC.	LOT 42	0.236 AC.	LOT 5	0.371 AC.
LOT 7	0.316 AC.	LOT 43	0.337 AC.	LOT 6	0.303 AC.
LOT 8	0.245 AC.	TOTAL	11.731 AC.	LOT 7	0.518 AC.
LOT 9	0.245 AC.	BLOCK 2		LOT 8	0.451 AC.
LOT 10	0.245 AC.	LOT 1	0.365 AC.	LOT 9	0.494 AC.
LOT 11	0.245 AC.	LOT 2	0.280 AC.	LOT 10	0.429 AC.
LOT 12	0.245 AC.	LOT 3	0.240 AC.	LOT 11	0.448 AC.
LOT 13	0.245 AC.	LOT 4	0.227 AC.	LOT 12	0.479 AC.
LOT 14	0.245 AC.	LOT 5	0.261 AC.	LOT 13	0.518 AC.
LOT 15	0.248 AC.	LOT 6	0.254 AC.	LOT 14	0.669 AC.
LOT 16	0.248 AC.	LOT 7	0.245 AC.	TOTAL	6.825 AC.
LOT 17	0.286 AC.	LOT 8	0.245 AC.		
LOT 18	0.272 AC.	LOT 9	0.248 AC.		
LOT 19	0.335 AC.	LOT 10	0.261 AC.		
LOT 20	0.320 AC.	LOT 11	0.272 AC.		
LOT 21	0.241 AC.	LOT 12	0.250 AC.		
LOT 22	0.235 AC.	LOT 13	0.300 AC.		
LOT 23	0.235 AC.	LOT 14	0.302 AC.		
LOT 24	0.263 AC.	LOT 15	0.295 AC.		
LOT 25	0.255 AC.	LOT 16	0.242 AC.		
LOT 26	0.262 AC.	LOT 17	0.275 AC.		
LOT 27	0.370 AC.	LOT 18	0.307 AC.		
LOT 28	0.319 AC.	TOTAL	4.769 AC.		
LOT 29	0.307 AC.				
LOT 30	0.293 AC.	BLOCK 3			
LOT 31	0.324 AC.	LOT 1	0.303 AC.		
LOT 32	0.306 AC.	LOT 2	0.316 AC.		
LOT 33	0.237 AC.	LOT 3	0.252 AC.		
LOT 34	0.269 AC.	LOT 4	0.299 AC.		
LOT 35	0.250 AC.	LOT 5	0.274 AC.		
LOT 36	0.254 AC.	TOTAL	1.444 AC.		

SUBDIVISION AREAS

LOTTED AREA	24.769 AC.
RESERVED PROPERTIES	0.905 AC.
COMMON PROPERTIES	8.494 AC.
STREET AREA	6.139 AC.
TOTAL	40.307 AC.

LENGTH OF RECORDED STREETS

75' RIGHT-OF-WAY	593	LINEAL FEET±
50' RIGHT-OF-WAY	4459	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.

DATE OF EXECUTION _____ BY _____

TITLE _____
SALINE COUNTY PLANNING BOARD

ADDRESS COPY.

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE (CHECKED)	BY	DATE (APPROVED)

RECORD PLAT

BUQUE SUBDIVISION

BLOCKS 1 THRU 4

HOT SPRINGS VILLAGE, ARKANSAS

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 WES GC

Cooper Consultants, inc.
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72712

SCALE: 1" = 100'	
DRAWN: J.D.F.	DATE: 10/83
CHECKED: SAM	DATE: 10/83
APPROVED:	DATE: 11-7-83
FILE NO: 4-116-SD	
DWG. NO: 4-116-(12)-1914	
JOB NO:	FILED IN:
SHEET 1 OF 1	

80 LOTS