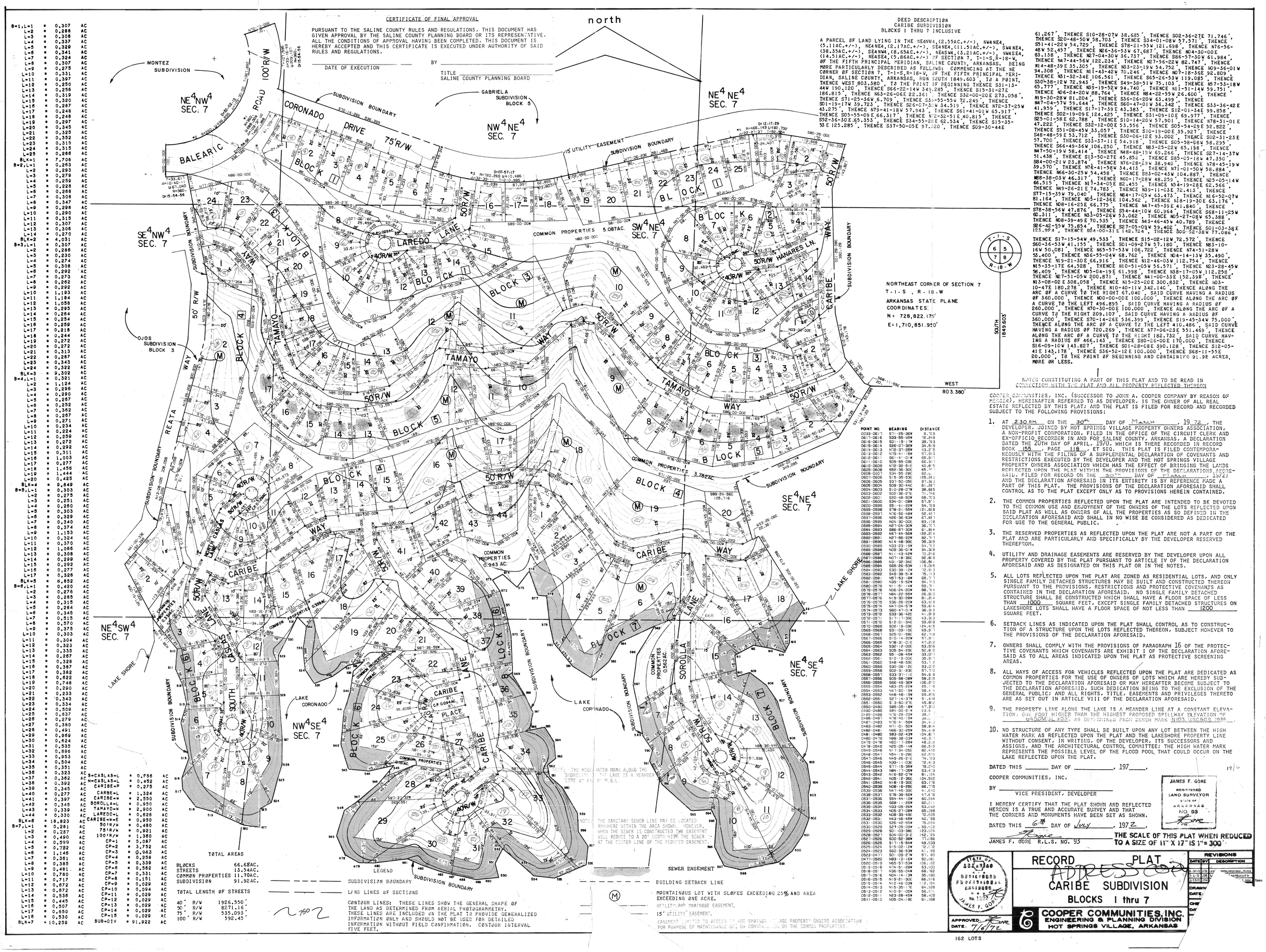
CERTIFICATE OF FINAL APPROVAL

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.

_____ BY _____

DATE OF EXECUTION

TITLE
SALINE COUNTY PLANNING BOARD



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N=CASLAS-L	=	0.452	AC				
CARIBE-P	=	0.275	AC				
CARBE-L	=	1.324	AC				
CARIBE-W	=	2.550	AC				
SOROLLA-L	=	0.950	AC				
TAMAYO-W	=	2.900	AC				
LAREDO-L	=	0.626	AC				
CARIBE-W-E	=	0.950	AC				
50'R/W	=	0.480	AC				
75'R/W	=	0.921	AC				
100'R/W	=	1.350	AC				
CP-1	=	5.087	AC				
CP-2	=	3.752	AC				
CP-3	=	0.943	AC				
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CP-6	=	0.562	AC				
CP-7	=	0.331	AC				
CP-8	=	0.151	AC				
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CP-10	=	0.094	AC				
CP-11	=	0.029	AC				
CP-12	=	0.029	AC				
CP-13	=	0.029	AC				
CP-14	=	0.029	AC				
CP-15	=	0.029	AC				
SUB-DIV	=	91.922	AC				

TOTAL AREAS

BLOCKS	66.68AC.
STREETS	13.54AC.
COMMON PROPERTIES	11.70AC.
SUBDIVISION	91.92AC.

TOTAL LENGTH OF STREETS

40' R/W	1926.550'	
50' R/W	8271.16'	
75' R/W	535.093'	
100' R/W	592.45'	

~750~

DEED DESCRIPTION
CARIBE SUBDIVISION
BLOCKS 1 THRU 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE NE4NW4,(2.55AC.+/-), NW4NE4,(5.11AC.+/-), NE4NE4,(2.17AC.+/-), SE4NE4,(11.51AC.+/-), SW4NE4,(38.35AC.+/-), SE4NW4,(8.65AC.+/-), NE4SW4,(3.21AC.+/-), NW4SE4,(14.51AC.+/-), NE4SE4,(5.86AC.+/-) OF SECTION 7, T-1-S,R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 7, T-1-S,R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, RUN SOUTH 1849.603', TO A POINT, THENCE WEST 803.380', TO THE POINT OF BEGINNING THENCE S31-13-44W 194.120', THENCE S66-22-14W 349.285', THENCE S15-31-27E 186.815', THENCE N63-26-06E 22.361', THENCE S32-00-20E 273.058', THENCE S71-25-36W 6.709', THENCE S31-55-55W 72.249', THENCE S01-19-17W 39.723', THENCE S26-07-33W 34.519', THENCE N72-37-25W 43.275', THENCE N75-41-18W 57.943', THENCE S61-41-01W 65.917', THENCE S05-55-09E 66.317', THENCE N72-32-51E 40.815', THENCE S52-36-30E 65.353', THENCE S34-55-28E 62.534', THENCE S15-35-53E 125.285', THENCE S37-50-05E 97.320', THENCE S09-30-44E 61.267', THENCE S10-28-07W 38.685', THENCE S02-36-27E 71.746', THENCE S20-48-50W 58.703', THENCE S34-01-08W 57.571', THENCE S51-41-22W 54.729', THENCE S78-21-55W 121.698', THENCE N76-56-48W 52.457', THENCE N26-36-53W 67.687', THENCE N04-30-00E 83.138', THENCE N27-04-30W 36.737', THENCE S86-57-30W 81.984', THENCE N47-44-56W 122.234', THENCE N27-56-22W 82.747', THENCE N14-48-39E 35.305', THENCE N33-23-19W 54.752', THENCE N09-36-01W 94.308', THENCE N11-43-42W 70.246', THENCE N07-18-36E 92.809', THENCE N31-32-34E 106.561', THENCE S65-26-53W 119.085', THENCE S30-38-12W 72.945', THENCE S49-38-51W 75.103', THENCE N57-53-18W 65.777', THENCE N59-19-52W 94.740', THENCE N11-51-14W 59.751', THENCE N06-24-20W 88.764', THENCE N84-22-55W 26.600', THENCE N19-30-28W 81.204', THENCE S36-26-20W 63.499', THENCE N47-04-57W 59.644', THENCE S60-47-01W 36.342', THENCE S33-36-42E 41.959', THENCE S17-17-39E 43.383', THENCE S12-01-34E 99.858', THENCE S02-19-09E 124.425', THENCE S31-09-10E 69.577', THENCE S25-01-58E 62.788', THENCE S10-14-20W 57.901', THENCE N78-31-01E 47.222', THENCE S38-12-00E 53.556', THENCE S05-54-29E 52.822', THENCE S51-08-45W 33.057', THENCE S10-19-00E 35.927', THENCE S48-48-59E 53.712', THENCE S30-06-12E 93.002', THENCE S02-31-23E 57.700', THENCE S33-37-11E 54.918', THENCE S05-58-08W 58.295', THENCE S66-49-36W 106.250', THENCE N83-25-22W 65.198', THENCE N47-50-19W 58.414', THENCE N48-48-19W 69.266', THENCE S27-14-37W 51.438', THENCE S13-50-27E 45.852', THENCE S85-05-18W 47.350', S84-00-21W 23.874', THENCE N76-28-29W 38.940', THENCE N78-45-19W 39.570', THENCE N76-41-58W 54.413', THENCE N71-01-50W 58.884', THENCE N66-30-25W 54.456', THENCE S83-02-43W 104.887', THENCE N88-38-03W 46.317', THENCE N60-17-28W 48.259', THENCE N25-05-14W 66.515', THENCE N17-34-05E 82.455', THENCE N54-19-28E 62.568', THENCE N49-26-21E 74.783', THENCE N39-11-03E 72.413', THENCE S77-15-35W 79.040', THENCE N84-17-05W 63.473', THENCE N16-52-07W 81.164', THENCE N05-12-36E 104.562', THENCE N18-19-30E 63.176', THENCE N08-16-25E 66.775', THENCE N47-45-39E 41.840', THENCE S78-38-56W 47.876', THENCE S54-44-10W 60.364', THENCE S68-11-25W 60.311', THENCE N33-05-26W 53.062', THENCE N05-27-08W 65.388', THENCE N08-39-49E 70.535', THENCE N43-46-45W 40.789', THENCE S26-42-55W 75.854', THENCE S27-05-03W 59.402', THENCE S01-03-38E 123.924', THENCE S04-00-31E 142.724', THENCE S00-52-38W 77.086', THENCE S17-15-54W 49.533', THENCE S15-02-12W 72.572', THENCE S60-36-53W 41.155', THENCE S01-09-27W 57.180', THENCE N83-10-16W 50.081', THENCE N65-57-53W 106.722', THENCE N74-51-28W 33.400', THENCE N56-55-04W 68.762', THENCE N04-14-13W 35.490', THENCE N19-21-30E 66.916', THENCE N12-46-03W 112.754', THENCE N15-35-17E 64.528', THENCE N10-51-05W 56.571', THENCE N23-28-45W 58.409', THENCE N05-04-19E 61.998', THENCE N38-17-05W 112.258', THENCE N27-51-05W 200.871', THENCE N41-00-53E 152.398', THENCE N13-08-02E 308.058', THENCE N15-25-20E 300.832', THENCE N03-10-47E 180.278', THENCE N10-40-11W 342.146', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 67.040', SAID CURVE HAVING A RADIUS OF 360.000', THENCE N00-00-00E 100.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 496.895', SAID CURVE HAVING A RADIUS OF 260.000', THENCE N70-30-00E 100.000', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 209.107', SAID CURVE HAVING A RADIUS OF 360.000', THENCE S70-14-26E 536.399', THENCE S19-45-34W 75.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 410.486', SAID CURVE HAVING A RADIUS OF 720.269', THENCE N77-06-23E 551.469', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 182.732', SAID CURVE HAVING A RADIUS OF 466.143', THENCE S80-26-00E 170.000', THENCE S16-09-10W 143.827', THENCE S01-28-08E 390.128', THENCE S12-05-41E 143.178', THENCE S36-52-12E 100.000', THENCE S68-11-55E 200.000', TO THE POINT OF BEGINNING AND CONTAINING 91.92 ACRES, MORE OR LESS.

POINT NO.	BEARING	DISTANCE
0093-0617	S71-25-36W	6.709
0617-0616	S33-55-55W	72.249
0616-0615	S01-19-17W	39.723
0615-0614	S26-07-33W	34.519
0614-0613	N72-37-25W	43.275
0613-0612	N75-41-18W	57.943
0612-0611	S61-41-01W	65.917
0611-0610	S05-55-09E	66.317
0610-0609	N72-32-51E	40.815
0609-0608	S52-36-30E	65.353
0608-0607	S34-55-28E	62.534
0607-0606	S15-35-53E	125.285
0606-0605	S37-50-05E	97.320
0605-0604	S09-30-44E	61.267
0604-0603	S10-28-07W	38.685
0603-0602	S02-36-27E	71.746
0602-0601	S20-48-50W	58.703
0601-0600	S34-01-08W	57.571
0600-0599	S51-41-22W	54.729
0599-0598	S78-21-55W	121.698
0598-0597	N76-56-48W	52.457
0597-0596	N26-36-53W	67.687
0596-0595	N04-30-00E	83.138
0595-0594	N27-04-30W	36.737
0594-0593	S86-57-30W	81.984
0593-0592	N47-44-56W	122.234
0592-0591	N27-56-22W	82.747
0591-0590	N14-48-39E	35.305
0590-0589	N33-23-19W	54.752
0589-0588	N09-36-01W	94.308
0588-0587	N11-43-42W	70.246
0587-0586	N07-18-36E	92.809
0586-0585	N31-32-34E	106.561
0585-0584	S65-26-53W	119.085
0584-0583	S30-38-12W	72.945
0583-0582	S49-38-51W	75.103
0582-0581	N57-53-18W	65.777
0581-0580	N59-19-52W	94.740
0580-0579	N11-51-14W	59.751
0579-0578	N06-24-20W	88.764
0578-0577	N84-22-55W	26.600
0577-0576	N19-30-28W	81.204
0576-0575	S36-26-20W	63.499
0575-0574	N47-04-57W	59.644
0574-0573	S60-47-01W	36.342
0573-0572	S33-36-42E	41.959
0572-0571	S17-17-39E	43.383
0571-0570	S12-01-34E	99.858
0570-0569	S02-19-09E	124.425
0569-0568	S31-09-10E	69.577
0568-0567	S25-01-58E	62.788
0567-0566	S10-14-20W	57.901
0566-0565	N78-31-01E	47.222
0565-0564	S38-12-00E	53.556
0564-0563	S05-54-29E	52.822
0563-0562	S51-08-45W	33.057
0562-0561	S10-19-00E	35.927
0561-0560	S48-48-59E	53.712
0560-0559	S30-06-12E	93.002
0559-0558	S02-31-23E	57.700
0558-0557	S33-37-11E	54.918
0557-0556	S05-58-08W	58.295
0556-0555	S66-49-36W	106.250
0555-0554	N83-25-22W	65.198
0554-0553	N47-50-19W	58.414
0553-0552	N48-48-19W	69.266
0552-0551	S27-14-37W	51.438
0551-0550	S13-50-27E	45.852
0550-0490	S85-05-18W	47.350
0490-0489	S84-00-21W	23.874
0489-0488	N76-28-29W	38.940
0488-0487	N78-45-19W	39.570
0487-0483	N76-41-58W	54.413
0483-0482	N71-01-50W	58.884
0482-0481	N66-30-25W	54.456
0481-0480	S83-02-43W	104.887
0480-0479	N88-38-03W	46.317
0479-0478	N60-17-28W	48.259
0478-0549	N25-05-14W	66.515
0549-0548	N17-34-05E	82.455
0548-0547	N54-19-28E	62.568
0547-0546	N49-26-21E	74.783
0546-0545	N39-11-03E	72.413
0545-0544	S77-15-35W	79.040
0544-0543	N84-17-05W	63.473
0543-0542	N16-52-07W	81.164
0542-0541	N05-12-36E	104.562
0541-0540	N18-19-30E	63.176
0540-0539	N08-16-25E	66.775
0539-0538	N47-45-39E	41.840
0538-0537	S78-38-56W	47.876
0537-0536	S54-44-10W	60.364
0536-0535	S68-11-25W	60.311
0535-0534	N33-05-26W	53.062
0534-0533	N05-27-08W	65.388
0533-0532	N08-39-49E	70.535
0532-0531	N43-46-45W	40.789
0531-0530	S26-42-55W	75.854
0530-0529	S27-05-03W	59.402
0529-0528	S01-03-38E	123.924
0528-0527	S04-00-31E	142.724
0527-0526	S00-52-38W	77.086
0526-0525	S17-15-54W	49.533
0525-0524	S15-02-12W	72.572
0524-0523	S60-36-53W	41.155
0523-0471	S01-09-27W	57.180
0471-0520	N83-10-16W	50.081
0520-0519	N65-57-53W	106.722
0519-0518	N74-51-28W	33.400
0518-0517	N56-55-04W	68.762
0517-0516	N04-14-13W	35.490
0516-0515	N19-21-30E	66.916
0515-0514	N12-46-03W	112.754
0514-0513	N15-35-17E	64.528
0513-0512	N10-51-05W	56.571
0512-0511	N23-28-45W	58.409
0511-0510	N05-04-19E	61.998

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 2:30 PM 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 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS SHALL HAVE A FLOOR SPACE OF NOT LESS THAN 1200 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 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.

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.

9. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION, ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 456.00M.G.L.S.D., AS DETERMINED FROM BENCH MARK N103,USC&GS 1935.

10. 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.

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 6th DAY OF July, 1972.

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

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

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

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

APPROVED: _____
DATE: 7/6/72

RECORD PLAT
ADDRESS CODE
CARIBE SUBDIVISION
BLOCKS 1 thru 7

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

REVISIONS		
DATE	BY	DESCRIPTION
6-30-72	JCB	LEV
7-6-72	JTR	U
8-3-72	JTR	

DRAWN
DATE
CHK
CHK

162 LOTS