

CICLAMOR SUBDIVISION
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (2.924 ACRES) OF SECTION 10; IN THE NW 1/4 OF THE NW 1/4 (2.775 ACRES); IN THE NW 1/4 OF THE NW 1/4 (2.423 ACRES); IN THE SW 1/4 OF THE NW 1/4 (0.624 ACRES) OF SECTION 15; IN THE SW 1/4 OF THE NW 1/4 (0.415 ACRES) OF SECTION 16; ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 63.42 FEET SOUTH AND 339.17 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 10 (ARKANSAS STATE PLANE COORDINATES OF NORTH 73.092.02 FEET AND EAST 1,721,555.83 FEET); THENCE, N 10° 49' 39" E 189.32 FEET; THENCE, S 42° 46' 20" E 284.69 FEET; THENCE, S 45° 45' 27" E 390.00 FEET; THENCE, N 44° 14' 33" E 106.00 FEET; THENCE, SOUTHEASTWARD ALONG THE ARC OF A CURVE TO THE RIGHT 1,563.79 FEET, SAID CURVE HAVING A RADIUS OF 1,539.57 FEET AND A DELTA ANGLE OF 56° 00' 00"; THENCE, S 79° 45' 27" E 520.00 FEET; THENCE, S 74° 39' 54" E 1,263.96 FEET; THENCE, S 50° 00' 00" E 570.00 FEET; THENCE, N 20° 41' 26" W 210.43 FEET; THENCE, N 83° 44' 38" E 505.16 FEET; THENCE, NORTHEASTWARD ALONG THE ARC OF A CURVE TO THE LEFT 558.79 FEET, SAID CURVE HAVING A RADIUS OF 606.15 FEET AND A DELTA ANGLE OF 55° 22' 50"; THENCE, N 33° 21' 48" E 279.26 FEET; THENCE, N 76° 05' 58" E 206.72 FEET; THENCE, N 14° 05' 33" E 246.82 FEET; THENCE, E 19° 17' 24" W 211.30 FEET; THENCE, S 01° 01' 49" E 278.04 FEET TO THE POINT OF BEGINNING, CONTAINING 34.553 ACRES, MORE OR LESS.

BLOCK 1		BLOCK 1 CONT.	
LOT 1	0.312 AC.	LOT 37	0.303 AC.
LOT 2	0.246 AC.	LOT 38	0.289 AC.
LOT 3	0.267 AC.	LOT 39	0.281 AC.
LOT 4	0.240 AC.	LOT 40	0.246 AC.
LOT 5	0.263 AC.	LOT 41	0.245 AC.
LOT 6	0.205 AC.	LOT 42	0.239 AC.
LOT 7	0.273 AC.		
LOT 8	0.292 AC.	BLOCK 2	
LOT 9	0.237 AC.	LOT 1	0.266 AC.
LOT 10	0.247 AC.	LOT 2	0.284 AC.
LOT 11	0.253 AC.	LOT 3	0.312 AC.
LOT 12	0.256 AC.	LOT 4	0.361 AC.
LOT 13	0.387 AC.	LOT 5	0.283 AC.
LOT 14	0.308 AC.	LOT 6	0.267 AC.
LOT 15	0.345 AC.	LOT 7	0.263 AC.
LOT 16	0.341 AC.	LOT 8	0.278 AC.
LOT 17	0.276 AC.	LOT 9	0.276 AC.
LOT 18	0.335 AC.	LOT 10	0.249 AC.
LOT 19	0.280 AC.	LOT 11	0.235 AC.
LOT 20	0.301 AC.	LOT 12	0.236 AC.
LOT 21	0.350 AC.	LOT 13	0.304 AC.
LOT 22	0.287 AC.	LOT 14	0.223 AC.
LOT 23	0.302 AC.	LOT 15	0.240 AC.
LOT 24	0.349 AC.	LOT 16	0.235 AC.
LOT 25	0.315 AC.	LOT 17	0.239 AC.
LOT 26	0.279 AC.	LOT 18	0.269 AC.
LOT 27	0.280 AC.	LOT 19	0.294 AC.
LOT 28	0.264 AC.		
LOT 29	0.279 AC.	BLOCK 3	
LOT 30	0.292 AC.	LOT 1	0.293 AC.
LOT 31	0.259 AC.	LOT 2	0.281 AC.
LOT 32	0.265 AC.	LOT 3	0.315 AC.
LOT 33	0.264 AC.	LOT 4	0.270 AC.
LOT 34	0.259 AC.	LOT 5	0.343 AC.
LOT 35	0.234 AC.	LOT 6	0.323 AC.
LOT 36	0.239 AC.	LOT 7	0.278 AC.
		LOT 8	0.260 AC.
		LOT 9	0.270 AC.
		LOT 10	0.261 AC.
		LOT 11	0.274 AC.
		LOT 12	0.337 AC.

SUBDIVISION TOTALS

LOTTED AREA	20.562 ACRES
STREET AREA	7.299 ACRES
COMMON PROPERTIES	11.267 ACRES
TOTAL	39.528 ACRES

LENGTH OF RECORDED STREETS
100' R/W 1,515 LINEAL FEET
50' R/W 3,416 LINEAL FEET

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

NW 1/4 NW 1/4, SECTION 15
T-1-S, R-18-W

NE 1/4 NW 1/4, SECTION 15
T-1-S, R-18-W

SW 1/4 NW 1/4, SECTION 15
T-1-S, R-18-W

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

GINESTA SUBDIVISION

BARLOVENTO SUBDIVISION

SORPRESA SUBDIVISION

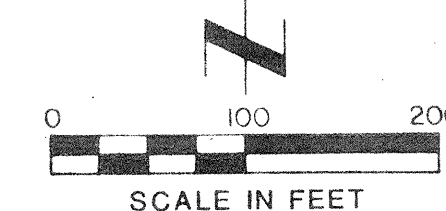
BANDEROLA SUBDIVISION

DEDALERA SUBDIVISION

SW CORNER, SECTION 10
T-1-S, R-18-W
ARKANSAS STATE PLANE 42
COORDINATES: N=723,092.02
E=1,721,555.83

LETISTIA DRIVE
75' R/W

100' R/W



LEGEND

---	BOUNDARY OF SUBDIVISION
---	LAND LINES OF SECTIONS
---	BUILDING SET BACK LINE
---	15' UTILITY EASEMENT
---	CENTERLINE OF STREET

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), HEREAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF THE ESTATE REFLECTED BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- 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 30TH DAY OF MARCH, 1972, WHICH IS HEREIN 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 REINFORCING 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.
- 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 LOTS WITHIN AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOISE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE 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.
- 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 IN ANY HEREIN RECORDED. SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, 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 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, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAUPS 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 VERTICAL 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 SKILFUL CONSIDERATION WITH ITS PURPOSES TO MINIMIZE 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 ALIENATING 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

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.

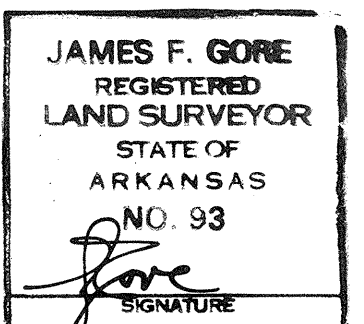
DATE OF EXECUTION _____ BY _____
TITLE
SALINE COUNTY PLANNING BOARD

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 THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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



ADDRESSES
COPY

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	
RECORD PLAT				SCALE: 1" = 100'			
CICLAMOR SUBDIVISION				DRAWN: J.D.F. DATE: 6/83			
BLOCKS 1-3				CHECKED: J.D.F. DATE: 6/83			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: J.D.F. DATE: 11-7-83			
Cooper Consultants, Inc.				FILE NO. 4-116-SD			
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72712				DWG. NO. 4-116-(12)-1903			
				JOB NO. _____ SHEET 1 OF 1			