

NE 1/4 NE 1/4
SECTION 10
T-1-S, R-18-W

SE 1/4 NE 1/4
SECTION 10
T-1-S, R-18-W

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 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.
- GOLF VIEW LOT, SEE NOTE 5.

NE 1/4 SE 1/4
SECTION 10
T-1-S, R-18-W

Saldana
Subdivision

NW 1/4 NW 1/4
SECTION 11
T-1-S, R-18-W

PONCE DE LEON
GOLF COURSE

SW 1/4 NW 1/4
SECTION 11
T-1-S, R-18-W

NW 1/4 SW 1/4
SECTION 11
T-1-S, R-18-W

TOTAL AREA

LOTTED AREA	38,113 AC.
COMMON PROPERTIES	1,774 AC.
RESERVED PROPERTIES	17,019 AC.
STREET AREA	68,331 AC.
TOTAL	

LENGTH OF RECORDED STREETS

180' RIGHT-OF-WAY	2003 LINEAL FEET ±
50' RIGHT-OF-WAY	7476 LINEAL FEET ±
40' RIGHT-OF-WAY	175 LINEAL FEET ±

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (6.331 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (14.806 ACRES ±), IN THE NE 1/4 OF THE SE 1/4 (1,931 ACRES ±) OF SECTION 10; IN THE NW 1/4 OF THE NW 1/4 (18,917 ACRES ±), IN THE SW 1/4 OF THE NW 1/4 (20,922 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (5,824 ACRES ±) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 558.29 FEET SOUTH AND 138.84 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11 (ARIZONA STATE PLANE COORDINATES OF NORTH 728,271.720 FEET AND EAST 1,726,417.239 FEET); THENCE, S 77° 17' 50" E 610.24 FEET; THENCE, S 52° 44' 21" E 180.44 FEET; THENCE, S 65° 55' 28" E 257.39 FEET; THENCE, S 42° 01' 07" E 271.90 FEET; THENCE, S 49° 51' 07" W 312.05 FEET; THENCE, S 22° 06' 34" W 172.70 FEET; THENCE, S 36° 01' 30" W 204.02 FEET; THENCE, N 86° 40' 13" W 90.14 FEET; THENCE, S 54° 27' 44" W 86.02 FEET; THENCE, S 24° 30' 27" W 747.33 FEET; THENCE, S 09° 08' 50" W 440.60 FEET; THENCE, S 04° 45' 49" W 120.42 FEET; THENCE, S 22° 14' 56" E 118.85 FEET; THENCE, S 53° 51' 51" E 145.00 FEET; THENCE, S 12° 05' 41" W 71.59 FEET; THENCE, S 45° 00' 00" W 98.99 FEET; THENCE, S 67° 53' 26" W 150.75 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 427.83 FEET, SAID CURVE HAVING A RADIUS OF 1992.04 FEET AND A DELTA ANGLE OF 12° 16' 53" W; THENCE, S 44° 13' 48" W 180.00 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 992.98 FEET, SAID CURVE HAVING A RADIUS OF 2175.84 FEET AND A DELTA ANGLE OF 26° 08' 52" W; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 213.17 FEET, SAID CURVE HAVING A RADIUS OF 488.96 FEET AND A DELTA ANGLE OF 24° 58' 49" W; THENCE, N 41° 24' 33" E 450.00 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 230.71 FEET, SAID CURVE HAVING A RADIUS OF 215.66 FEET AND A DELTA ANGLE OF 61° 17' 37" W; TO THE POINT OF BEGINNING, CONTAINING 68,331 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 11th DAY OF November, 1982, 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, R.L.S. NO. 93, ARKANSAS

BLOCK 1	LOT 11 0.257 AC.	LOT 14 0.272 AC.	LOT 9 0.376 AC.
LOT 1 0.312 AC.	LOT 12 0.297 AC.	LOT 15 0.266 AC.	LOT 10 0.342 AC.
LOT 2 0.254 AC.	LOT 13 0.253 AC.	LOT 16 0.308 AC.	LOT 11 0.263 AC.
LOT 3 0.251 AC.	LOT 14 0.304 AC.	LOT 17 0.231 AC.	LOT 12 0.232 AC.
LOT 4 0.262 AC.	LOT 15 0.284 AC.	LOT 18 0.225 AC.	LOT 13 0.247 AC.
LOT 5 0.250 AC.	LOT 16 0.253 AC.	LOT 19 0.275 AC.	LOT 14 0.334 AC.
LOT 6 0.274 AC.	LOT 17 0.256 AC.	LOT 20 0.278 AC.	LOT 15 0.271 AC.
LOT 7 0.237 AC.	LOT 18 0.232 AC.	LOT 21 0.236 AC.	LOT 16 0.287 AC.
LOT 8 0.244 AC.	LOT 19 0.210 AC.	LOT 22 0.283 AC.	LOT 17 0.295 AC.
LOT 9 0.246 AC.	LOT 20 0.242 AC.	LOT 23 0.328 AC.	LOT 18 0.295 AC.
LOT 10 0.250 AC.	LOT 21 0.250 AC.	LOT 24 0.290 AC.	LOT 19 0.322 AC.
LOT 11 0.241 AC.	LOT 22 0.273 AC.	LOT 25 0.292 AC.	LOT 20 0.248 AC.
LOT 12 0.238 AC.	LOT 23 0.281 AC.	LOT 26 0.445 AC.	LOT 21 0.278 AC.
LOT 13 0.241 AC.	LOT 24 0.279 AC.	LOT 27 0.263 AC.	LOT 22 0.277 AC.
LOT 14 0.275 AC.	LOT 25 0.244 AC.	LOT 28 0.223 AC.	LOT 23 0.334 AC.
LOT 15 0.231 AC.	LOT 26 0.232 AC.	LOT 29 0.254 AC.	LOT 24 0.427 AC.
LOT 16 0.223 AC.	LOT 27 0.246 AC.	LOT 30 0.282 AC.	TOTAL 7,152 AC.
LOT 17 0.285 AC.	LOT 28 0.235 AC.	LOT 31 0.293 AC.	
LOT 18 0.363 AC.	LOT 29 0.269 AC.	LOT 32 0.317 AC.	
LOT 19 0.281 AC.	LOT 30 0.263 AC.	LOT 33 0.264 AC.	LOT 1 0.314 AC.
LOT 20 0.315 AC.	LOT 31 0.284 AC.	LOT 34 0.240 AC.	LOT 2 0.333 AC.
LOT 21 0.244 AC.	LOT 32 0.284 AC.	LOT 35 0.226 AC.	LOT 3 0.321 AC.
LOT 22 0.265 AC.	LOT 33 0.274 AC.	LOT 36 0.244 AC.	LOT 4 0.279 AC.
LOT 23 0.257 AC.	LOT 34 0.261 AC.	LOT 37 0.240 AC.	LOT 5 0.363 AC.
LOT 24 0.234 AC.	LOT 35 0.242 AC.	LOT 38 0.241 AC.	LOT 6 0.368 AC.
LOT 25 0.262 AC.	LOT 36 0.286 AC.	LOT 39 0.296 AC.	LOT 7 0.256 AC.
LOT 26 0.304 AC.	TOTAL 6,275 AC.	LOT 40 0.285 AC.	LOT 8 0.223 AC.
LOT 27 0.299 AC.		LOT 41 0.229 AC.	LOT 9 0.285 AC.
LOT 28 0.296 AC.		LOT 42 0.259 AC.	TOTAL 2,682 AC.
LOT 29 0.240 AC.		LOT 43 0.250 AC.	
TOTAL 7,454 AC.		TOTAL 11,550 AC.	

BLOCK 2	LOT 1 0.273 AC.	LOT 4 0.266 AC.	LOT 7 0.237 AC.	LOT 10 0.262 AC.	LOT 13 0.277 AC.
LOT 2 0.275 AC.	LOT 5 0.266 AC.	LOT 8 0.251 AC.	LOT 11 0.266 AC.	LOT 12 0.272 AC.	LOT 14 0.277 AC.
LOT 3 0.280 AC.	LOT 6 0.229 AC.	LOT 9 0.316 AC.	LOT 12 0.246 AC.	LOT 13 0.272 AC.	LOT 14 0.277 AC.
LOT 4 0.238 AC.	LOT 7 0.237 AC.	LOT 8 0.251 AC.	LOT 9 0.240 AC.	LOT 10 0.241 AC.	
LOT 5 0.229 AC.	LOT 6 0.225 AC.	LOT 7 0.237 AC.	LOT 8 0.240 AC.	LOT 9 0.241 AC.	
LOT 6 0.257 AC.	LOT 7 0.237 AC.	LOT 8 0.251 AC.	LOT 9 0.240 AC.	LOT 10 0.241 AC.	
LOT 7 0.237 AC.	LOT 8 0.251 AC.	LOT 9 0.240 AC.	LOT 10 0.241 AC.		
LOT 8 0.251 AC.	LOT 9 0.240 AC.	LOT 10 0.241 AC.			
LOT 9 0.240 AC.	LOT 10 0.241 AC.				
LOT 10 0.241 AC.					

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	APPROVED

RECORD PLAT

SCALE: 1" = 100'

DRAWN: T.A. DATE: 11/85

CHECKED: J.F.G. DATE: 11/85

APPROVED: J.F.G. DATE: 11/85

FILE NO: 4-116-SD

JOB NO: 4-116-(12)-2092

DWG NO: 4-116-(12)-2092

1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

COOPER CONSULTANTS

1 OF 1

- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
- COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY FORMERLY NAMED CHOCOLATE VILLAGE DEVELOPMENT COMPANY, INC.) 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:
- 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 DECLARATION 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, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970 DECLARATION AFORESAID, WHICH 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 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 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, EXCEPT ON LOTS MARKED (C) MINIMUM 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 PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
 - COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT, RIGHT 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, RAMP 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 THERETOFORE 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.

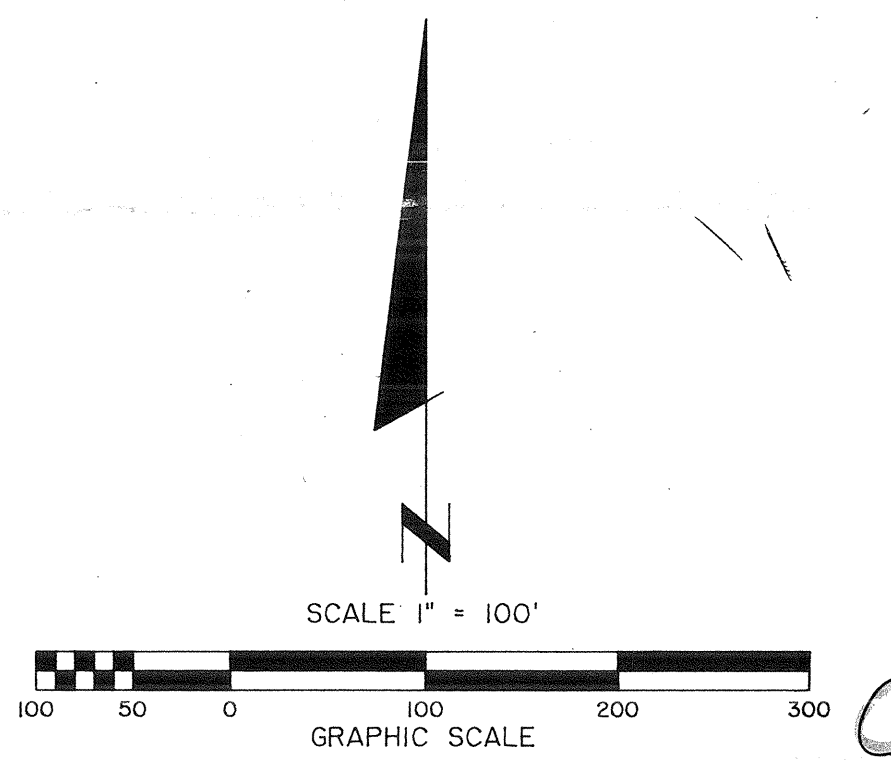
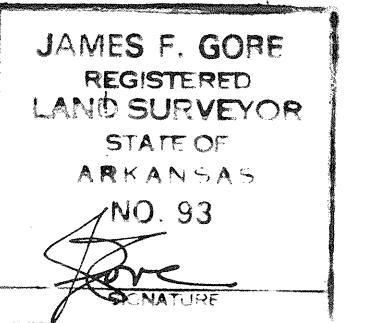
DATED THIS 11TH DAY OF NOVEMBER, 1982

COOPER COMMUNITIES, INC.
BY: *James F. Gore*
EXECUTIVE VICE PRESIDENT

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, AND 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