



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

COOPER COMMUNITIES, INC., HERINAFTER REFERRED TO AS DEVELOPER, HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING A PORTION OF THE LANDS REFLECTED HEREON AS DEVACA SUBDIVISION, BLOCKS 1 THRU 14 INCLUSIVE, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON JUNE 13, 1972, IN DEED BOOK 157 AT PAGE 387, AND A PLAT DESIGNATING A PORTION OF THE LANDS REFLECTED HEREON AS DEVACA SUBDIVISION, BLOCKS 15 THRU 18 INCLUSIVE, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON AUGUST 10, 1972, IN DEED BOOK 158 AT PAGE 413, AND HEREBY REPLATS ALL OF THE LANDS REFLECTED ON THE ABOVE DESCRIBED PLATS AS DEVACA SUBDIVISION BLOCK 1 SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC. IS THE OWNER OF ALL LANDS AS SHOWN ON THIS REPLAT AND REFLECTED ON THE ORIGINAL PLAT OF DEVACA SUBDIVISION, BLOCKS 1 THRU 14 INCLUSIVE, AND ON THE ORIGINAL PLAT OF DEVACA SUBDIVISION, BLOCKS 15 THRU 18 INCLUSIVE, AND HEREBY REPLATS SAID PROPERTIES FOR THE PURPOSE OF RESUBDIVIDING THE LANDS CONTAINED THEREON AND CHANGING THE DESIGNATION OF CERTAIN AREAS TO RESERVED PROPERTIES. PURSUANT TO THE REPLATS NO LANDS ARE CURRENTLY DESIGNATED AS BLOCKS 2 THRU 18 INCLUSIVE.
2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY THE 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. SUPPLEMENTAL DECLARATIONS OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WERE HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE ORIGINAL PLAT OF DEVACA SUBDIVISION, BLOCKS 1 THRU 14 INCLUSIVE, WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 10TH DAY OF JUNE, 1972, IN RECORD BOOK 157, AT PAGE 388, ET SEQ. AND ON THE ORIGINAL PLAT OF DEVACA SUBDIVISION, BLOCKS 15 THRU 18 INCLUSIVE WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 10TH DAY OF AUGUST, 1972, IN RECORD BOOK 158, AT PAGE 414, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATIONS AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO THE PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLAT.
3. AS INDICATED BY THEIR SIGNATURES HEREON, THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, THE HOT SPRINGS VILLAGE ARCHITECTURAL CONTROL COMMITTEE AND THE SALINE COUNTY PLANNING BOARD, DO HEREBY JOIN IN THIS REPLAT FOR PURPOSES OF INDICATING THEIR CONSENT HERETO.
4. THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT 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.
5. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
6. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS DESIGNATED ON THIS REPLAT OR IN THE NOTES.
7. ALL LOTS REFLECTED UPON THE REPLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS OF THE DECLARATION AFORESAID 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 1200 SQUARE FEET.
8. SETBACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER TO THE PROVISIONS OF THE DECLARATION AFORESAID.
9. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 18 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE REPLAT AS PROTECTIVE SCREENING AREAS.
10. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT 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, DRAINAGE, 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 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 _____ DAY OF _____, 19____

COOPER COMMUNITIES, INC.

_____, PRESIDENT

HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION

THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION HEREBY APPROVES THE REPLAT AS SHOWN HEREON.

DATE _____ PRESIDENT _____

Address Copy

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED DATE	BY	APPROVED BY DATE
RECORD REPLAT						
DEVACA SUBDIVISION						
BLOCK 1						
HOT SPRINGS VILLAGE, ARKANSAS						
COOPER COMMUNITIES, INC.						
PLANNING & ENGINEERING DIV. - LOT PRODUCTION						
BELLA VISTA VILLAGE, ARKANSAS						
DRAWN: J.G. DATE: 6/27/78						
TRACED: DATE: 7/19/78						
CHECKED: J.G. DATE: 7/19/78						
APPROVED: DATE: 7-19-78						
DWG. NO. 4-116-(12)-1643						
FILE: 4-116-50						
SHEET 1 OF 1						

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 (37.731 ACRES +), SE 1/4 OF THE NE 1/4 (38.214 ACRES +), NE 1/4 OF THE SW 1/4 (2.045 ACRES +), NW 1/4 OF THE SE 1/4 (24.115 ACRES +), NE 1/4 OF THE SE 1/4 (34.088 ACRES +), SE 1/4 OF THE SE 1/4 (0.401 ACRES +) OF SECTION 31 AND IN THE NW 1/4 OF THE SW 1/4 (4.474 ACRES +) OF SECTION 32 ALL OF T-1-N, R-18-W OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2,534.308 FEET NORTH AND 573.732 FEET EAST OF THE SOUTHEAST CORNER OF SAID SECTION 31 (ARKANSAS STATE PLANE COORDINATES OF N-735,405.894 FEET AND E-1,713,828.288 FEET) THENCE S 72° 28' 28" W 398.497 FEET, THENCE S 65° 51' 18" W 317.805 FEET, THENCE N 81° 52' 12" E 70.711 FEET, THENCE S 88° 02' 10" E 58.310 FEET, THENCE S 04° 04' 19" E 413.247 FEET, THENCE S 09° 00' 00" W 50.000 FEET, THENCE S 30° 15' 14" W 219.781 FEET, THENCE S 38° 00' 00" W 170.000 FEET, THENCE S 48° 00' 00" W 280.000 FEET, THENCE N 44° 00' 00" W 215.000 FEET, THENCE N 64° 00' 00" W 985.000 FEET, THENCE N 34° 00' 00" W 770.000 FEET, THENCE S 83° 00' 00" W 280.000 FEET, THENCE N 33° 01' 01" W 417.432 FEET, THENCE N 54° 00' 00" E 137.000 FEET, THENCE N 45° 34' 10" E 254.450 FEET, THENCE N 33° 00' 00" E 203.000 FEET, THENCE N 09° 00' 00" E 158.000 FEET, THENCE N 60° 57' 11" W 140.917 FEET, THENCE N 02° 03' 27" E 1,337.183 FEET, THENCE S 88° 58' 35" E 2,424.988 FEET, THENCE S 00° 28' 58" W 1,371.717 FEET, THENCE S 87° 17' 18" E 581.013 FEET, THENCE S 00° 00' 00" W 172.843 FEET, THENCE S 45° 00' 00" W 56.569 FEET TO THE POINT OF BEGINNING AND CONTAINING 141.082 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 19th DAY OF July, 1978, 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, R.L.S. NO. 93, ARKANSAS

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

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

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