

THE HOT SPRINGS VILLAGE ARCHITECTURAL CONTROL COMMITTEE HEREBY APPROVES THE REPLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 19____

TOTAL AREAS

Common Properties	62.478 AC.
Reserved Properties	51.028 AC.
Street Right-of-way	21.642 AC.
Subdivision Total	110.478 AC.

STREET LENGTHS

40' Right-of-way	473'
50' Right-of-way	12,395'
180' Right-of-way	1,149'



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

COOPER COMMUNITIES, INC., HEREINAFTER 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 THE LANDS REFLECTED HEREON AS BLOCKS 1 THRU 9, DOSEL SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON JANUARY 15, 1980, IN DEED BOOK 225 AT PAGE 742, AND HEREBY REPLATS SAID LANDS SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC. IS THE OWNER OF ALL LANDS AS SHOWN IN BLOCKS 1 THRU 9, DOSEL SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, AND HEREBY REPLATS SAID PROPERTIES FOR THE PURPOSE OF CORRECTING AN INCORRECT MEASUREMENT ON LOT 4, BLOCK 1, HEREOF.
2. AT 2:30 PM 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. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID. SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 15TH DAY OF JANUARY, 1980, IN RECORD BOOK 225, AT PAGE 739, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION 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 PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLAT.
3. AS INDICATED BY THEIR SIGNATURES HEREON, THE OWNERS AND/OR CONTRACT PURCHASERS OF ALL OTHER LOTS CONTAINED ON THE ORIGINAL PLAT FOR DOSEL SUBDIVISION, TOGETHER WITH 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. 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.
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 16 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 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, 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 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 22 DAY OF April, 1980.

COOPER COMMUNITIES, INC.

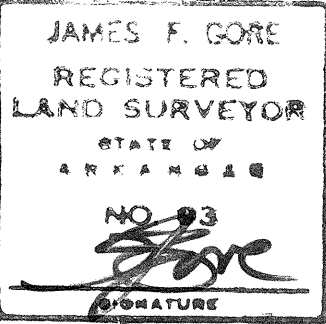
BY James F. Gore PRESIDENT

LAND SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT THE PERSON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 22 DAY OF APRIL, 1980, 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 PERSONS 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
JAMES F. GORE, R. L. S. NO. 82, ARKANSAS



CERTIFICATE OF FINAL APPROVAL

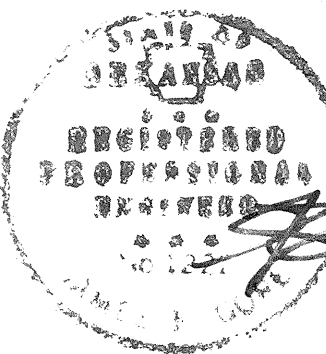
PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD ON 22 APRIL 1980, AND ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLIED WITH, THIS DOCUMENT IS HEREBY APPROVED AND THE CORNERS ARE HEREBY SET AND THE RIGHTS OF SAID RULES AND REGULATIONS.

DATE OF RECEPTION 22 APR 1980
BY Saline County Planning Board

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

Address Copy

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE
1			RECORD REPLAT		
DOSEL SUBDIVISION					
SHEET 1 OF 1					
HOT SPRINGS VILLAGE, ARKANSAS					
Cooper Consultants, Inc.					
RT 6 BOX 80 BENTONVILLE, ARKANSAS 72712					



HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION APPROVAL

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

DATE _____ PRESIDENT _____