NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONNECTION WITH THE REPLAT 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 BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 1 THROUGH 7, ECUESTRE SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON THE 19TH DAY OF DECEMBER, 1985, IN DEED BOOK 278 AT PAGE 667 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. DEVELOPER IS THE OWNER OF BLOCKS 1 THROUGH 7, ECUESTRE SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF INDICATING THE 100 YEAR FLOOD PLAIN; REDUCING THE NUMBER OF LOTS IN SAID SUBDIVISION FROM 82 TO 59; RENUMBERING THE LOTS WITHIN SAID SUBDIVISION; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA; INCREASING THE TOTAL ACREAGE OF THE COMMON PROPERTIES; RELOCATING CERTAIN UTILITY AND DRAINAGE EASEMENTS AND MODIFYING CERTAIN BUILDING SETBACK LINES.

2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, 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 18, ET SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS 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 19TH DAY OF DECEMBER, 1985, IN RECORD BOOK 278 AT PAGE 665, 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. 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 THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

5. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

6. 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.

7. 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 PLAT AS PROTECTIVE SCREENING AREAS.

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. 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

10. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.

11. DEVELOPER, 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, DRAINING, 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, 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. DEVELOPER, 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 8 DAY OF Nov, 1988.

COOPER COMMUNITIES, INC.

BY: _____
PRESIDENT

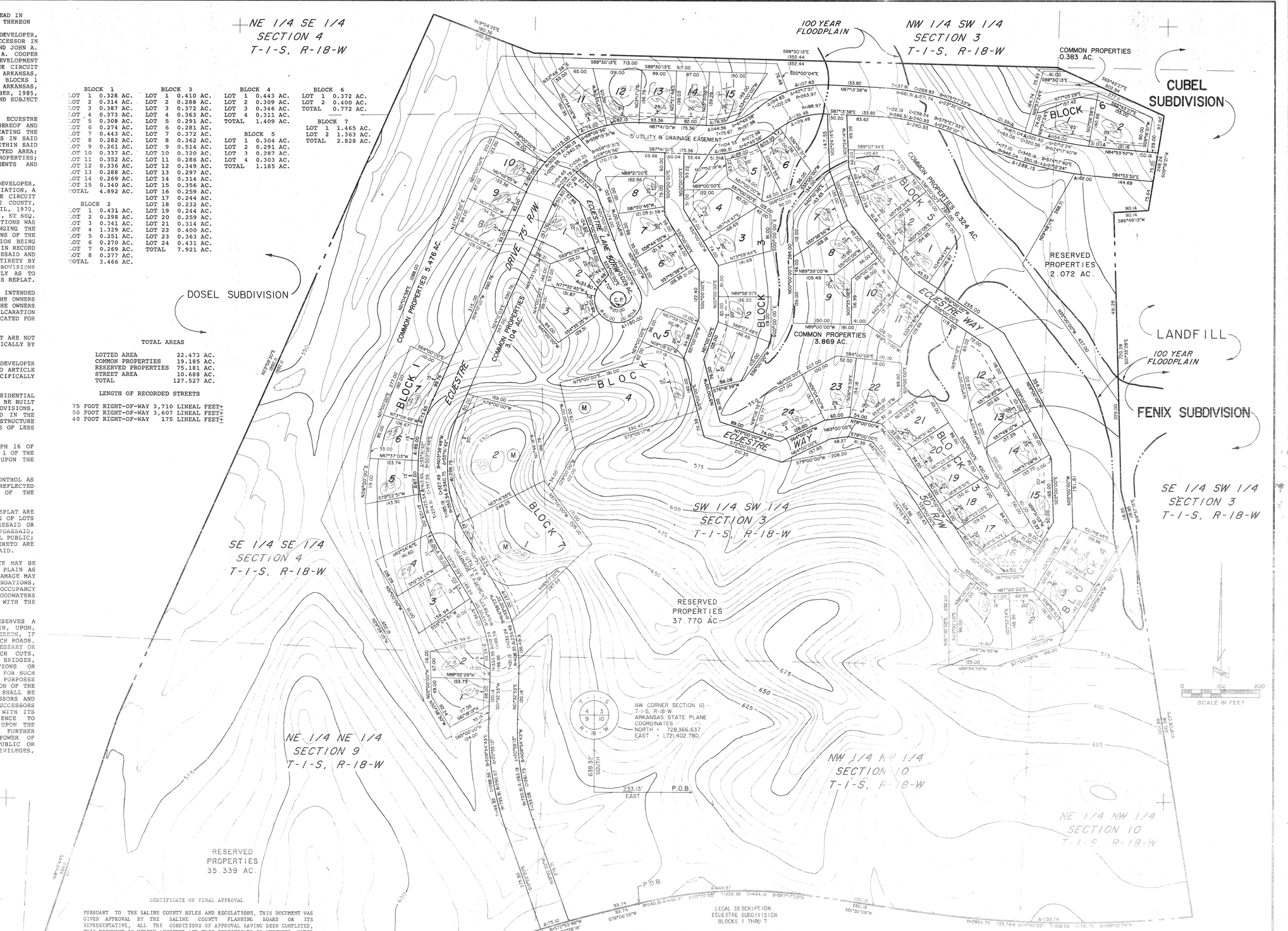
BLOCK 1		BLOCK 3		BLOCK 4		BLOCK 6	
LOT 1	0.328 AC.	LOT 1	0.410 AC.	LOT 1	0.443 AC.	LOT 1	0.372 AC.
LOT 2	0.314 AC.	LOT 2	0.288 AC.	LOT 2	0.309 AC.	LOT 2	0.400 AC.
LOT 3	0.387 AC.	LOT 3	0.372 AC.	LOT 3	0.346 AC.	TOTAL	0.772 AC.
LOT 4	0.373 AC.	LOT 4	0.363 AC.	LOT 4	0.311 AC.		
LOT 5	0.308 AC.	LOT 5	0.291 AC.	TOTAL	1.409 AC.	BLOCK 7	
LOT 6	0.274 AC.	LOT 6	0.281 AC.			LOT 1	1.465 AC.
LOT 7	0.443 AC.	LOT 7	0.372 AC.	BLOCK 5		LOT 2	1.363 AC.
LOT 8	0.282 AC.	LOT 8	0.362 AC.	LOT 1	0.304 AC.	TOTAL	2.828 AC.
LOT 9	0.261 AC.	LOT 9	0.514 AC.	LOT 2	0.291 AC.		
LOT 10	0.337 AC.	LOT 10	0.320 AC.	LOT 3	0.287 AC.		
LOT 11	0.352 AC.	LOT 11	0.286 AC.	LOT 4	0.303 AC.		
LOT 12	0.336 AC.	LOT 12	0.349 AC.	TOTAL	1.185 AC.		
LOT 13	0.288 AC.	LOT 13	0.297 AC.				
LOT 14	0.269 AC.	LOT 14	0.314 AC.				
LOT 15	0.340 AC.	LOT 15	0.356 AC.				
TOTAL	4.892 AC.	LOT 16	0.259 AC.				
		LOT 17	0.244 AC.				
BLOCK 2		LOT 18	0.232 AC.				
LOT 1	0.431 AC.	LOT 19	0.244 AC.				
LOT 2	0.298 AC.	LOT 20	0.259 AC.				
LOT 3	0.341 AC.	LOT 21	0.314 AC.				
LOT 4	1.329 AC.	LOT 22	0.400 AC.				
LOT 5	0.251 AC.	LOT 23	0.363 AC.				
LOT 6	0.270 AC.	LOT 24	0.431 AC.				
LOT 7	0.269 AC.	TOTAL	7.921 AC.				
LOT 8	0.277 AC.						
TOTAL	3.466 AC.						

TOTAL AREAS

LOTTED AREA	22.473 AC.
COMMON PROPERTIES	19.185 AC.
RESERVED PROPERTIES	75.181 AC.
STREET AREA	10.688 AC.
TOTAL	127.527 AC.

LENGTH OF RECORDED STREETS

75 FOOT RIGHT-OF-WAY	3,710 LINEAL FEET±
50 FOOT RIGHT-OF-WAY	3,607 LINEAL FEET±
40 FOOT RIGHT-OF-WAY	175 LINEAL FEET±



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. (1175)
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE
- C.P. COMMON PROPERTIES
- 100 YEAR FLOODPLAIN, SEE NOTE 10.

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

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE _____ DAY OF _____, 198__, 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.

HAROLD E. HENRY R.L.S. NO. 691, ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 691 HAROLD E. HENRY SIGNATURE PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION
ECUESTRE SUBDIVISION
BLOCKS 1 THRU 7

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (18.136 AC. ±) AND IN THE NE 1/4 OF THE NW 1/4 (5.786 AC. ±) OF SECTION 10, IN THE NE 1/4 OF THE NE 1/4 (25.256 AC. ±) AND IN THE NW 1/4 OF THE NE 1/4 (0.007 ACRES ±) OF SECTION 9, IN THE SE 1/4 OF THE SE 1/4 (22.439 ACRES ±) AND IN THE NE 1/4 OF THE SE 1/4 (1.660 ACRES ±) OF SECTION 4, IN THE SW 1/4 OF THE SW 1/4 (46.439 ACRES ±) AND IN THE SE 1/4 OF THE SW 1/4 (7.863 ACRES ±) OF SECTION 3, 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 639.32 FEET SOUTH AND 233.13 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 10 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,366.637 FEET AND EAST 1,721,402.780 FEET); THENCE, S 76° 06' 55" W 93.74 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 321.92 FEET, SAID CURVE HAVING A RADIUS OF 2864.78 FEET AND A DELTA ANGLE OF 06° 26' 18"; THENCE, S 69° 40' 37" W 427.04 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 675.57 FEET, SAID CURVE HAVING A RADIUS OF 1397.39 FEET AND A DELTA ANGLE OF 27° 41' 59"; THENCE, N 82° 37' 24" W 84.02 FEET; THENCE, N 21° 04' 58" E 10.29 FEET; THENCE, N 82° 37' 24" W 71.57 FEET; THENCE, N 16° 40' 44" E 836.11 FEET; THENCE, N 23° 59' 30" E 1992.11 FEET; THENCE, S 69° 04' 25" E 280.36 FEET; THENCE, S 88° 30' 13" E 1352.44 FEET; THENCE, S 65° 43' 27" E 302.94 FEET; THENCE, S 09° 16' 21" W 248.24 FEET; THENCE, S 86° 49' 13" W 90.14 FEET; THENCE, S 01° 35' 28" E 720.28 FEET; THENCE, S 14° 37' 15" E 118.85 FEET; THENCE, S 09° 06' 07" E 1001.98 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 733.74 FEET, SAID CURVE HAVING A RADIUS OF 2864.79 FEET AND A DELTA ANGLE OF 14° 40' 25"; THENCE, N 81° 32' 09" W 760.19 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 446.97 FEET; SAID CURVE HAVING A RADIUS OF 1145.91 FEET AND A DELTA ANGLE OF 22° 20' 58" TO THE POINT OF BEGINNING, CONTAINING 127.527 ACRES, MORE OR LESS.

- Address Copy -

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"= 300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY CHECKED	DATE	BY APPROVED	DATE
			RECORD REPLAT	SCALE: 1" = 100'			
			ECUESTRE SUBDIVISION	DRAWN: TA	DATE: 10/85		
			BLOCKS 1 THRU 7 INCLUSIVE	CHECKED: WJS	DATE: 7/88		
			HOT SPRINGS VILLAGE, ARKANSAS	APPROVED: JW	DATE: 11-7-88		
				FILE NO: 4-116-51			
			COOPER CONSULTANTS 1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714	DWG. NO: 4-116-(12)-2206			
				JOB NO:	FILED IN: 12	SHEET: 1 of 1	

59 LOTS