

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 BY REASON OF MERGERS) THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE 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 O'CLOCK 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, AT 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 DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 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 PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 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 THE PLAT OR IN THE NOTES.
- UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- SET BACK 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.
- 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 SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535 M.G.L. \pm 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
- 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREOF ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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 THEREAFTER 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 ALLENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 14th DAY OF August, 1990.

COOPER COMMUNITIES, INC.

BY *Ray S. D. Smith*
PRESIDENT

NOTARY PUBLIC

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

NE 1/4 SE 1/4 SEC. 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.
- COMMON PROPERTIES

LAKE BALBOA

SALDANA SUBDIVISION

NOTE:
THE 100-YEAR FLOOD LINE, ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 537.9 M.G.L. NO RESIDENCE MAY BE BUILT WITH A HABITABLE FLOOR LESS THAN ONE FOOT ABOVE THIS ELEVATION.

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

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

CURVE CHART					CHORD		CHORD BEARING	
CURVE NO.	RADIUS	ARC	DELTA					
1	960.00'	601.91'	035°55'26"	592.10'	S 05°38'09" E			
2	910.00'	570.56'	035°55'26"	561.26'	N 05°38'59" W			
3	476.77'	267.17'	032°06'27"	263.69'	S 28°21'57" W			
4	426.77'	239.15'	032°06'27"	236.03'	N 28°21'57" E			
5	240.00'	173.70'	041°28'07"	169.94'	S 23°41'07" E			
6	290.00'	209.89'	041°28'07"	205.34'	N 23°41'07" E			
7	201.42'	257.94'	073°22'31"	240.67'	S 33°44'12" E			
8	251.42'	321.98'	073°22'31"	300.42'	N 33°44'12" W			
9	80.00'	136.33'	097°38'31"	120.43'	S 85°35'55" W			
10	130.00'	221.54'	097°38'31"	195.69'	N 85°35'55" E			
11	80.00'	133.26'	095°26'26"	118.38'	S 10°56'34" E			
12	130.00'	216.55'	095°26'26"	192.37'	N 10°56'34" W			
13	170.00'	112.69'	037°58'44"	110.63'	S 46°43'22" E			
14	120.00'	79.54'	037°58'44"	78.09'	N 46°43'22" W			
15	144.00'	229.74'	091°24'33"	206.14'	S 17°58'16" W			
16	94.00'	149.97'	091°24'33"	134.56'	N 17°58'16" E			
17	470.00'	361.75'	044°06'00"	352.89'	S 41°37'33" W			
18	520.00'	400.24'	044°06'00"	390.43'	N 41°37'33" E			
19	60.00'	188.50'	180°00'00"	120.00'	S 12°18'44" W			
20	20.00'	62.83'	180°00'00"	40.00'	S 12°18'44" W			
21	60.00'	188.50'	180°00'00"	120.00'	S 44°25'11" W			
22	20.00'	62.83'	180°00'00"	40.00'	S 44°25'11" W			
23	60.00'	188.50'	180°00'00"	120.00'	N 70°25'27" W			
24	20.00'	62.83'	180°00'00"	40.00'	N 70°25'27" W			
25	476.77'	50.02'	006°00'42"	50.00'	S 24°39'34" W			

BLOCK 1			BLOCK 2			BLOCK 3		
LOT 1	0.421 AC.	LOT 30	0.531 AC.	LOT 1	0.372 AC.	LOT 1	0.308 AC.	
LOT 2	0.346 AC.	LOT 31	0.678 AC.	LOT 2	0.353 AC.	LOT 2	0.319 AC.	
LOT 3	0.381 AC.	LOT 32	0.856 AC.	LOT 3	0.292 AC.	LOT 3	0.299 AC.	
LOT 4	0.351 AC.	LOT 33	0.796 AC.	LOT 4	0.278 AC.	LOT 4	0.405 AC.	
LOT 5	0.322 AC.	LOT 34	0.665 AC.	LOT 5	0.348 AC.	LOT 5	0.299 AC.	
LOT 6	0.347 AC.	LOT 35	0.749 AC.	LOT 6	0.451 AC.	LOT 6	0.299 AC.	
LOT 7	0.409 AC.	LOT 36	0.886 AC.	LOT 7	0.524 AC.	LOT 7	0.299 AC.	
LOT 8	0.530 AC.	LOT 37	0.636 AC.	LOT 8	0.487 AC.	LOT 8	0.299 AC.	
LOT 9	0.472 AC.	LOT 38	0.459 AC.	LOT 9	0.585 AC.	LOT 9	0.299 AC.	
LOT 10	0.552 AC.	LOT 39	0.434 AC.	LOT 10	0.327 AC.	LOT 10	0.299 AC.	
LOT 11	0.544 AC.	LOT 40	0.318 AC.	LOT 11	0.305 AC.	LOT 11	0.299 AC.	
LOT 12	0.426 AC.	LOT 41	0.385 AC.	LOT 12	0.275 AC.	LOT 12	0.299 AC.	
LOT 13	0.468 AC.	LOT 42	0.423 AC.	LOT 13	0.352 AC.	LOT 13	0.299 AC.	
LOT 14	0.383 AC.	LOT 43	0.415 AC.	LOT 14	0.339 AC.	LOT 14	0.299 AC.	
LOT 15	0.453 AC.	LOT 44	0.355 AC.	LOT 15	0.426 AC.	LOT 15	0.299 AC.	
LOT 16	0.460 AC.	LOT 45	0.369 AC.	LOT 16	0.300 AC.	LOT 16	0.299 AC.	
LOT 17	0.402 AC.	LOT 46	0.359 AC.	LOT 17	0.265 AC.	LOT 17	0.299 AC.	
LOT 18	0.257 AC.	LOT 47	0.378 AC.	LOT 18	0.275 AC.	LOT 18	0.299 AC.	
LOT 19	0.288 AC.	LOT 48	0.333 AC.	LOT 19	0.333 AC.	LOT 19	0.299 AC.	
LOT 20	0.282 AC.	LOT 49	0.322 AC.	LOT 20	0.333 AC.	LOT 20	0.299 AC.	
LOT 21	0.406 AC.	LOT 50	0.338 AC.	LOT 21	0.338 AC.	LOT 21	0.299 AC.	
LOT 22	0.317 AC.	LOT 51	0.319 AC.	LOT 22	0.319 AC.	LOT 22	0.299 AC.	
LOT 23	0.304 AC.	LOT 52	0.319 AC.	LOT 23	0.319 AC.	LOT 23	0.299 AC.	
LOT 24	0.374 AC.	LOT 53	0.308 AC.	LOT 24	0.308 AC.	LOT 24	0.299 AC.	
LOT 25	0.388 AC.	LOT 54	0.337 AC.	LOT 25	0.337 AC.	LOT 25	0.299 AC.	
LOT 26	0.459 AC.	LOT 55	0.316 AC.	LOT 26	0.316 AC.	LOT 26	0.299 AC.	
LOT 27	0.396 AC.	LOT 56	0.332 AC.	LOT 27	0.332 AC.	LOT 27	0.299 AC.	
LOT 28	0.625 AC.	LOT 57	0.407 AC.	LOT 28	0.407 AC.	LOT 28	0.299 AC.	
LOT 29	0.763 AC.	LOT 58	0.415 AC.	LOT 29	0.415 AC.	LOT 29	0.299 AC.	

TOTAL AREA	
LOTTED AREA	32.725 AC.
COMMON PROPERTIES	6.346 AC.
STREETS	6.495 AC.
TOTAL	45.566 AC.



NORTHEAST CORNER SEC. 10
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES
NORTH 728,271.720'
EAST 1,726,417.239'

LENGTH OF RECORDED STREETS
40 FOOT RIGHT-OF-WAY 882 LINEAL FEET
50 FOOT RIGHT-OF-WAY 4,952 LINEAL FEET

LEGAL DESCRIPTION
ENCANTADO SUBDIVISION
BLOCKS 1-3

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (10.946 ACRES), IN THE NW 1/4 OF THE SE 1/4 (15.150 ACRES), IN THE SW 1/4 OF THE NE 1/4 (2.544 ACRES) IN THE SE 1/4 OF THE NE 1/4 (16.248 ACRES) AND IN THE NE 1/4 OF THE NE 1/4 (10.678 ACRES) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

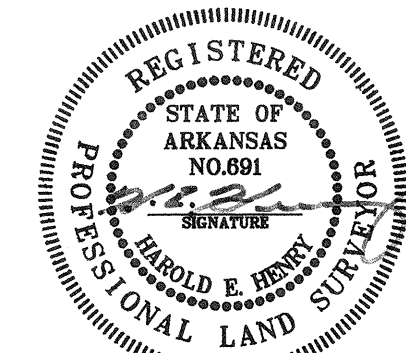
BEGINNING AT A POINT 2819.99 FEET SOUTH AND 342.30 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 10 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,271.720 FEET AND EAST 1,726,417.239 FEET); THENCE, S 62° 45' 35" W 702.90 FEET; THENCE, S 29° 59' 35" W 264.20 FEET; THENCE, S 13° 01' 53" W 131.38 FEET; THENCE, N 00° 00' 00" W 0.20 FEET; THENCE, S 17° 01' 03" W 94.80 FEET; THENCE, S 27° 46' 11" W 123.73 FEET; THENCE, S 36° 49' 17" W 121.01 FEET; THENCE, S 40° 01' 03" W 90.47 FEET; THENCE, S 53° 53' 07" W 89.91 FEET; THENCE, S 70° 13' 34" W 94.67 FEET; THENCE, N 73° 26' 10" W 40.88 FEET; THENCE, N 26° 12' 20" W 72.51 FEET; THENCE, N 13° 14' 29" E 79.99 FEET; THENCE, N 83° 51' 05" W 62.44 FEET; THENCE, N 16° 44' 43" W 55.87 FEET; THENCE, N 18° 36' 09" W 97.64 FEET; THENCE, S 59° 33' 27" W 25.50 FEET; THENCE, N 60° 53' 53" W 60.62 FEET; THENCE, N 47° 23' 04" W 71.28 FEET; THENCE, N 19° 55' 48" W 108.81 FEET; THENCE, N 14° 35' 04" W 95.99 FEET; THENCE, N 02° 43' 45" E 69.81 FEET; THENCE, N 22° 25' 54" E 79.89 FEET; THENCE, N 14° 53' 08" E 54.64 FEET; THENCE, N 27° 45' 22" W 111.58 FEET; THENCE, N 15° 37' 02" W 90.49 FEET; THENCE, N 07° 17' 45" W 17.12 FEET; THENCE, N 15° 16' 37" E 48.96 FEET; THENCE, N 32° 02' 36" E 629.32 FEET; THENCE, N 74° 34' 10" E 458.53 FEET; THENCE, N 11° 21' 48" E 421.26 FEET; THENCE, N 10° 34' 40" W 230.13 FEET; THENCE, N 23° 36' 42" W 250.00 FEET; THENCE, N 66° 23' 18" E 465.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 178.68 FEET, SAID CURVE HAVING A RADIUS OF 885.42 FEET AND A DELTA ANGLE OF 11° 33' 33"; THENCE, S 09° 37' 19" E 850.56 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 669.07 FEET, SAID CURVE HAVING A RADIUS OF 2175.84 FEET AND A DELTA ANGLE OF 17° 37' 06" TO THE POINT OF BEGINNING, CONTAINING 45.566 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 16th DAY OF August, 1990, 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
HAROLD E. HENRY, R.L.S. NO. 691 ARKANSAS



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

REVISION			REVISION DESCRIPTION			BY			DATE		
NUMBER	BY	DATE				CHECKED	DATE	BY	DATE	APPROVED	
			RECORD PLAT			SCALE: 1"=100'					
			ENCANTADO SUBDIVISION			DRAWN: JDF DATE: 6/90					
			BLOCKS 1-3			CHECKED: JDF DATE: 7/90					
						APPROVED: JDF DATE: 8/16/90					
						FILE NO: 4-116-50					
						HOT SPRINGS VILLAGE, ARKANSAS					
						DWG. NO. 4-116-(12)-2317					
						SHEET 1 OF 1					
						78 LOTS					