

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON.

COOPER COMMUNITIES, INC., (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF DEED REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE IN THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS:

- ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINTLY BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND OFFICE RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION OF SUBDIVISION, DATED THE 20TH DAY OF APRIL, 1970, WHICH 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 AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD AND RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. 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 THE PLAT 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.
- 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 AND AS DESIGNATED 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 1000 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREOF 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 ADJUNCTS OR INSTALLATIONS WHICH MAY BE NECESSARY OR DESIRABLE 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 THEREOF 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 ALLEVIATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 30TH DAY OF MARCH, 1972.

COOPER COMMUNITIES, INC.

BY VICE PRESIDENT, DEVELOPER

DEED DESCRIPTION
ESCOCIA SUBDIVISION
BLOCKS 1 THRU 3 INCLUSIVE

PARCEL OF LAND LYING IN LOT 1 OF THE FRACTIONAL NE 1/4 (0.2843 ACRES), IN THE NE 1/4 OF THE SW 1/4 (14.3173 ACRES), IN THE SW 1/4 OF THE SE 1/4 (0.2340 ACRES) IN THE NE 1/4 OF THE SW 1/4 (35.2223 ACRES) AND IN THE SW 1/4 OF THE SE 1/4 (4.2516 ACRES) ALL IN SECTION 6, T-1-S, R-18-W, OF THE FIFTY-TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 28.784 FEET EAST AND 921.470 FEET NORTH OF THE SW CORNER OF SECTION 6, T-1-S, R-18-W (ARKANSAS STATE PLANE COORDINATES OF N = 728,357.801 FEET AND E = 1,705,651.272 FEET); THENCE N 34° 31' 12" E 176.218 FEET; THENCE N 89° 29' 21" E 366.396 FEET; THENCE N 38° 42' 21" E 527.331 FEET; THENCE N 18° 07' 04" E 173.133 FEET; THENCE N 09° 40' 15" E 371.881 FEET; THENCE S 62° 04' 00" E 600.763 FEET; THENCE SOUTHEASTWARDLY 416.212 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 674.548 FEET AND A DELTA ANGLE OF 87° 15' 21"; THENCE S 89° 15' 21" E 170.324 FEET; THENCE SOUTHEASTWARDLY 678.540 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 657.004 FEET AND A DELTA ANGLE OF 89° 56' 58"; THENCE S 30° 45' 23" E 408.108 FEET; THENCE S 59° 10' 37" W 842.259 FEET; THENCE SOUTHEASTWARDLY 521.716 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,844.861 FEET AND A DELTA ANGLE OF 29° 48' 15"; THENCE S 12° 38' 52" W 94.153 FEET; THENCE SOUTHWESTWARDLY 76.125 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 989.838 FEET AND A DELTA ANGLE OF 43° 42' 37"; THENCE S 31° 58' 15" W 13.110 FEET; THENCE SOUTHWESTWARDLY 538.493 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 482.897 FEET AND A DELTA ANGLE OF 62° 41' 14"; THENCE N 38° 42' 31" W 25.835 FEET; THENCE NORTHWESTWARDLY 388.841 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,542.381 FEET AND A DELTA ANGLE OF 18° 35' 47"; THENCE N 68° 43' 44" E 721.797 FEET; THENCE NORTHWESTWARDLY 71.032 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,600.764 FEET AND A DELTA ANGLE OF 01° 15' 00", TO THE POINT OF BEGINNING, CONTAINING 75.0738 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 30TH DAY OF MARCH, 1972, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

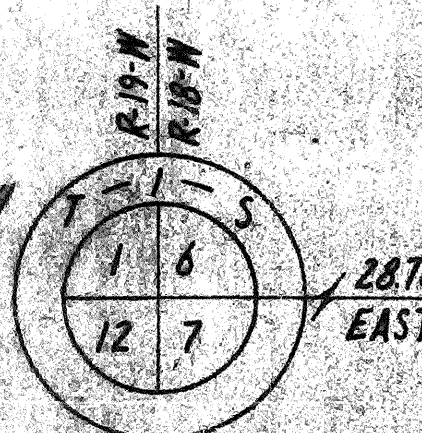
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

JAMES F. GORE, R. L. S. NO. 93, ARKANSAS

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

Lot	Acres	Lot	Acres	Lot	Acres
1	0.2228	1	0.2228	1	0.2228
2	0.2311	2	0.2311	2	0.2311
3	0.2276	3	0.2276	3	0.2276
4	0.2127	4	0.2127	4	0.2127
5	0.2413	5	0.2413	5	0.2413
6	0.2612	6	0.2612	6	0.2612
7	0.2636	7	0.2636	7	0.2636
8	0.2308	8	0.2308	8	0.2308
9	0.2058	9	0.2058	9	0.2058
10	0.2698	10	0.2698	10	0.2698
11	0.2480	11	0.2480	11	0.2480
12	0.2334	12	0.2334	12	0.2334
13	0.2195	13	0.2195	13	0.2195
14	0.2911	14	0.2911	14	0.2911
15	0.2820	15	0.2820	15	0.2820
16	0.3245	16	0.3245	16	0.3245
17	0.2780	17	0.2780	17	0.2780
18	0.2309	18	0.2309	18	0.2309
19	0.2277	19	0.2277	19	0.2277
20	0.2651	20	0.2651	20	0.2651
21	0.2685	21	0.2685	21	0.2685
22	0.2700	22	0.2700	22	0.2700
23	0.2101	23	0.2101	23	0.2101
24	0.2019	24	0.2019	24	0.2019
25	0.2168	25	0.2168	25	0.2168
26	0.2589	26	0.2589	26	0.2589
27	0.2680	27	0.2680	27	0.2680
28	0.2345	28	0.2345	28	0.2345
29	0.2531	29	0.2531	29	0.2531
30	0.2489	30	0.2489	30	0.2489
31	0.2618	31	0.2618	31	0.2618
32	0.2686	32	0.2686	32	0.2686
33	0.2591	33	0.2591	33	0.2591
34	0.2513	34	0.2513	34	0.2513
35	0.2785	35	0.2785	35	0.2785
36	0.2593	36	0.2593	36	0.2593
37	0.2592	37	0.2592	37	0.2592
38	0.2474	38	0.2474	38	0.2474
39	0.2364	39	0.2364	39	0.2364
40	0.2881	40	0.2881	40	0.2881
41	0.3049	41	0.3049	41	0.3049
42	0.3119	42	0.3119	42	0.3119
43	0.2873	43	0.2873	43	0.2873
44	0.2828	44	0.2828	44	0.2828
45	0.3024	45	0.3024	45	0.3024
46	0.2630	46	0.2630	46	0.2630
47	0.3027	47	0.3027	47	0.3027
48	0.3178	48	0.3178	48	0.3178
49	0.3229	49	0.3229	49	0.3229
50	0.3014	50	0.3014	50	0.3014
51	0.3088	51	0.3088	51	0.3088
52	0.3288	52	0.3288	52	0.3288

ARKANSAS STATE PLANE
COORDINATES OF
N = 728,357.801
E = 1,705,651.272



ESCOCIA SUBDIVISION ACREAGES				
Lots	Street R/W	Common Property	Reserved Property	Total
Lot 1 Fr 1 NE 1/4	0	0	0.0248	0
Lot 1 Fr 1 NW 1/4	9.0258	0.4617	1.2703	10.7578
NW 1/4 SW 1/4	9.0932	1.7195	4.3538	15.1665
SW 1/4 SW 1/4	7.3211	1.8141	5.0828	14.2180
SE 1/4 SW 1/4	0.0281	0	0.3049	0.3330
NE 1/4 SW 1/4	17.1089	5.1791	7.4525	29.7405
NW 1/4 SE 1/4	0.5747	0.7888	2.7268	4.0903
TOTAL	37.7526	9.4557	21.2570	68.0885

LEGEND

SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

CONTOUR LINES: THESE LINES SHOW THE ELEVATION OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHS. THESE LINES ARE INCLUDED ON THE PLAT FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY PURPOSE WITHOUT FIELD CONFIRMATION.

BUILDING SETBACK LINE

750

Address Cor

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED BY	APPROVED
1			RECORD PLAT		
ESCOCIA SUBDIVISION BLOCKS 1 THRU 3 INCLUSIVE HOT SPRINGS VILLAGE, ARKANSAS				COOPER COMMUNITIES, INC. PLANNING & ENGINEERING DIV. Bella Vista Village, Arkansas	
APPROVED: _____ DATE: 7-6-78				APPROVED: _____ DATE: 7-6-78	