SW 1/4 NE 1/4, SECTION 16
T-1-S, R-18-W

SE 1/4 NE 1/4, SECTION 16
T-1-S, R-18-W

NW 1/4 SE 1/4, SECTION 16
T-1-S, R-18-W

NE 1/4 SE 1/4, SECTION 16
T-1-S, R-18-W

SE 1/4 SW 1/4, SECTION 16
T-1-S, R-18-W

SW 1/4 SE 1/4, SECTION 16
T-1-S, R-18-W

Dedalera Subdivision

Jubileo Subdivision

Cresta Subdivision

Pintuerero Subdivision

Balboa Golf Course

FAISAN WAY 30' R/W

JILGUERO LN 50' R/W

PINTUERERO WAY 50' R/W

BALEARIC ROAD 100' R/W

COMMON PROPERTIES 0.106 AC.

COMMON PROPERTIES 0.134 AC.

COMMON PROPERTIES 0.268 AC.

COMMON PROPERTIES 0.157 AC.

COMMON PROPERTIES 0.341 AC.

COMMON PROPERTIES 0.150 AC.

COMMON PROPERTIES 3.596 AC.

COMMON PROPERTIES 1.089 AC.

FAISAN LANE 50' R/W

CIRCLE

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 1	
LOT	ACREAGE
1	0.282
2	0.312
3	0.312
4	0.392
5	0.250
6	0.246
7	0.243
8	0.301
9	0.514
10	0.589
11	0.470
12	0.420
13	0.374
BLOCK-1	4.705

BLOCK 2	
LOT	ACREAGE
1	0.467
2	0.352
3	0.347
4	0.305
5	0.333
6	0.304
7	0.305
8	0.305
9	0.302
10	0.272
11	0.274
12	0.354
13	0.560
14	0.418
15	0.344
16	0.346
17	0.329
18	0.469
BLOCK-2	6.386

BLOCK 3	
LOT	ACREAGE
1	0.347
2	0.681
3	0.447
4	0.375
5	0.321
6	0.426
7	0.494
8	0.317
9	0.301
10	0.312
11	0.333
12	0.411
13	0.304
14	0.277
15	0.283
16	0.282
17	0.310
18	0.277
19	0.320
BLOCK-3	6.818

BLOCK 4	
LOT	ACREAGE
1	0.398
2	0.402
3	0.287
4	0.297
5	0.356
6	0.260
7	0.266
8	0.263
9	0.265
10	0.260
11	0.278
12	0.261
13	0.346
14	0.316
15	0.221
16	0.296
17	0.280
18	0.280
19	0.349
20	0.337
21	0.598
22	0.462
23	0.413
24	0.333
25	0.372
26	0.249
27	0.258
28	0.256
29	0.311
BLOCK-4	9.270

BLOCK 5	
LOT	ACREAGE
1	0.279
2	0.487
3	0.418
4	0.321
5	0.263
6	0.368
7	0.320
8	0.423
9	0.383
10	0.304
11	0.272
BLOCK-5	3.838

BLOCK 6	
LOT	ACREAGE
1	0.332
2	0.357
3	0.327
4	0.323
BLOCK-6	1.339
TOTAL	32.356

LINEAL FEET OF STREET

100' RIGHT-OF-WAY	1112	FT.
50' RIGHT-OF-WAY	4562	FT.
40' RIGHT-OF-WAY	806	FT.

ACREAGE CHART

LOTS	32.356	ACRES
COMMON PROPERTIES	5.899	ACRES
STREETS	8.529	ACRES
TOTAL	46.784	ACRES

0 100 200
SCALE IN FEET

94 LOTS

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, 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 THRU 6, FAISAN SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON DECEMBER 2, 1983, IN DEED BOOK 256 AT PAGE 745 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC. IS THE OWNER OF BLOCKS 1 THRU 6, FAISAN SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF DELETING LOT 14 BLOCK 2, LOT 3 BLOCK 4, LOT 8 BLOCK 5; AND FOR THE PURPOSE OF CHANGING THE INTERIOR LOT LINES OF BLOCK 2, BLOCK 4, AND BLOCK 5; AND FOR THE PURPOSE OF INCREASING THE AREA OF COMMON PROPERTY WITHIN SAID SUBDIVISION.

2. AT 2:30 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 DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 159, 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 2ND DAY OF DECEMBER, 1983, IN RECORD BOOK 256 AT PAGE 746, 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 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 1,200 SQUARE FEET, EXCEPT ON GOLF COURSE LOTS, MINIMUM SHALL BE 1,200 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 REPLAT 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 OF 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. 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, 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 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 THERETOFORE 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.

11. AS INDICATED BY THEIR SIGNATURE HEREON, THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION DOES HEREBY JOIN IN THIS REPLAT FOR PURPOSES OF INDICATING ITS CONSENT HERETO.

SE CORNER SECTION 16
ARKANSAS STATE PLANE
COORDINATES :
NORTH = 717,814.556
EAST = 1,721,005.482

P.O.B. IDENTICAL

P.O.B. WEST 435.84

NORTH 1708.24

T-1-S / R-18-W
16 15
21 22

DATED THIS 20 DAY OF APRIL, 1984.

COOPER COMMUNITIES, INC.
DEVELOPER

John A. Cooper Jr
PRESIDENT

ASSOCIATION CONSENT

HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, AN ARKANSAS NON-PROFIT CORPORATION, HEREBY APPROVES THIS REPLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 1984.

ATTEST:

_____ SECRETARY

HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION

_____ PRESIDENT

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 20TH DAY OF APRIL, 1984 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

FAISAN SUBDIVISION
BLOCKS 1 THRU 6 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NE 1/4 (1.683 AC. +/-), THE SW 1/4 OF THE NE 1/4 (3.075 AC. +/-), THE NW 1/4 OF THE SE 1/4 (21.123 AC. +/-), THE NE 1/4 OF THE SE 1/4 (6.857 AC. +/-), THE SW 1/4 OF THE SE 1/4 (11.524 AC. +/-) AND THE SE 1/4 OF THE SW 1/4 (2.522 AC. +/-), ALL OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY ARKANSAS, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,814.556 FEET AND EAST 1,721,005.482 FEET) RUN NORTH 1,708.24 FEET TO A POINT; THENCE, WEST 435.84 FEET TO THE POINT OF BEGINNING; THENCE, N21°02'15"W 60.00 FEET; THENCE, N38°35'41"W 178.10 FEET; THENCE, N47°42'26"W 404.21 FEET; THENCE, S83°28'32"W 308.00 FEET; THENCE, S61°22'27"W 298.48 FEET; THENCE, S29°51'07"W 265.19 FEET; THENCE, S [illegible]°08'W 360.00 FEET; THENCE, S52°34'13"W 179.06 FEET; THENCE, S30°57'50"W 58.31 FEET; THENCE, S48°05'39"W 262.01 FEET; THENCE, S14°14'29"W 203.25 FEET; THENCE, S75°45'31"E 130.00 FEET; THENCE, S14°14'29"W 170.00 FEET; THENCE, S16°58'58"W 150.45 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 279.68 FEET, SAID CURVE HAVING A RADIUS OF 1150.00 FEET AND A DELTA ANGLE OF 13°56'04"; THENCE, N86°57'06"W 273.44 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 585.61 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A DELTA ANGLE OF 44°44'16"; THENCE, N47°47'10"E 100.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 210.02 FEET SAID CURVE HAVING A RADIUS OF 650.00 FEET AND A DELTA ANGLE OF 18°30'45"; THENCE, N05°38'26"E 208.64 FEET; THENCE, N34°30'31"E 776.66 FEET; THENCE, N45°47'45"E 509.17 FEET; THENCE, N15°56'43"W 218.40 FEET; THENCE, N40°01'49"E 489.74 FEET; THENCE, N33°41'24"E 216.33 FEET; THENCE, N06°37'57"E 216.45 FEET; THENCE, N53°07'48"E 100.00 FEET; THENCE, S57°27'54"E 343.98 FEET; THENCE, S71°16'27"E 311.49 FEET; THENCE, S06°16'38"E 503.02 FEET; THENCE, S47°45'50"E 513.25 FEET; THENCE, S39°05'38"E 206.16 FEET; THENCE, S2°10'13"E 86.28 FEET; THENCE, S68°57'45"W 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.784 ACRES, MORE OR LESS.

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

LEGEND

BOUNDARY OF SUBDIVISION
LAND LINES OF SECTIONS
BUILDING SETBACK LINE
(G) GOLF VIEW LOT SEE NOTE 6
UTILITY AND DRAINAGE EASEMENT

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	DATE CHECKED	BY	DATE APPROVED

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE

RECORD REPLAT

FAISAN SUBDIVISION

BLOCKS 1 THRU 6 INCLUSIVE

HOT SPRINGS VILLAGE, ARKANSAS

SCALE: 1" = 100'
DRAWN: TA DATE: 2/84
CHECKED: WRS DATE: 2/84
APPROVED: JFG DATE: 4-20-84
FILE NO: 4-116-SD
DWG NO: 4-116-(12)-1948

Cooper Consultants, inc.
P.T. 6 BOX 80 BENTONVILLE, ARKANSAS 72712

JOB NO. | FILED IN: | SHEET 1 OF 1