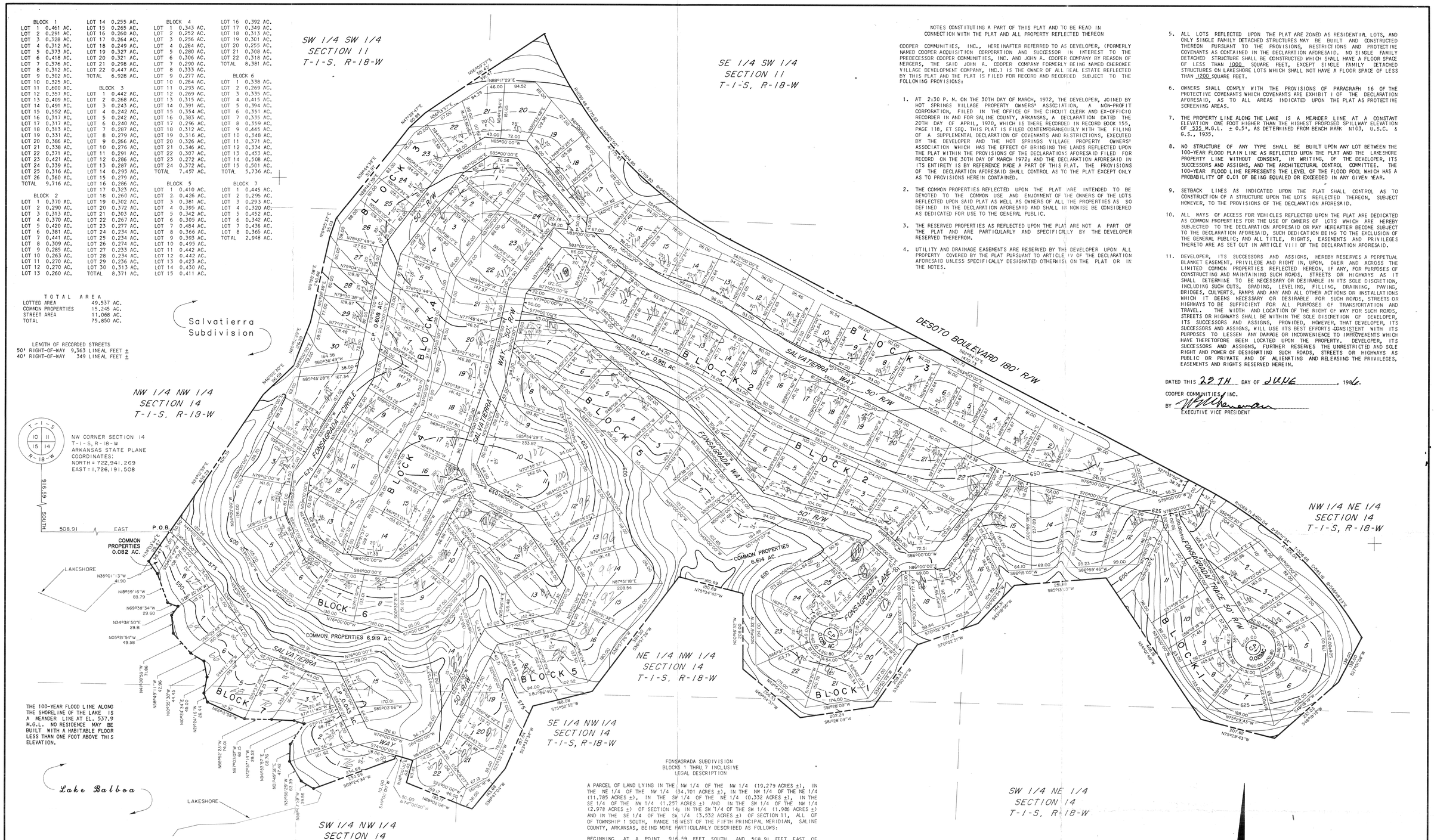
BLOCK 1		LOT 14	0.255 AC.
LOT 1	0.461 AC.	LOT 15	0.265 AC.
LOT 2	0.291 AC.	LOT 16	0.260 AC.
LOT 3	0.328 AC.	LOT 17	0.264 AC.
LOT 4	0.312 AC.	LOT 18	0.249 AC.
LOT 5	0.373 AC.	LOT 19	0.327 AC.
LOT 6	0.418 AC.	LOT 20	0.521 AC.
LOT 7	0.376 AC.	LOT 21	0.298 AC.
LOT 8	0.312 AC.	LOT 22	0.447 AC.
LOT 9	0.302 AC.	TOTAL	6.928 AC.
LOT 10	0.325 AC.		
LOT 11	0.600 AC.	BLOCK 3	
LOT 12	0.357 AC.	LOT 1	0.442 AC.
LOT 13	0.409 AC.	LOT 2	0.268 AC.
LOT 14	0.491 AC.	LOT 3	0.243 AC.
LOT 15	0.552 AC.	LOT 4	0.242 AC.
LOT 16	0.317 AC.	LOT 5	0.242 AC.
LOT 17	0.317 AC.	LOT 6	0.240 AC.
LOT 18	0.313 AC.	LOT 7	0.287 AC.
LOT 19	0.331 AC.	LOT 8	0.279 AC.
LOT 20	0.386 AC.	LOT 9	0.266 AC.
LOT 21	0.338 AC.	LOT 10	0.276 AC.
LOT 22	0.371 AC.	LOT 11	0.291 AC.
LOT 23	0.421 AC.	LOT 12	0.286 AC.
LOT 24	0.339 AC.	LOT 13	0.287 AC.
LOT 25	0.316 AC.	LOT 14	0.295 AC.
LOT 26	0.360 AC.	LOT 15	0.279 AC.
TOTAL	9.716 AC.	LOT 16	0.286 AC.
		LOT 17	0.323 AC.
BLOCK 2		LOT 18	0.260 AC.
LOT 1	0.370 AC.	LOT 19	0.302 AC.
LOT 2	0.290 AC.	LOT 20	0.372 AC.
LOT 3	0.313 AC.	LOT 21	0.303 AC.
LOT 4	0.370 AC.	LOT 22	0.267 AC.
LOT 5	0.420 AC.	LOT 23	0.277 AC.
LOT 6	0.381 AC.	LOT 24	0.234 AC.
LOT 7	0.441 AC.	LOT 25	0.234 AC.
LOT 8	0.309 AC.	LOT 26	0.274 AC.
LOT 9	0.285 AC.	LOT 27	0.233 AC.
LOT 10	0.263 AC.	LOT 28	0.234 AC.
LOT 11	0.270 AC.	LOT 29	0.236 AC.
LOT 12	0.270 AC.	LOT 30	0.313 AC.
LOT 13	0.260 AC.	TOTAL	8.371 AC.

BLOCK 4	
LOT 1	0.343 AC.
LOT 2	0.252 AC.
LOT 3	0.256 AC.
LOT 4	0.284 AC.
LOT 5	0.280 AC.
LOT 6	0.300 AC.
LOT 7	0.290 AC.
LOT 8	0.333 AC.
LOT 9	0.277 AC.
LOT 10	0.284 AC.
LOT 11	0.293 AC.
LOT 12	0.269 AC.
LOT 13	0.315 AC.
LOT 14	0.391 AC.
LOT 15	0.354 AC.
LOT 16	0.383 AC.
LOT 17	0.296 AC.
LOT 18	0.312 AC.
LOT 19	0.316 AC.
LOT 20	0.326 AC.
LOT 21	0.346 AC.
LOT 22	0.307 AC.
LOT 23	0.272 AC.
LOT 24	0.372 AC.
TOTAL	7.457 AC.
BLOCK 5	
LOT 1	0.410 AC.
LOT 2	0.426 AC.
LOT 3	0.381 AC.
LOT 4	0.395 AC.
LOT 5	0.342 AC.
LOT 6	0.305 AC.
LOT 7	0.484 AC.
LOT 8	0.366 AC.
LOT 9	0.393 AC.
LOT 10	0.495 AC.
LOT 11	0.442 AC.
LOT 12	0.442 AC.
LOT 13	0.423 AC.
LOT 14	0.430 AC.
LOT 15	0.411 AC.

LOT 16	0.392 AC.
LOT 17	0.349 AC.
LOT 18	0.313 AC.
LOT 19	0.301 AC.
LOT 20	0.255 AC.
LOT 21	0.308 AC.
LOT 22	0.318 AC.
TOTAL	8.381 AC.
BLOCK 6	
LOT 1	0.338 AC.
LOT 2	0.269 AC.
LOT 3	0.335 AC.
LOT 4	0.415 AC.
LOT 5	0.394 AC.
LOT 6	0.351 AC.
LOT 7	0.335 AC.
LOT 8	0.359 AC.
LOT 9	0.445 AC.
LOT 10	0.348 AC.
LOT 11	0.371 AC.
LOT 12	0.334 AC.
LOT 13	0.433 AC.
LOT 14	0.508 AC.
LOT 15	0.501 AC.
TOTAL	5.736 AC.
BLOCK 7	
LOT 1	0.445 AC.
LOT 2	0.295 AC.
LOT 3	0.293 AC.
LOT 4	0.320 AC.
LOT 5	0.452 AC.
LOT 6	0.342 AC.
LOT 7	0.436 AC.
LOT 8	0.565 AC.
TOTAL	2.948 AC.

TOTAL AREA	
LOTTED AREA	49.537 AC.
COMMON PROPERTIES	15.245 AC.
STREET AREA	11.068 AC.
TOTAL	75.850 AC.

LENGTH OF RECORDED STREETS
50' RIGHT-OF-WAY 9,363 LINEAL FEET ±
40' RIGHT-OF-WAY 349 LINEAL FEET ±



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

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:

1. 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 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 ON THE 30TH DAY OF MARCH 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.

2. 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.

3. 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.

4. 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.

5. 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.

6. 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.

7. 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. ± 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE 100-YEAR FLOOD PLAIN LINE 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 100-YEAR FLOOD LINE REPRESENTS THE LEVEL OF THE FLOOD POOL WHICH HAS A PROBABILITY OF 0.01 OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

9. 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.

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

11. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE LIMITED 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 THEREFORE 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 22TH DAY OF JUNE, 1986.

COOPER COMMUNITIES, INC.
BY [signature]
EXECUTIVE VICE PRESIDENT

FONSAGRADA SUBDIVISION
BLOCKS 1 THRU 7 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (19.279 ACRES ±), IN THE NE 1/4 OF THE NW 1/4 (34.701 ACRES ±), IN THE NW 1/4 OF THE NE 1/4 (11.785 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (0.332 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (1.257 ACRES ±) AND IN THE SW 1/4 OF THE NW 1/4 (2.978 ACRES ±) OF SECTION 14; IN THE SW 1/4 OF THE SW 1/4 (1.986 ACRES ±) AND IN THE SE 1/4 OF THE SW 1/4 (3.532 ACRES ±) OF SECTION 11, ALL OF OF TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 916.59 FEET SOUTH AND 508.91 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,941.269 FEET AND EAST 1,726,191.508 FEET);
THENCE, N 34° 12' 59" E 456.29 FEET; THENCE, N 46° 02' 30" E 116.69 FEET;
THENCE, N 20° 52' 29" E 126.29 FEET; THENCE, N 12° 28' 38" E 240.68 FEET;
THENCE, N 19° 05' 37" E 55.03 FEET; THENCE, N 38° 44' 39" E 317.97 FEET;
THENCE, N 47° 39' 47" E 60.88 FEET; THENCE, N 56° 09' 27" E 391.47 FEET;
THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 775.83 FEET; SAID CURVE HAVING A RADIUS OF 1099.46 FEET AND A DELTA ANGLE OF 40° 25' 50";
THENCE, S 62° 24' 10" E 1470.73 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 601.04 FEET, SAID CURVE HAVING A RADIUS OF 1069.71 FEET AND A DELTA ANGLE OF 32° 11' 34"; THENCE, S 27° 10' 08" W 138.00 FEET;
THENCE, S 48° 18' 19" W 233.03 FEET; THENCE, N 75° 29' 43" W 207.62 FEET;
THENCE, N 34° 01' 46" W 468.18 FEET; THENCE, S 85° 13' 03" W 251.88 FEET;
THENCE, S 43° 18' 55" W 144.31 FEET; THENCE, S 70° 32' 31" W 177.12 FEET;
THENCE, S 34° 50' 03" W 208.33 FEET; THENCE, S 81° 28' 09" W 202.24 FEET;
THENCE, N 49° 54' 37" W 206.53 FEET; THENCE, N 00° 16' 32" W 208.00 FEET;
THENCE, N 75° 34' 45" W 180.69 FEET; THENCE, S 36° 57' 26" W 394.20 FEET;
THENCE, S 75° 52' 52" W 168.08 FEET; THENCE, S 23° 33' 34" W 187.64 FEET;
THENCE, S 38° 47' 04" W 143.68 FEET; THENCE, N 68° 02' 06" W 195.17 FEET;
THENCE, N 16° 00' 00" E 63.45 FEET; THENCE, N 74° 00' 00" W 50.00 FEET;
THENCE, S 16° 00' 00" W 10.00 FEET; THENCE, S 69° 24' 34" W 234.59 FEET;
THENCE, N 58° 47' 28" W 39.56 FEET; THENCE, N 31° 38' 29" W 63.39 FEET;
THENCE, N 01° 49' 36" E 47.42 FEET; THENCE, N 34° 53' 57" E 68.76 FEET;
THENCE, N 72° 57' 14" W 29.52 FEET; THENCE, N 87° 03' 07" W 62.15 FEET;
THENCE, N 88° 52' 23" W 74.01 FEET; THENCE, N 66° 15' 59" W 112.92 FEET;
THENCE, N 21° 24' 16" W 26.44 FEET; THENCE, N 10° 24' 34" E 45.00 FEET;
THENCE, N 10° 35' 30" W 44.45 FEET; THENCE, N 58° 49' 11" W 42.96 FEET;
THENCE, N 41° 08' 59" W 71.86 FEET; THENCE, N 05° 21' 54" W 49.58 FEET;
THENCE, N 34° 38' 50" E 29.81 FEET; THENCE, N 69° 38' 34" W 29.60 FEET;
THENCE, N 18° 59' 16" W 83.79 FEET; THENCE, N 35° 01' 13" W 41.90 FEET;
THENCE, N 34° 03' 44" E 99.47 FEET TO THE POINT OF BEGINNING, CONTAINING 75.850 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 24TH DAY OF JUNE, 1986, 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

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

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE

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.

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

ADDRESS COPY

SCALE 1" = 100'
100 50 0 100 200 300
GRAPHIC SCALE

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE (CHECKED)	BY	DATE (APPROVED)

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7277 JAMES F. GORE

RECORD PLAT

FONSAGRADA SUBDIVISION

BLOCKS 1 THRU 7 INCLUSIVE

HOT SPRINGS VILLAGE, ARKANSAS

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE: 1" = 100'	
DRAWN: T.A.	DATE: 3/86
CHECKED: JDF	DATE: 4/86
APPROVED:	DATE: 6-24-86
FILE NO: 4-116-SD	
DWG NO: 4-116-(12)-2144	
JOB NO:	FILED IN:
SHEET 1 OF 1	

147 LOTS