

NORTHWEST CORNER SECTION 15  
T-1-S, R-18-W  
ARKANSAS STATE PLANE  
COORDINATES  
N=723,092.42'  
E=1,721,155.83'

FLETANTE SUBDIVISION

NE 1/4 SW 1/4 SEC. 15  
T-1-S, R-18-W

SE 1/4 SW 1/4 SEC. 15  
T-1-S, R-18-W

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT 1	0.261 AC.	LOT 1	0.413 AC.	LOT 1	0.563 AC.	LOT 1	0.713 AC.
LOT 2	0.261 AC.	LOT 2	0.413 AC.	LOT 2	0.563 AC.	LOT 2	0.713 AC.
LOT 3	0.310 AC.	LOT 3	0.348 AC.	LOT 3	0.348 AC.	LOT 3	0.348 AC.
LOT 4	0.287 AC.	LOT 4	0.452 AC.	LOT 4	0.562 AC.	LOT 4	0.562 AC.
LOT 5	0.283 AC.	LOT 5	0.362 AC.	LOT 5	0.562 AC.	LOT 5	0.562 AC.
LOT 6	0.283 AC.	LOT 6	0.562 AC.	LOT 6	0.562 AC.	LOT 6	0.562 AC.
LOT 7	0.283 AC.	LOT 7	0.562 AC.	LOT 7	0.562 AC.	LOT 7	0.562 AC.
LOT 8	0.283 AC.	LOT 8	0.562 AC.	LOT 8	0.562 AC.	LOT 8	0.562 AC.
LOT 9	0.287 AC.	LOT 9	0.738 AC.	LOT 9	0.738 AC.	LOT 9	0.738 AC.
LOT 10	0.480 AC.	LOT 10	0.440 AC.	LOT 10	0.440 AC.	LOT 10	0.440 AC.
LOT 11	0.474 AC.	LOT 11	0.470 AC.	LOT 11	0.470 AC.	LOT 11	0.470 AC.
LOT 12	0.447 AC.	LOT 12	0.737 AC.	LOT 12	0.737 AC.	LOT 12	0.737 AC.
LOT 13	0.478 AC.	LOT 13	0.375 AC.	LOT 13	0.375 AC.	LOT 13	0.375 AC.
LOT 14	0.388 AC.	LOT 14	0.421 AC.	LOT 14	0.421 AC.	LOT 14	0.421 AC.
LOT 15	0.496 AC.	LOT 15	0.426 AC.	LOT 15	0.426 AC.	LOT 15	0.426 AC.
LOT 16	0.405 AC.	LOT 16	0.385 AC.	LOT 16	0.385 AC.	LOT 16	0.385 AC.
LOT 17	0.315 AC.	LOT 17	0.326 AC.	LOT 17	0.326 AC.	LOT 17	0.326 AC.
LOT 18	0.394 AC.	LOT 18	0.801 AC.	LOT 18	0.801 AC.	LOT 18	0.801 AC.
LOT 19	0.427 AC.	LOT 19	0.245 AC.	LOT 19	0.245 AC.	LOT 19	0.245 AC.
LOT 20	0.355 AC.	LOT 20	0.263 AC.	LOT 20	0.263 AC.	LOT 20	0.263 AC.
LOT 21	0.397 AC.	LOT 21	0.563 AC.	LOT 21	0.563 AC.	LOT 21	0.563 AC.
LOT 22	0.602 AC.	LOT 22	0.810 AC.	LOT 22	0.810 AC.	LOT 22	0.810 AC.
LOT 23	0.514 AC.	LOT 23	0.494 AC.	LOT 23	0.494 AC.	LOT 23	0.494 AC.
LOT 24	0.449 AC.	LOT 24	0.457 AC.	LOT 24	0.457 AC.	LOT 24	0.457 AC.
TOTAL	9.181 AC.	TOTAL	9.154 AC.	TOTAL	9.154 AC.	TOTAL	9.154 AC.

SUBDIVISION AREAS	
LOTTED AREA	34.266 AC.
STREET AREA	5.868 AC.
COMMON PROPERTIES	3.074 AC.
TOTAL	43.208 AC.

LENGTH OF RECORDED STREETS  
50' RIGHT-OF-WAY 4,852 LINEAL FEET ±  
40' RIGHT-OF-WAY 326 LINEAL FEET ±

SW 1/4 SE 1/4 SEC. 15  
T-1-S, R-18-W

LEGEND  
--- BOUNDARY OF SUBDIVISION  
--- LAND LINES OF SECTIONS  
--- BUILDING SETBACK LINE  
--- UTILITY AND DRAINAGE EASEMENT

NW 1/4 SE 1/4 SEC. 15  
T-1-S, R-18-W

NE 1/4 SE 1/4 SEC. 15  
T-1-S, R-18-W

SE 1/4 SE 1/4 SEC. 15  
T-1-S, R-18-W

LAKE BALBOA

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

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

COOPER COMMUNITIES, INC., (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER), HEREINAFTER REFERRED TO AS DEVELOPER, 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 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 DECLARATION 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.
- 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 NOISE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- THE PROPERTY LINE ALONG THE LAKE IS A MEASURE 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 1103, U.S.C. & G.S., 1955.
- 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, THE 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.

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. 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 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 THEREFORE 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 ALTERNATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 4th DAY OF November, 1983.

COOPER COMMUNITIES, INC.

By John A. Cooper, Jr. PRESIDENT, DEVELOPER

GALEON SUBDIVISION  
BLOCKS 1 THRU 4 INCLUSIVE  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 (2.317 ACRES ±), IN THE SW 1/4 OF THE SW 1/4 (4.198 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (4.198 ACRES ±), IN THE SW 1/4 OF THE SW 1/4 (4.057 ACRES ±) OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

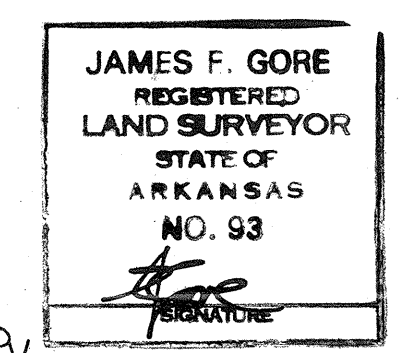
BEGINNING AT A POINT 2,758.11 FEET EAST AND 3,130.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 15 (ARKANSAS STATE PLANE COORDINATES OF NORTH 1,721,155.83 FEET; AND EAST 1,721,155.83 FEET); THENCE, S 89° 46' 28" E 92.39 FEET; THENCE, S 57° 45' 42" E 89.27 FEET; THENCE, S 17° 24' 16" E 71.97 FEET; THENCE, S 26° 30' 06" E 66.01 FEET; THENCE, S 45° 48' 41" E 66.48 FEET; THENCE, S 89° 46' 28" E 92.39 FEET; THENCE, S 32° 26' 05" E 119.36 FEET; THENCE, S 32° 26' 05" E 119.36 FEET; THENCE, S 74° 30' 13" E 58.73 FEET; THENCE, S 26° 04' 18" E 39.68 FEET; THENCE, S 74° 30' 13" E 58.73 FEET; THENCE, S 50° 32' 28" E 35.63 FEET; THENCE, S 74° 30' 13" E 58.73 FEET; THENCE, S 37° 14' 33" E 107.07 FEET; THENCE, S 67° 48' 59" E 76.87 FEET; THENCE, S 75° 00' 27" E 62.05 FEET; THENCE, S 57° 11' 28" E 72.51 FEET; THENCE, S 26° 58' 57" E 145.32 FEET; THENCE, S 17° 04' 41" E 82.19 FEET; THENCE, S 15° 32' 33" E 124.07 FEET; THENCE, S 44° 52' 11" W 87.96 FEET; THENCE, S 16° 34' 27" E 57.65 FEET; THENCE, S 83° 22' 40" E 79.28 FEET; THENCE, N 53° 14' 04" E 96.81 FEET; THENCE, N 44° 04' 20" E 78.48 FEET; THENCE, N 65° 37' 33" E 106.61 FEET; THENCE, N 44° 04' 20" E 78.48 FEET; THENCE, N 83° 57' 40" E 57.65 FEET; THENCE, N 18° 19' 55" E 85.23 FEET; THENCE, N 71° 05' 48" E 76.59 FEET; THENCE, N 64° 24' 33" E 55.25 FEET; THENCE, N 52° 03' 11" E 66.41 FEET; THENCE, N 58° 14' 08" E 69.33 FEET; THENCE, N 44° 23' 50" E 75.36 FEET; THENCE, N 20° 21' 68" W 40.01 FEET; THENCE, N 84° 23' 50" E 75.36 FEET; THENCE, N 88° 17' 00" E 69.07 FEET; THENCE, S 73° 20' 03" E 75.36 FEET; THENCE, S 54° 54' 54" E 87.84 FEET; THENCE, S 26° 28' 51" E 171.30 FEET; THENCE, S 18° 19' 55" E 85.23 FEET; THENCE, S 67° 50' 05" E 61.40 FEET; THENCE, S 22° 24' 00" E 71.60 FEET; THENCE, N 61° 31' 29" W 108.56 FEET; THENCE, S 68° 14' 08" E 69.33 FEET; THENCE, S 73° 20' 03" E 75.36 FEET; THENCE, S 88° 22' 20" W 69.36 FEET; THENCE, S 74° 28' 29" W 75.36 FEET; THENCE, S 44° 41' 50" W 34.29 FEET; THENCE, S 23° 00' 21" E 109.78 FEET; THENCE, S 21° 40" E 71.43 FEET; THENCE, S 23° 47' 47" W 80.90 FEET; THENCE, S 76° 39' 00" E 61.40 FEET; THENCE, S 66° 33' 12" W 55.99 FEET; THENCE, N 19° 52' 03" W 85.06 FEET; THENCE, N 68° 41' 15" W 71.22 FEET; THENCE, N 62° 24' 09" W 109.73 FEET; THENCE, S 76° 15' 06" W 105.51 FEET; THENCE, S 68° 46' 48" W 69.33 FEET; THENCE, S 78° 10' 53" W 101.46 FEET; THENCE, S 64° 19' 44" W 80.75 FEET; THENCE, S 81° 05' 20" W 32.28 FEET; THENCE, S 27° 19' 14" E 81.75 FEET; THENCE, S 21° 38' 42" E 107.62 FEET; THENCE, S 19° 10' 07" E 61.72 FEET; THENCE, S 37° 09' 11" W 66.60 FEET; THENCE, S 64° 19' 44" W 80.75 FEET; THENCE, S 81° 05' 20" W 32.28 FEET; THENCE, S 41° 38' 32" E 71.25 FEET; THENCE, S 37° 09' 11" W 66.60 FEET; THENCE, S 23° 21' 54" W 48.13 FEET; THENCE, S 84° 27' 53" W 68.51 FEET; THENCE, S 72° 13' 51" E 125.36 FEET; THENCE, S 14° 46' 21" W 43.15 FEET; THENCE, S 27° 14' 47" E 29.12 FEET; THENCE, S 76° 48' 58" W 33.15 FEET; THENCE, S 27° 51' 08" E 340.85 FEET; THENCE, N 41° 11' 06" E 334.15 FEET; THENCE, N 27° 28' 54" E 73.72 FEET; THENCE, N 39° 19' 02" E 95.91 FEET; THENCE, N 51° 04' 12" E 107.02 FEET; THENCE, N 66° 28' 05" E 110.61 FEET; THENCE, TO THE POINT OF BEGINNING, CONTAINING 45.208 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 15th DAY OF November, 1983, 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, WITHOUT THE STATE PLANT AND RECORD, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

By James F. Gore  
JAMES F. GORE, R.L.S. NO. 93, ARKANSAS



STREET ADDRESS COPY

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"x17" IS 1"=300'			
REVISION NUMBER	BY	DATE	REVISION DESCRIPTION
1			RECORD PLAT
2			GALEON SUBDIVISION
3			BLOCKS 1 - 4
4			HOT SPRINGS VILLAGE, ARKANSAS
5			Cooper Consultants, Inc.
6			1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72712
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