

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 1-7 INCLUSIVE, GINESTA SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON APRIL 13, 1982 IN DEED BOOK 243 AT PAGE 801 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC., IS THE OWNER OF BLOCKS 1-7, GINESTA SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF DELETING ONE (1) LOT IN BLOCK 1; FOUR LOTS IN BLOCK 3; TWO LOTS IN BLOCK 4; ONE LOT IN BLOCK 5; FOUR LOTS IN BLOCK 6; AND FOR THE PURPOSE OF CHANGING THE INTERIOR LOT LINES OF BLOCKS 1, 3, 4, 5, AND 6 OF GINESTA 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 155, 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 13TH DAY OF APRIL, 1982, IN RECORD BOOK 243 AT PAGE 799, 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 CONTINUE 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 THE PROPERTIES AS SO REFLECTED IN THE DECLARATION AFORESAID AND SHALL IN NO MANNER 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 1000 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 PLAT 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 SUBJECT 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
10. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL 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, DITCHES 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.
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.

DATED THIS 27th DAY OF June, 1983.

ATTEST: COOPER COMMUNITIES, INC.,
DEVELOPER
John A. Cooper Jr.
PRESIDENT
SECRETARY

ASSOCIATION CONSENT

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

DATED THIS DAY OF 1983.

ATTEST: HOT SPRINGS VILLAGE PROPERTY
OWNERS ASSOCIATION
SECRETARY PRESIDENT

GINESTA SUBDIVISION
BLOCKS 1-7 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (13.597 ACRES) OF SECTION 9, IN THE SW 1/4 OF THE SW 1/4 (5.167 ACRES) OF SECTION 10, IN THE SW 1/4 OF THE SW 1/4 (7.575 ACRES) OF SECTION 15, IN THE NW 1/4 OF THE SW 1/4 (14.652 ACRES), AND IN THE SW 1/4 OF THE SW 1/4 (0.233 ACRES) OF SECTION 16, ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

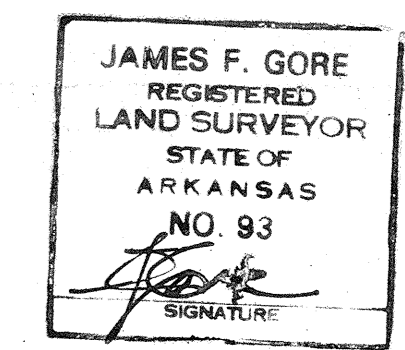
BEGINNING AT A POINT 119.585 FEET NORTH AND 374.168 FEET EAST OF THE SOUTHEAST CORNER OF SAID SECTION 9 (ARKANSAS STATE PLANE COORDINATES: OF NORTH 723,092.415 FEET AND EAST 1,721,155.832 FEET); THENCE, S 10° 49' 39" W 186.317 FEET; THENCE, S 01° 01' 43" E 278.045 FEET; THENCE, S 18° 17' 24" E 211.896 FEET; THENCE, S 14° 05' 33" W 246.416 FEET; THENCE, S 76° 05' 58" W 206.724 FEET; THENCE, S 33° 21' 48" W 278.257 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 588.789 FEET, SAID CURVE HAVING A RADIUS OF 609.152 FEET AND A DELTA ANGLE OF 55° 22' 50"; THENCE, S 38° 44' 30" W 223.009 FEET; THENCE, S 01° 15' 22" W 75.000 FEET; THENCE, N 31° 52' 05" E 208.194 FEET; THENCE, N 18° 26' 06" E 332.039 FEET; THENCE, N 23° 51' 14" E 482.189 FEET; THENCE, N 67° 06' 34" W 195.387 FEET; THENCE, N 14° 20' 58" E 88.769 FEET; THENCE, N 01° 11' 37" W 50.208 FEET; THENCE, N 85° 58' 38" E 111.228 FEET; THENCE, N 14° 19' 22" W 97.015 FEET; THENCE, N 35° 21' 45" W 76.026 FEET; THENCE, N 42° 59' 51" W 303.534 FEET; THENCE, N 31° 52' 54" W 315.869 FEET; THENCE, N 40° 07' 15" E 232.775 FEET; THENCE, N 68° 21' 21" E 333.510 FEET; THENCE, S 62° 49' 20" E 458.561 FEET; THENCE, N 45° 45' 27" W 140.000 FEET; THENCE, N 44° 14' 33" E 100.000 FEET; THENCE, S 45° 45' 27" W 1542.549 FEET; THENCE, S 44° 14' 33" W 100.000 FEET; THENCE, N 45° 45' 27" W 390.000 FEET; THENCE, S 42° 46' 30" W 284.688 FEET TO THE POINT OF BEGINNING, CONTAINING 50.244 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

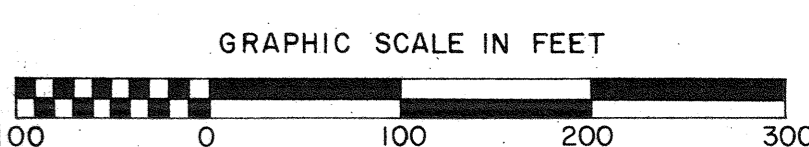
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 27th DAY OF June, 1983, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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 THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEN I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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



ADDRESS
Copy



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	BY	DATE
				CHECKED		APPROVED	
RECORD REPLAT				SCALE: 1" = 100'			
GINESTA SUBDIVISION BLOCKS 1-7 INCLUSIVE HOT SPRINGS VILLAGE, ARKANSAS				DRAWN: T/A DATE: 2-82 CHECKED: S/M DATE: 6-83 FILE NO: 4-116-50 DWG NO: 4-116-(12)-1901			
Cooper Consultants, Inc. RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				JOB NO. FILED IN: SHEET 1 OF 1			

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

SE 1/4 SE 1/4
SEC. 9
T-1-S, R-18-W

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

SOUTHEAST CORNER SECTION 9
T-1-S, R-18-W
SALINE COUNTY, ARKANSAS
ARKANSAS STATE PLANE
COORDINATES:
N = 723,092.415
E = 1,721,155.832

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

NE 1/4 NE 1/4
SEC. 16
T-1-S, R-18-W

BLOCK 1	BLOCK 3	BLOCK 5	BLOCK 7
LOT 1 0.309 AC.	LOT 1 0.262 AC.	LOT 1 0.240 AC.	LOT 1 0.279 AC.
LOT 2 0.232 AC.	LOT 2 0.249 AC.	LOT 2 0.236 AC.	LOT 2 0.262 AC.
LOT 3 0.351 AC.	LOT 3 0.271 AC.	LOT 3 0.239 AC.	LOT 3 0.263 AC.
LOT 4 0.382 AC.	LOT 4 0.240 AC.	LOT 4 0.245 AC.	LOT 4 0.260 AC.
LOT 5 0.254 AC.	LOT 5 0.236 AC.	LOT 5 0.475 AC.	LOT 5 0.275 AC.
LOT 6 0.229 AC.	LOT 6 0.249 AC.	LOT 6 0.235 AC.	LOT 6 0.230 AC.
LOT 7 0.254 AC.	LOT 7 0.246 AC.	LOT 7 0.210 AC.	LOT 7 0.240 AC.
LOT 8 0.205 AC.	LOT 8 0.554 AC.	LOT 8 0.241 AC.	LOT 8 0.204 AC.
LOT 9 0.337 AC.	LOT 9 0.514 AC.	LOT 9 0.267 AC.	LOT 9 0.225 AC.
LOT 10 0.308 AC.	LOT 10 0.367 AC.	LOT 10 0.231 AC.	LOT 10 0.231 AC.
LOT 11 0.285 AC.	TOTAL 3.686 AC.	LOT 11 0.272 AC.	LOT 11 0.272 AC.
LOT 12 0.261 AC.		LOT 12 0.226 AC.	LOT 12 0.226 AC.
LOT 13 0.277 AC.		LOT 13 0.251 AC.	LOT 13 0.251 AC.
LOT 14 0.524 AC.		LOT 14 0.313 AC.	LOT 14 0.313 AC.
LOT 15 0.244 AC.		LOT 15 0.240 AC.	LOT 15 0.240 AC.
LOT 16 0.250 AC.		LOT 16 0.343 AC.	LOT 16 0.343 AC.
LOT 17 0.256 AC.		LOT 17 0.275 AC.	LOT 17 0.275 AC.
LOT 18 0.274 AC.		LOT 18 0.269 AC.	LOT 18 0.269 AC.
LOT 19 0.259 AC.		LOT 19 0.239 AC.	LOT 19 0.239 AC.
LOT 20 0.245 AC.		LOT 20 0.245 AC.	LOT 20 0.245 AC.
LOT 21 0.253 AC.		LOT 21 0.242 AC.	LOT 21 0.242 AC.
LOT 22 0.240 AC.		LOT 22 0.239 AC.	LOT 22 0.239 AC.
LOT 23 0.242 AC.		LOT 23 0.472 AC.	LOT 23 0.472 AC.
LOT 24 0.242 AC.		LOT 24 0.245 AC.	LOT 24 0.245 AC.
LOT 25 0.242 AC.		LOT 25 0.251 AC.	LOT 25 0.251 AC.
TOTAL 6.582 AC.		TOTAL 7.689 AC.	

BLOCK 2	BLOCK 4	BLOCK 6
LOT 1 0.257 AC.	LOT 1 0.522 AC.	LOT 1 0.274 AC.
LOT 2 0.334 AC.	LOT 2 0.318 AC.	LOT 2 0.247 AC.
LOT 3 0.310 AC.	LOT 3 0.252 AC.	LOT 3 0.272 AC.
LOT 4 0.263 AC.	LOT 4 0.256 AC.	LOT 4 0.269 AC.
LOT 5 0.277 AC.	LOT 5 0.255 AC.	LOT 5 0.255 AC.
LOT 6 0.256 AC.	LOT 6 0.231 AC.	LOT 6 0.253 AC.
LOT 7 0.336 AC.	LOT 7 0.236 AC.	LOT 7 0.288 AC.
TOTAL 2.033 AC.	LOT 8 0.244 AC.	LOT 8 0.276 AC.
	LOT 9 0.519 AC.	LOT 9 0.220 AC.
	LOT 10 0.269 AC.	LOT 10 0.231 AC.
	LOT 11 0.246 AC.	LOT 11 0.233 AC.
	LOT 12 0.240 AC.	LOT 12 0.231 AC.
	LOT 13 0.246 AC.	LOT 13 0.231 AC.
	LOT 14 0.313 AC.	LOT 14 0.313 AC.
	LOT 15 0.240 AC.	LOT 15 0.240 AC.
	LOT 16 0.343 AC.	LOT 16 0.343 AC.
	LOT 17 0.275 AC.	LOT 17 0.275 AC.
	LOT 18 0.269 AC.	LOT 18 0.269 AC.
	LOT 19 0.239 AC.	LOT 19 0.239 AC.
	LOT 20 0.245 AC.	LOT 20 0.245 AC.
	LOT 21 0.242 AC.	LOT 21 0.242 AC.
	LOT 22 0.239 AC.	LOT 22 0.239 AC.
	LOT 23 0.472 AC.	LOT 23 0.472 AC.
	LOT 24 0.245 AC.	LOT 24 0.245 AC.
	LOT 25 0.251 AC.	LOT 25 0.251 AC.
	TOTAL 7.689 AC.	

SUBDIVISION TOTALS	
LOTTER AREA	29.561 ACRES
STREET AREA	12.969 ACRES
COMMON PROPERTIES	2.714 ACRES
TOTAL	50.244 ACRES

LENGTH OF RECORDED STREETS	
100' RIGHT-OF-WAY	1,543 LINEAL FEET
75' RIGHT-OF-WAY	2,446 LINEAL FEET
50' RIGHT-OF-WAY	4,161 LINEAL FEET
40' RIGHT-OF-WAY	480 LINEAL FEET

SE 1/4 NE 1/4
SEC. 16