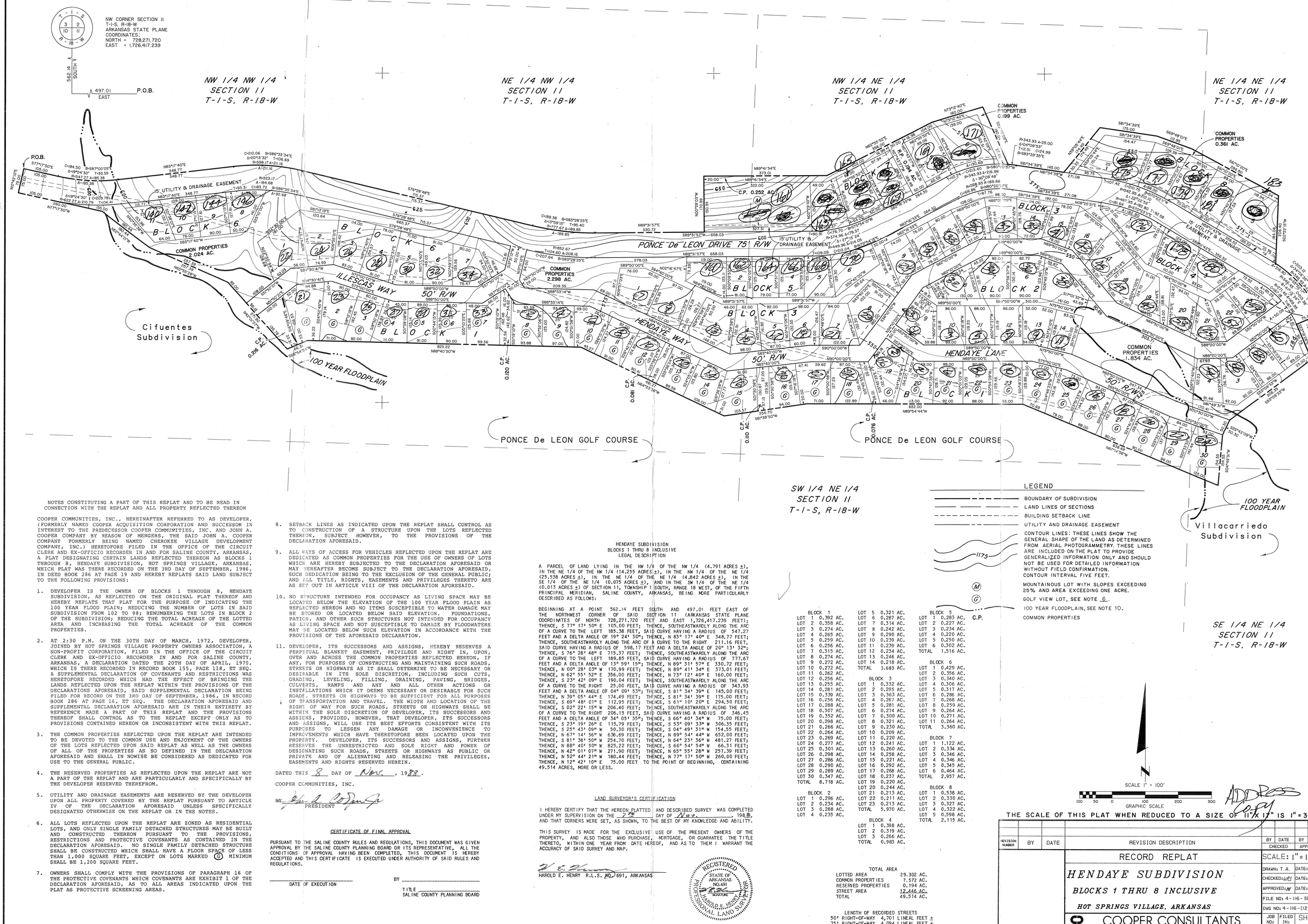

NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONNECTION WITH THE REPLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (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.) 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 THROUGH 8, HENDAYE SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON THE 3RD DAY OF SEPTEMBER, 1986, IN DEED BOOK 286 AT PAGE 19 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. DEVELOPER IS THE OWNER OF BLOCKS 1 THROUGH 8, HENDAYE SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF INDICATING THE 100 YEAR FLOOD PLAIN; REDUCING THE NUMBER OF LOTS IN SAID SUBDIVISION FROM 102 TO 98; RENUMBERING THE LOTS IN BLOCK 2 OF THE SUBDIVISION; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA AND INCREASING THE TOTAL ACREAGE OF THE COMMON PROPERTIES.

2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, 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 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 3RD DAY OF SEPTEMBER, 1986, IN RECORD BOOK 286 AT PAGE 16, 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 THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DELCARATION 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 THIS 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 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED (G) 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 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 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 THEREIN ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

10. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.

11. DEVELOPER, 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 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 THERETOFORE 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 8 DAY OF Nov., 1988.

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT

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.

_____ BY _____
DATE OF EXECUTION

TITLE _____
SALINE COUNTY PLANNING BOARD

HENDAYE SUBDIVISION
BLOCKS 1 THRU 8 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (4.791 ACRES ±), IN THE NE 1/4 OF THE NW 1/4 (14.255 ACRES ±), IN THE NW 1/4 OF THE NE 1/4 (25.538 ACRES ±), IN THE NE 1/4 OF THE NE 1/4 (4.842 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (0.075 ACRES ±), AND IN THE SW 1/4 OF THE NE 1/4 (0.013 ACRES ±) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 18 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 562.14 FEET SOUTH AND 497.01 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,271.720 FEET AND EAST 1,726,417.239 FEET); THENCE, S 77° 17' 50" E 105.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 185.38 FEET, SAID CURVE HAVING A RADIUS OF 547.27 FEET AND A DELTA ANGLE OF 19° 24' 30"; THENCE, N 83° 17' 40" E 348.77 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 211.16 FEET, SAID CURVE HAVING A RADIUS OF 598.17 FEET AND A DELTA ANGLE OF 20° 13' 32"; THENCE, S 76° 28' 48" E 715.37 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 189.85 FEET, SAID CURVE HAVING A RADIUS OF 777.67 FEET AND A DELTA ANGLE OF 13° 59' 15"; THENCE, N 89° 31' 57" E 330.72 FEET; THENCE, N 00° 28' 03" W 170.99 FEET; THENCE, N 89° 41' 34" E 373.01 FEET; THENCE, N 62° 55' 52" E 356.00 FEET; THENCE, N 73° 12' 40" E 160.00 FEET; THENCE, S 23° 42' 09" E 190.04 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 25.00 FEET, SAID CURVE HAVING A RADIUS OF 343.93 FEET AND A DELTA ANGLE OF 04° 09' 53"; THENCE, S 81° 34' 39" E 145.00 FEET; THENCE, N 39° 05' 44" E 174.49 FEET; THENCE, S 81° 34' 39" E 175.00 FEET; THENCE, S 69° 48' 01" E 112.95 FEET; THENCE, S 61° 10' 20" E 294.50 FEET; THENCE, S 02° 22' 15" W 206.40 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 206.15 FEET, SAID CURVE HAVING A RADIUS OF 346.45 FEET AND A DELTA ANGLE OF 34° 05' 35"; THENCE, S 66° 40' 34" W 75.00 FEET; THENCE, S 23° 19' 26" E 115.79 FEET; THENCE, S 53° 09' 33" W 306.35 FEET; THENCE, S 25° 43' 09" W 50.30 FEET; THENCE, S 04° 49' 31" W 154.55 FEET; THENCE, N 67° 14' 56" W 638.69 FEET; THENCE, N 89° 54' 44" W 652.00 FEET; THENCE, S 81° 38' 50" W 254.70 FEET; THENCE, N 64° 23' 36" W 481.27 FEET; THENCE, N 88° 40' 50" W 825.22 FEET; THENCE, S 66° 54' 54" W 66.31 FEET; THENCE, N 42° 01' 07" W 271.90 FEET; THENCE, N 65° 55' 28" W 257.39 FEET; THENCE, N 52° 44' 21" W 180.44 FEET; THENCE, N 77° 17' 50" W 260.00 FEET; THENCE, N 12° 42' 10" E 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 49.514 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 7th DAY OF Nov., 1988, 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.

HAROLD E. HENRY R.L.S. NO. 691, ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 691 HAROLD E. HENRY SIGNATURE PROFESSIONAL LAND SURVEYOR

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 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.
- 1175 MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- (M) GOLF VIEW LOT, SEE NOTE 6.
- (G) 100 YEAR FLOODPLAIN, SEE NOTE 10.
- COMMON PROPERTIES

BLOCK 1		LOT 5	0.321 AC.	BLOCK 5	
LOT 1	0.392 AC.	LOT 6	0.287 AC.	LOT 1	0.283 AC.
LOT 2	0.358 AC.	LOT 7	0.314 AC.	LOT 2	0.227 AC.
LOT 3	0.274 AC.	LOT 8	0.242 AC.	LOT 3	0.234 AC.
LOT 4	0.265 AC.	LOT 9	0.290 AC.	LOT 4	0.220 AC.
LOT 5	0.259 AC.	LOT 10	0.239 AC.	LOT 5	0.250 AC.
LOT 6	0.256 AC.	LOT 11	0.239 AC.	LOT 6	0.302 AC.
LOT 7	0.315 AC.	LOT 12	0.234 AC.	TOTAL	1.516 AC.
LOT 8	0.274 AC.	LOT 13	0.246 AC.		
LOT 9	0.272 AC.	LOT 14	0.218 AC.	BLOCK 6	
LOT 10	0.272 AC.	TOTAL	3.683 AC.	LOT 1	0.429 AC.
LOT 11	0.262 AC.			LOT 2	0.356 AC.
LOT 12	0.256 AC.	BLOCK 3		LOT 3	0.340 AC.
LOT 13	0.255 AC.	LOT 1	0.332 AC.	LOT 4	0.306 AC.
LOT 14	0.281 AC.	LOT 2	0.295 AC.	LOT 5	0.317 AC.
LOT 15	0.339 AC.	LOT 3	0.363 AC.	LOT 6	0.286 AC.
LOT 16	0.256 AC.	LOT 4	0.267 AC.	LOT 7	0.268 AC.
LOT 17	0.288 AC.	LOT 5	0.281 AC.	LOT 8	0.259 AC.
LOT 18	0.307 AC.	LOT 6	0.274 AC.	LOT 9	0.264 AC.
LOT 19	0.352 AC.	LOT 7	0.300 AC.	LOT 10	0.271 AC.
LOT 20	0.298 AC.	LOT 8	0.321 AC.	LOT 11	0.264 AC.
LOT 21	0.266 AC.	LOT 9	0.230 AC.	TOTAL	3.360 AC.
LOT 22	0.264 AC.	LOT 10	0.209 AC.		
LOT 23	0.269 AC.	LOT 11	0.220 AC.	BLOCK 7	
LOT 24	0.277 AC.	LOT 12	0.241 AC.	LOT 1	1.122 AC.
LOT 25	0.301 AC.	LOT 13	0.260 AC.	LOT 2	0.334 AC.
LOT 26	0.298 AC.	LOT 14	0.258 AC.	LOT 3	0.346 AC.
LOT 27	0.286 AC.	LOT 15	0.221 AC.	LOT 4	0.346 AC.
LOT 28	0.290 AC.	LOT 16	0.292 AC.	LOT 5	0.345 AC.
LOT 29	0.289 AC.	LOT 17	0.268 AC.	LOT 6	0.464 AC.
LOT 30	0.347 AC.	LOT 18	0.237 AC.	TOTAL	2.957 AC.
TOTAL	8.718 AC.	LOT 19	0.220 AC.		
		LOT 20	0.244 AC.	BLOCK 8	
BLOCK 2		LOT 21	0.213 AC.	LOT 1	0.538 AC.
LOT 1	0.296 AC.	LOT 22	0.211 AC.	LOT 2	0.330 AC.
LOT 2	0.234 AC.	LOT 23	0.213 AC.	LOT 3	0.327 AC.
LOT 3	0.288 AC.	TOTAL	5.970 AC.	LOT 4	0.322 AC.
LOT 4	0.235 AC.			LOT 5	0.598 AC.
		BLOCK 4		TOTAL	2.115 AC.
		LOT 1	0.398 AC.		
		LOT 2	0.319 AC.		
		LOT 3	0.266 AC.		
		TOTAL	0.983 AC.		

TOTAL AREA

LOTTED AREA	29.302 AC.
COMMON PROPERTIES	7.572 AC.
RESERVED PROPERTIES	0.194 AC.
STREET AREA	12.446 AC.
TOTAL	49.514 AC.

LENGTH OF RECORDED STREETS

50' RIGHT-OF-WAY	4,701 LINEAL FEET ±
75' RIGHT-OF-WAY	4,094 LINEAL FEET ±

SCALE 1" = 100'

GRAPHIC SCALE 100 50 0 100 200 300

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

RECORD REPLAT

SCALE: 1" = 100'

HENDAYE SUBDIVISION
BLOCKS 1 THRU 8 INCLUSIVE
HOT SPRINGS VILLAGE, ARKANSAS

DRAWN: T.A. DATE: 2/86
CHECKED: [illegible] DATE: 7/88
APPROVED: [illegible] DATE: 11-7-88
FILE NO: 4-116-SD
DWG NO: 4-116-(12)-2206

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

JOB NO: FILED IN: SHEET 1 OF 1

98 LOTS

ADDRESS COPY