

LA VIEJO SUBDIVISION  
BLOCKS 1 THRU 5 INCLUSIVE

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (0.802 ACRES +/-), THE SW 1/4 OF THE SW 1/4 (18.103 ACRES +/-), ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS; AND THE NE 1/4 OF THE NW 1/4 (1.188 ACRES +/-), THE NW 1/4 OF THE NW 1/4 (18.800 ACRES +/-), THE SE 1/4 OF THE NW 1/4 (3.857 ACRES +/-), THE SW 1/4 OF THE NW 1/4 (6.866 ACRES +/-), ALL IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF NORTH 723,319.201 FEET AND EAST 1,715,907.130 FEET) RUN NORTH 186.42 FEET TO A POINT; THENCE EAST 394.77 FEET TO THE POINT OF BEGINNING; THENCE N44°08'53"E 298.77 FEET; THENCE N81°28'09"E 202.24 FEET; THENCE S78°41'24"E 205.34 FEET; THENCE S49°23'55"E 698.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 683.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°54'57" AND A RADIUS OF 1354.23 FEET; THENCE S15°33'05"E 948.67 FEET; THENCE S87°02'38"W 370.54 FEET; THENCE N00°07'43"E 95.00 FEET; THENCE N89°12'17"W 75.00 FEET; THENCE S63°23'12"W 178.96 FEET; THENCE S36°11'35"W 152.41 FEET; THENCE S01°44'58"W 262.12 FEET; THENCE S84°48'30"W 165.68 FEET; THENCE S37°08'55"W 164.17 FEET; THENCE S45°00'00"E 20.00 FEET; THENCE N49°12'51"W 336.79 FEET; THENCE N05°11'40"W 110.45 FEET; THENCE N46°32'53"E 261.73 FEET; THENCE N55°13'03"E 208.08 FEET; THENCE N08°07'48"E 318.20 FEET; THENCE N29°44'42"W 322.49 FEET; THENCE N45°12'14"W 397.40 FEET; THENCE N17°54'16"W 204.92 FEET; THENCE N11°56'27"W 188.86 FEET; THENCE N03°48'51"W 105.23 FEET; THENCE N17°16'53"W 94.25 FEET; THENCE N21°48'05"W 32.84 FEET; THENCE N67°06'45"E 126.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 283.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 22°57'52" AND A RADIUS OF 732.82 FEET; TO THE POINT OF BEGINNING AND CONTAINING 49.416 ACRES MORE OR LESS.

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED 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 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.
- 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.
- 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 AND AS DESIGNATED ON THIS 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 OF 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 ON LOTS MARKED (C) MINIMUM SHALL BE 1200 SQUARE FEET.
- SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO THE CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- 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.
- 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 HERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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, GRADINGS, LEVELING, FILLING, DRAINAGE, PAVERS, 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 CONSIDERATE 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 ALLENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 28th DAY OF October, 1962

COOPER COMMUNITIES, INC.  
BY *James F. Gore*  
PRESIDENT, DEVELOPER

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

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 27th DAY OF October, 1962, 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 THEREIN, HAVING 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  
1962

DETAIL "A"  
COMMON PROPERTIES

SCALE IN FEET  
100 50 0 50 100

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
RECORD PLAT				SCALE: AS SHOWN			
LA VIEJO SUBDIVISION				DRAWN: T/A DATE: 10/82			
BLOCKS 1 THRU 5 INCLUSIVE				CHECKED: SAM DATE: 10/82			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: <i>James F. Gore</i> DATE: 10-27-62			
Cooper Consultants, Inc.				FILE NO: 4-116-50			
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				DWG. NO: 4-116-121-1843			
				JOB NO: 78			
				SHEET 1 OF 1			

110 LOTS

BLOCK 1

LOT	ACREAGE
1	0.389
2	0.304
3	0.304
4	0.280
5	0.271
6	0.262
7	0.253
8	0.260
9	0.274
10	0.282
11	0.275
12	0.424
13	0.283
14	0.278
15	0.268
16	0.256
17	0.272
18	0.277
19	0.288
20	0.427
21	0.370
22	0.418
23	0.386
24	0.351
25	0.353
26	0.338
27	0.286
28	0.252
29	0.234
30	0.231
31	0.302
32	0.264
33	0.257
BLOCK-1	10.187

BLOCK 2

LOT	ACREAGE
1	0.319
2	0.285
3	0.328
BLOCK-2	0.932

BLOCK 3

LOT	ACREAGE
1	0.289
2	0.370
3	0.308
4	0.290
5	0.247
6	0.254
7	0.281
8	0.337
9	0.357
10	0.292
11	0.279
12	0.283
13	0.256
14	0.320
15	0.222
16	0.255
17	0.258
18	0.166
19	0.320
20	0.391
21	0.478
22	0.332
23	0.307
24	0.378
25	0.290
26	0.263
27	0.257
28	0.283
29	0.290
30	0.269
31	0.293
32	0.284
33	0.265
BLOCK-3	10.095

BLOCK 4

LOT	ACREAGE
1	0.244
2	0.265
3	0.265
4	0.250
5	0.245
6	0.288
7	0.299
8	0.291
9	0.296
10	0.254
11	0.232
12	0.286
13	0.288
14	0.252
15	0.274
16	0.230
17	0.290
18	0.262
19	0.284
20	0.294
21	0.290
22	0.306
23	0.324
24	0.241
25	0.237
26	0.251
27	0.253
28	0.266
29	0.233
30	0.300
31	0.329
32	0.279
33	0.238
34	0.235
35	0.244
36	0.235
37	0.280
BLOCK-4	10.021

BLOCK 5

LOT	ACREAGE
1	0.331
2	0.258
3	0.245
4	0.274
BLOCK-5	1.108

SE 1/4 SW 1/4 Section 9  
T-1-S, R-18-W

NE 1/4 NW 1/4 Section 16  
T-1-S, R-18-W

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

SW 1/4 NW 1/4 Section 16  
T-1-S, R-18-W

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

SW 1/4 SW 1/4 Section 9  
T-1-S, R-18-W

Letrista  
Subdivision

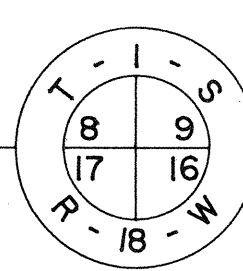
Bilbao  
Subdivision

Coronado  
Golf Course

San Sebastian  
Subdivision

LINEAL FEET OF STREET  
75' RIGHT-OF-WAY 1871 FT.  
50' RIGHT-OF-WAY 4955 FT.  
40' RIGHT-OF-WAY 240 FT.

ACREAGE CHART	
LOTS	32.343 ACRES
STREETS	9.130 ACRES
COMMON PROPERTIES	7.943 ACRES
TOTAL	49.416 ACRES



NW CORNER SECTION 16,  
T-1-S, R-18-W  
ARKANSAS STATE PLANE  
COORDINATES:  
NORTH = 723,319.201  
EAST = 1,715,907.130

LEGEND  
BOUNDARY OF SUBDIVISION  
LAND LINES OF SECTIONS  
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.  
BUILDING SETBACK LINE  
15' UTILITY EASEMENT  
GOLF VIEW LOT, SEE NOTE 5.