

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT HAS BEEN 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 4th DAY OF May, 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, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

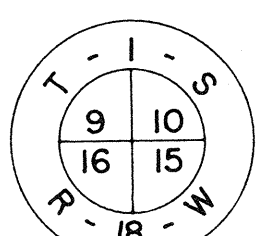
JAMES F. GORE, R.L.S. No. 93, ARKANSAS

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

LEVANTINO SUBDIVISION
BLOCKS 1 THRU 5 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NW 1/4 (15.132 ACRES +/-), THE SW 1/4 OF THE NW 1/4 (10.298 ACRES +/-), THE SE 1/4 OF THE NW 1/4 (10.843 ACRES +/-), THE NW 1/4 OF THE NE 1/4 (10.043 ACRES +/-), AND THE SW 1/4 OF THE NE 1/4 (10.562 ACRES +/-), ALL IN SECTION 15, 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 15, (ARKANSAS STATE PLANE COORDINATES OF NORTH 72.092 415 FEET AND EAST 1,721,155.832 FEET) RUN SOUTH 73.62 FEET TO A POINT, THENCE EAST 1374.48 FEET TO THE POINT OF BEGINNING, THENCE S54°03'28"E 419.76 FEET, THENCE N55°56'32"E 168.00 FEET, THENCE N22°42'50"E 142.23 FEET, THENCE S71°48'34"E 342.63 FEET, THENCE N08°17'50"E 97.02 FEET, THENCE N63°26'01"E 279.84 FEET, THENCE S79°00'00"E 50.00 FEET, THENCE S71°48'32"E 308.75 FEET, THENCE S64°40'32"E 58.52 FEET, THENCE S71°52'51"E 69.84 FEET, THENCE S75°26'35"E 119.44 FEET, THENCE S75°03'36"E 57.88 FEET, THENCE N08°48'57"E 49.65 FEET, THENCE S81°52'57"W 87.24 FEET, THENCE S88°21'46"E 52.11 FEET, THENCE S67°44'01"E 60.60 FEET, THENCE S47°22'30"E 51.76 FEET, THENCE S47°03'36"E 105.33 FEET, THENCE S23°34'56"E 64.44 FEET, THENCE S21°52'57"W 77.32 FEET, THENCE S17°13'37"W 132.48 FEET, THENCE S40°40'35"W 116.14 FEET, THENCE S61°49'15"E 40.14 FEET, THENCE S41°38'02"E 65.27 FEET, THENCE S04°07'39"W 39.61 FEET, THENCE N61°43'00"W 62.18 FEET, THENCE N76°34'49"W 93.40 FEET, THENCE N51°55'25"W 63.64 FEET, THENCE S66°01'30"W 74.39 FEET, THENCE N71°24'31"E 93.95 FEET, THENCE S01°49'15"E 40.14 FEET, THENCE S31°17'28"W 84.90 FEET, THENCE S09°51'24"E 21.80 FEET, THENCE N8°05'38"E 41.09 FEET, THENCE S49°11'30"E 46.94 FEET, THENCE S51°40'28"W 61.10 FEET, THENCE S41°51'55"E 71.15 FEET, THENCE S51°17'42"E 95.55 FEET, THENCE S11°49'28"W 80.92 FEET, THENCE S4°44'48"W 165.48 FEET, THENCE S04°30'50"E 180.59 FEET, THENCE S77°54'54"W 627.34 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 200.71 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 31°00'00", THENCE N71°42'54"W 200.00 FEET, THENCE N07°06'48"W 181.36 FEET, THENCE N21°26'52"W 150.42 FEET, THENCE N35°32'16"W 128.03 FEET, THENCE N64°28'57"W 294.02 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT 128.94 FEET, SAID CURVE HAVING A RADIUS OF 2042.36 FEET AND A CENTRAL ANGLE OF 09°57'01", THENCE N19°54'02"E 171.91 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT 292.84 FEET, SAID CURVE HAVING A RADIUS OF 1499.97 FEET AND A CENTRAL ANGLE OF 09°39'29", THENCE S79°45'27"E 100.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT 574.06 FEET, SAID CURVE HAVING A RADIUS OF 1509.97 FEET AND A CENTRAL ANGLE OF 20°33'27", TO THE POINT OF BEGINNING AND CONTAINING 43.878 ACRES MORE OR LESS.



NW CORNER SECTION 15
ARKANSAS STATE PLANE
COORDINATES:
NORTH = 723,092.415 FEET
EAST = 1,721,155.832 FEET

NE 1/4 NW 1/4 SECTION 15
T-1-S, R-18-W

NW 1/4 NE 1/4 SECTION 15
T-1-S, R-18-W

SW 1/4 NW 1/4 SECTION 15
T-1-S, R-18-W

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

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

BLOCK 1

LOT	ACREAGE
1	0.281
2	0.258
3	0.243
4	0.240
5	0.285
6	0.254
7	0.288
8	0.293

BLOCK 2

LOT	ACREAGE
1	0.267
2	0.242
3	0.233
4	0.280
5	0.267
6	0.244
7	0.273
8	0.286
9	0.241
10	0.279
11	0.271
12	0.265
13	0.265
14	0.245
15	0.236
16	0.284
17	0.321
18	0.250
19	0.243
20	0.240
21	0.258
22	0.284
23	0.267
24	0.260
25	0.279
26	0.271
27	0.284
28	0.242
29	0.247
30	0.244
31	0.242

BLOCK 3

LOT	ACREAGE
1	0.269
2	0.245
3	0.234
4	0.269
5	0.259
6	0.286
7	0.295
8	0.254
9	0.263
10	0.254
11	0.265
12	0.246
13	0.236
14	0.268
15	0.314
16	0.326
17	0.287
18	0.271
19	0.316
20	0.334
21	0.255
22	0.268
23	0.249
24	0.264
25	0.303
26	0.299
27	0.286
28	0.236

BLOCK 4

LOT	ACREAGE
1	0.288
2	0.350
3	0.284
4	0.273
5	0.477
6	0.440
7	0.425
8	0.403
9	0.250
10	0.584
11	0.759
12	0.446
13	0.436
14	0.708
15	0.389
16	0.498
17	0.458
18	0.505
19	0.402
20	0.351
21	0.457
22	0.527
23	0.569
24	0.386

BLOCK 5

LOT	ACREAGE
1	0.263
2	0.246
3	0.246
4	0.252
5	0.262
6	0.249
7	0.278
8	0.326
9	0.326
10	0.222

LINEAL FEET OF STREET
100' RIGHT-OF-WAY 565 FT.
75' RIGHT-OF-WAY 916 FT.
50' RIGHT-OF-WAY 4860 FT.
40' RIGHT-OF-WAY 271 FT.

ACREAGE CHART

LOTS 31.253 ACRES
STREETS 8.704 ACRES
COMMON PROPERTIES 6.921 ACRES
TOTAL 46.878 ACRES

Sorpresa Subdivision

Lake Balboa

THE 100 YEAR FLOOD LINE (HIGH WATER MARK) ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 537' M.G.L. NO RESIDENCE MAY BE BUILT WITHIN A HABITABLE FLOOR LESS THAN ONE FOOT ABOVE THIS ELEVATION

SCALE IN FEET
0 100 200

LEGEND
— BOUNDARY OF SUBDIVISION
— LAND LINES OF SECTIONS
- - - BUILDING SETBACK LINE
- - - 15' UTILITY EASEMENT

NOT CONSTITUTING A PART OF THIS MAP AT ANY TIME TO BE READ IN CONNECTION WITH THE MAP AND ALL PROPERTY THEREON

1. COOPER CONSULTANTS, INC., IS THE OWNER OF BLOCKS 1 - 5, LEVANTINO SUBDIVISION, AS REFLECTED ON THE HEREON PLATTED AND DESCRIBED SURVEY. COOPER CONSULTANTS, INC., HAS THE PURPOSE OF DESIGNATING LOT 9, BLOCK 1; LOT 23, BLOCK 2; LOT 29, BLOCK 3; LOT 23, BLOCK 4; AND FOR THE DESIGN OF CHANGING THE EXISTING LOT LINES OF BLOCKS 1 THROUGH 4 OF LEVANTINO SUBDIVISION.

2. AT 2:30 P.M. ON THE 20TH DAY OF MARCH, 1972, THE DEVELOPER, OWNER BY THE NAME OF HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, HAS THE PURPOSE OF DESIGNATING LOT 9, BLOCK 1; LOT 23, BLOCK 2; LOT 29, BLOCK 3; LOT 23, BLOCK 4; AND FOR THE DESIGN OF CHANGING THE EXISTING LOT LINES OF BLOCKS 1 THROUGH 4 OF LEVANTINO SUBDIVISION.

3. THE OWNER'S INTENTIONS APPLICABLE UPON THE REPLAT ARE INTENDED TO BE APPLIED TO THE OWNER'S USE AND ENJOYMENT OF THE LOTS OF THE LOTS REFLECTED UPON SAID REPLAT AS WELL AS TO THE LOTS OF THE LOTS AS SO REFLECTED IN THE DECLARATION AFORESAID AND SHALL IN NO MANNER BE CONSIDERED AS INTENDED FOR USE BY THE GENERAL PUBLIC.

4. THE PROPERTY INTERESTS AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER AND ALL THEREAFTER.

5. UTILITIES AND MEASURE EASEMENTS ARE RESTORED BY THE DEVELOPER UPON ALL PROPERTY OWNERS BY THE REPLAT PURSUANT TO ARTICLE 10 OF THE DECLARATION AFORESAID, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

6. ALL LOTS REFLECTED UPON THE REPLAT ARE KNOWN AS RESIDENTIAL LOTS, AND ALL 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 SINGLE FAMILY DETACHED STRUCTURES OF LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,400 SQUARE FEET.

7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE REPLAT AS PROTECTIVE SETBACK AREAS.

8. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION OF 537' HIGHER THAN THE HIGHEST PROPOSED STILLWATER ELEVATION OF 537' M.G.L. ± 0.3', AS DETERMINED FROM BENCH MARK M103, U.S.C. & G.S., 1955.

9. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE REPLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS 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.

10. STORAGE 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.

11. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT ARE DEDICATED AS COMMON DRIVEWAYS FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBMITTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BE SUBMITTED 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.

12. COOPER CONSULTANTS, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE A FUTURE ALIEN EASEMENT, PRIVILEGE AND RIGHT IN, TO, OVER AND ABOVE THE COMMON DRIVEWAYS REFLECTED HEREON, IN, TO, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SIDE ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING STOPPING, GRADING, LEVYING, FILLING, DRAINAGE, ELEVATION, STREETS, DRIVEWAYS, LOTS 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 TRAFFIC. THE RIGHT AND LOCATION OF THE RIGHT-OF-WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER CONSULTANTS, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER CONSULTANTS, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS TO MAINTAIN THE RIGHT-OF-WAY FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAFFIC. COOPER CONSULTANTS, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE THE UNRESTRICTED AND SOLE RIGHT TO ALTER OR RELOCATE ANY AND ALL DRIVEWAYS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALTERNATING AND ELASTICITY OF DRIVEWAYS, DRIVEWAYS AND RIGHT-OF-WAY THEREIN.

13. AS INDICATED BY THEIR SIGNATURE HEREON, THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION DOES HEREBY JOIN IN THE REPLAT FOR PURPOSES OF INDICATING ITS CONSENT HERETO.

DATED THIS 4th DAY OF May, 1983

COOPER CONSULTANTS, INC.
DEVELOPER

John A. Cooper, Jr.
PRESIDENT

ASSOCIATION CHAIRMAN

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

DATED THIS 4th DAY OF May, 1983

HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION

SECRETARY PRESIDENT

STREET 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	CHECKED	APPROVED
RECORD REPLAT LEVANTINO SUBDIVISION BLOCKS 1 THRU 5 INCLUSIVE HOT SPRINGS VILLAGE, ARKANSAS Cooper Consultants, Inc. RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712							
SCALE: 1" = 100' DRAWN: TA DATE: 2/83 CHECKED: SAM DATE: 5/83 APPROVED: DATE: 5-4-83 FILE NO: 4-116-50 DWG NO: 4-116-02-1880 JOB NO: FILED IN: SHEET 1 OF 1				1983			