S TO THE PLAT EXCEPT ONLY AS TO
S.

CTED UPON THE PLAT ARE INTENDED TO
ISE AND ENJOYMENT OF THE OWNERS OF
ATD PLAT AS WELL AS OWNERS OF ALL
D IN THE DECLARATION AFORESAID AND
ERED AS DEDICATED FOR USE TO THE

EFLECTED UPON THE PLAT ARE NOT A
RTICULARLY AND SPECIFICALLY BY THE
M.

NTS ARE RESERVED BY THE DEVELOPER
Y THE PLAT PURSUANT TO ARTICLE IV
D UNLESS SPECIFICALLY DESIGNATED
THE NOTES.

THE PLAT, ALL LOTS HAVE A SEVEN
AND DRAINAGE EASEMENT ON THE
UCH EASEMENTS TO BE PARALLEL WITH

S PLAT ARE ZONED AS RESIDENTIAL
DETACHED STRUCTURES MAY BE BUILT
PURSUANT TO THE PROVISIONS,
COVENANTS AS CONTAINED IN THE
SINGLE FAMILY DETACHED STRUCTURE
HALL HAVE A FLOOR SPACE OF LESS
SET, EXCEPT ON GOLF VIEW LOTS,
ARE FEET.

CCUPANCY AS LIVING SPACE MAY BE
OF THE 100 YEAR FLOOD PLAIN AS
SUSCEPTIBLE TO WATER DAMAGE MAY
AID ELEVATION WITHOUT CONSENT IN
SUCCESSORS AND ASSIGNS, AND THE
FEE. FOUNDATIONS, PATIOS, AND
TENDED FOR OCCUPANCY AS LIVING
D DAMAGE BY FLOODWATERS MAY BE
ION IN ACCORDANCE WITH THE
ECLARATION.

ON THE PLAT SHALL CONTROL AS TO
PON THE LOTS REFLECTED THEREON
ROVISIONS OF THE DECLARATION

ES REFLECTED UPON THE PLAT ARE
FOR THE USE OF OWNERS OF LOTS
THE DECLARATION AFORESAID OR
TO THE DECLARATION AFORESAID,
CLUSION OF THE GENERAL PUBLIC:
TS AND PRIVILEGES THERETO ARE
THE DECLARATION AFORESAID.

) ASSIGNS, HEREBY RESERVES A
RIVILEGE AND RIGHT IN, UPON,
OPERTIES REFLECTED HEREON, IF
NG AND MAINTAINING SUCH ROADS,
, DETERMINE TO BE NECESSARY OR
ETION, INCLUDING SUCH CUTS,
DRAINING, PAVING, BRIDGES,
ND ALL OTHER ACTIONS OR
CESSARY OR DESIRABLE FOR SUCH
E SUFFICIENT FOR ALL PURPOSES
THE WIDTH AND LOCATION OF THE
STREETS OR HIGHWAYS SHALL BE
DEVELOPER, ITS SUCCESSORS AND
T DEVELOPER, ITS SUCCESSORS
EFFORTS CONSISTENT WITH ITS
MAGE OR INCONVENIENCE TO
OFORE BEEN LOCATED UPON THE
SORS AND ASSIGNS, FURTHER RE-
SOLE RIGHT AND POWER OF
S OR HIGHWAYS AS PUBLIC OR
RELEASING THE PRIVILEGES,
REIN

____, 19 91.

END

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
RE INCLUDED ON THE PLAT TO PROVIDE
ENERALIZED INFORMATION ONLY AND SHOULD
OT BE USED FOR DETAILED INFORMATION
ITHOUT FIELD CONFIRMATION.
ONTOUR INTERVAL FIVE FEET.
OMMON PROPERTIES
ESERVED PROPERTIES
00 YEAR FLOODPLAIN.
EE NOTE 7.

OLF VIEW LOT, SEE NOTE 6.

LOT 8	0.332 AC.	LOT 8	0.342 AC.	LOT 7	0.343 AC.
LOT 9	0.292 AC.	LOT 9	0.432 AC.	LOT 8	0.307 AC.
LOT 10	0.329 AC.	LOT 10	0.437 AC.	LOT 9	0.344 AC.
LOT 11	0.415 AC.	LOT 11	0.587 AC.	TOTAL	2.844 AC.
LOT 12	0.348 AC.	LOT 12	0.482 AC.		
LOT 13	0.304 AC.				
LOT 14	0.283 AC.				
LOT 15	0.269 AC.				
LOT 16	0.288 AC.				
LOT 17	0.305 AC.				
LOT 18	0.269 AC.				
TOTAL	5.496 AC.				

LOT 14	0.284 AC.		
LOT 15	0.307 AC.		
LOT 16	0.258 AC.		
TOTAL	5.033 AC.		

BLOCK 8

LOT 1	0.318 AC.
LOT 2	0.303 AC.
LOT 3	0.364 AC.
LOT 4	0.330 AC.
LOT 5	0.305 AC.
TOTAL	1.620 AC.

CURVE DATA

CURVE NO.	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
1	476.50'	421.69'	064°44'36"	451.55'	S83°14'03"W
2	420.00'	371.69'	064°44'36"	398.01'	N83°14'03"E
3	335.01'	411.00'	046°42'12"	325.81'	S74°12'51"W
4	375.77'	461.00'	046°42'12"	365.45'	N74°12'51"E
5	170.98'	343.60'	028°30'38"	169.22'	N68°10'44"W
6	195.86'	393.60'	028°30'38"	193.84'	S68°10'44"E
7	261.80'	60.00'	250°00'00"	98.30'	S36°04'55"W
8	304.70'	320.10'	054°32'18"	293.33'	N54°15'37"W
9	257.10'	270.10'	054°32'18"	247.51'	S54°15'37"E
10	86.02'	59.95'	082°13'19"	78.83'	N40°25'07"W
11	157.78'	109.95'	082°13'19"	144.58'	S40°25'07"E
12	261.80'	60.00'	250°00'00"	98.30'	S55°41'33"W
13	213.55'	218.13'	056°05'34"	205.13'	N24°02'14"W
14	164.60'	168.13'	056°05'34"	158.11'	S24°02'14"E
15	115.49'	330.61'	020°00'56"	114.91'	N62°05'28"W
16	98.92'	280.61'	020°00'56"	97.53'	S02°05'28"E
17	173.70'	100.10'	099°25'50"	152.71'	S58°11'09"W
18	86.94'	50.10'	099°25'50"	76.43'	N58°11'09"E
19	83.13'	193.87'	024°34'08"	82.50'	S37°53'26"W
20	104.57'	243.87'	024°34'08"	103.77'	N37°53'26"E
21	261.80'	60.00'	250°00'00"	98.30'	S39°49'30"E
22	99.96'	1439.84'	003°58'40"	99.94'	S84°17'42"E
23	103.43'	1489.84'	003°58'40"	103.41'	S84°17'42"E
24	243.38'	250.30'	055°42'46"	233.91'	N65°51'35"E
25	303.29'	300.30'	057°51'57"	290.56'	S64°46'59"W
26	167.93'	216.76'	044°23'23"	163.76'	N25°54'39"E
27	129.20'	166.76'	044°23'23"	125.99'	S25°54'39"W
28	261.80'	60.00'	250°00'00"	98.30'	S06°53'39"E
29	93.36'	118.67'	045°04'44"	90.97'	N42°11'36"W
30	132.70'	168.67'	045°04'44"	129.31'	S42°11'36"E
31	167.79'	438.14'	021°56'30"	166.77'	N75°42'13"W
32	186.94'	488.14'	021°56'30"	185.80'	S75°42'13"E
33	261.80'	60.00'	250°00'00"	98.30'	N03°19'32"E
34	50.06'	358.14'	008°00'29"	50.02'	N27°02'23"E

LEGAL DESCRIPTION
PERFECTO SUBDIVISION
BLOCKS 1 - 8

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (7.259 ACRES ±), IN THE SW1/4 OF THE SE1/4 (31.345 ACRES ±) AND IN THE SE1/4 OF THE SE1/4 (1.376 ACRES ±) OF SECTION 12, IN THE NE1/4 OF THE NW1/4 (2.087 ACRES) AND IN THE NW1/4 OF THE NE1/4 (16.532 ACRES ±) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 32.35 FEET SOUTH AND 2147.36 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 12 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,777.289 FEET AND EAST 1,731,654.784 FEET), THENCE, N 10°41'31" W 109.21 FEET, THENCE, N 18°07'06" E 106.07 FEET, THENCE, N 64°23'39" W 182.64 FEET, THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 50.06 FEET, SAID CURVE HAVING A RADIUS OF 358.14 FEET AND A DELTA ANGLE OF 08°00'29", THENCE, S 64°23'39" E 186.20 FEET, THENCE, N 31°06'22" E 299.12 FEET, THENCE, N 51°58'04" E 488.97 FEET, THENCE, N 07°41'38" E 232.20 FEET, THENCE, N 08°26'51" W 53.06 FEET, THENCE, S 86°02'34" E 465.76 FEET, THENCE, S 64°45'55" E 282.89 FEET, THENCE, S 55°37'30" E 351.22 FEET, THENCE, S 89°21'30" E 279.12 FEET, THENCE, S 31°35'43" E 134.45 FEET, THENCE, S 41°16'06" E 93.21 FEET, THENCE, S 27°24'27" E 44.57 FEET, THENCE, S 14°02'10" E 33.49 FEET, THENCE, S 07°13'18" W 102.88 FEET, THENCE, S 10°25'01" W 430.22 FEET, THENCE, S 68°55'23" W 148.93 FEET, THENCE, S 04°28'19" W 373.10 FEET, THENCE, S 39°14'30" W 251.51 FEET, THENCE, S 87°16'19" W 424.09 FEET, THENCE, N 82°11'16" W 184.72 FEET, THENCE, N 70°47'33" W 23.88 FEET, THENCE, N 74°10'36" W 338.04 FEET, THENCE, N 53°07'31" W 487.50 FEET, THENCE, N 38°55'54" W 138.30 FEET, THENCE, N 16°29'38" W 109.26 FEET, THENCE, N 65°18'42" W 181.15 FEET, THENCE, S 18°56'01" W 21.42 FEET TO THE POINT OF BEGINNING, CONTAINING 58.599 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 23rd DAY OF April, 1991, 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 SIGNATURE HAROLD E. HENRY PROFESSIONAL LAND SURVEYOR

THE SCALE OF THIS DRAWING 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 PLAT

PERFECTO SUBDIVISION

BLOCKS 1 - 8

HOT SPRINGS VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: WRS DATE: 9/90
CHECKED: JDF DATE: 1/91
APPROVED: HH DATE: 4-91
FILE NO: 4-116-SD
DWG. NO: 4-116-(12)-2352

SHEET 1 OF

Hot Springs Village

Cooper Communities Inc.
ENGINEERING DIVISION
1801 FOREST HILLS BLVD.
SELLA VISTA
ARKANSAS 72714

JOB NO:
FILED IN: 29

116 LOTS