

LOT	ACREAGE
1	0.233
2	0.248
3	0.309
4	0.257
5	0.273
6	0.373
7	0.331
8	0.394
9	0.319
10	0.400
11	0.325
12	0.296
13	0.321
14	0.298
15	0.256
16	0.246
17	0.254
18	0.274
19	0.240
20	0.257
21	0.256
22	0.253
23	0.250
24	0.252
25	0.314
BLOCK - I	7.229

LOT	ACREAGE
1	0.239
2	0.233
3	0.233
4	0.248
5	0.229
6	0.235
7	0.262
8	0.280
9	0.244
10	0.242
11	0.252
12	0.237
13	0.245
14	0.240
15	0.228
16	0.258
17	0.243
18	0.264
19	0.268
20	0.268
21	0.278
22	0.238
23	0.242
24	0.276
25	0.254
26	0.266
27	0.237
28	0.242
29	0.237
30	0.281
31	0.259
32	0.231
33	0.239
34	0.253
35	0.254
36	0.280
37	0.231
38	0.285
39	0.301
40	0.235
41	0.241
42	0.246
43	0.211
44	0.285
45	0.243
46	0.256
47	0.213
48	0.236
49	0.235
50	0.235
51	0.221
BLOCK-2	12.78

LOT	ACREAGE
1	0.239
2	0.261
4	0.281
5	0.272
6	0.233
7	0.305
8	0.225
9	0.247
10	0.271
11	0.264
12	0.245
13	0.240
14	0.240
15	0.228
16	0.226
17	0.245
18	0.234
19	0.246
20	0.329
21	0.253
22	0.248
23	0.245
24	0.263
25	0.283
26	0.275
27	0.240
28	0.236
29	0.239
30	0.236
31	0.301
32	0.234
33	0.235
34	0.247
35	0.235
36	0.243
37	0.236
38	0.236
39	0.230
40	0.234
41	0.232
42	0.250
43	0.233
44	0.225
45	0.221
46	0.250
47	0.211
48	0.236
49	0.232

BLOCK-3 (2.17)

<u>LOT</u>	<u>ACREAGE</u>
1	0.293
2	0.263
3	0.238
4	0.236
5	0.231
6	0.246
7	0.263
BLOCK-4	1.770
TOTAL	33.956

LINEAL FEET OF STREET	
100' RIGHT-OF-WAY	1685 FT.
50' RIGHT-OF-WAY	7297 FT.
40' RIGHT-OF-WAY	271 FT.

<u>ACREAGE CHART</u>		
LOTS	33.956	ACRES
COMMON PROPERTIES	6.347	ACRES
STREETS	12.493	ACRES
TOTAL	52.796	ACRES

[illegible]

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

SW 1/4 SE 1/4 SECTION 16
T-1-S, R-18-W

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 28th DAY OF _____ 1983, AND THAT THE CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

172-9904

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALL OTHERS 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

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

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 OF HOT SPRINGS COUNTY, ARKANSAS, A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THEREIN REFERRED TO AS "RECORD 1". THE RECORD 1 WAS 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, DATED THE 30TH DAY OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE BOUNDARIES OF THE PLAT, TOGETHER WITH THE DECLARATION AFORESAID, 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 PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

2. 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.
3. 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.

4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

5. ALL LOTS REFLECTED ON THE PLAT 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 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 ⑥ MINIMUM SHALL BE 1200 SQUARE FEET.

6. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON. SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

8. 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 THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

9. 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 FOR THE PURPOSE OF CONVEYING TO AND FROM THE COOPER COMMUNITIES, INC. STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, SWAPS AND INTERCHANGES OR TOLLING OR CHARGES THEREON, AND SUCH CUTS, SWAPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, AND WHICH SHALL 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 AS SHOWN ON THE ATTACHED MAP. COOPER COMMUNITIES, INC. ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC. ITS SUCCESSORS AND ASSIGNS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO OR IMPROVEMENTS TO THE COMMON PROPERTIES WHICH HAVE THEREFORE BEEN LOCATED WITHIN THE RIGHT OF WAY OF ANY SUCH ROAD, STREET OR HIGHWAY. 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 MAINTAINING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 29 DAY OF March, 1983.

COOPER COMMUNITIES, INC.
BY John A. Cooper Jr
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

Cresta Subdivision—

Saline County
Garland County

GRAPHIC SCALE

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

[illegible]

132 LOTS