

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, 1979, 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 WHICH IS THERE RECORDED IN RECORD BOOK 255, PAGE 228, 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 SALINE COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN SALINE COUNTY, ARKANSAS, ON THE 30th DAY OF MARCH, 1979, 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 THIS 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 NO WISE 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, 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 WITH A MINIMUM SHALL BE 1200 SQUARE FEET.
- 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.
- 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.
- 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, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC, AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERE TO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT 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 ALIENATING AND RELINQUISHING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 10th DAY OF DECEMBER, 1979.

COOPER COMMUNITIES, INC.
 BY *John A. Cooper, Jr.* PRESIDENT

PONCE DE LEON SUBDIVISION
 BLOCKS 1 thru 5
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (2.921 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (6.651 ACRES ±), AND IN THE NE 1/4 OF THE SE 1/4 (0.833 ACRES ±) OF SECTION 17, IN THE NW 1/4 OF THE NW 1/4 (6.760 ACRES ±), IN THE SW 1/4 OF THE NW 1/4 (19.276 ACRES ±), AND IN THE NW 1/4 OF THE SW 1/4 (11.578 ACRES ±) OF SECTION 16, ALL IN T-1-S, R-18-W OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 462.653 FEET EAST AND 2,340.419 FEET NORTH OF THE SW CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF N=718,042.818 FEET AND E=1,715,717.200 FEET); THENCE, N 65° 42' 50" W 365.000 FEET; THENCE, S 75° 37' 10" E 100.000 FEET; THENCE, N 13° 07' 10" E 105.700 FEET; THENCE, N 59° 42' 50" W 140.000 FEET; THENCE, N 37° 03' 29" W 365.524 FEET; THENCE, N 56° 38' 44" E 100.000 FEET; THENCE, NORTHWESTWARDLY 97.705 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 740.000 FEET AND A DELTA ANGLE OF 07° 33' 54"; THENCE, N 16° 07' 10" E 558.759 FEET; THENCE, N 61° 22' 50" W 192.865 FEET; THENCE, N 19° 02' 59" W 240.000 FEET; THENCE, N 33° 49' 53" E 90.000 FEET; THENCE, N 81° 23' 52" E 205.000 FEET; THENCE, N 73° 31' 10" E 385.000 FEET; THENCE, S 56° 52' 50" E 210.000 FEET; THENCE, S 71° 24' 05" E 275.000 FEET; THENCE, S 05° 34' 21" W 290.000 FEET; THENCE, S 27° 07' 10" W 596.584 FEET; THENCE, S 06° 42' 50" E 360.000 FEET; THENCE, S 66° 02' 50" E 185.000 FEET; THENCE, S 34° 08' 00" E 707.488 FEET; THENCE, S 63° 39' 24" E 95.000 FEET; THENCE, S 03° 48' 34" E 100.000 FEET; THENCE, S 15° 12' 50" E 215.000 FEET; THENCE, S 47° 47' 10" W 230.000 FEET; THENCE, N 71° 32' 50" W 380.000 FEET; THENCE, N 20° 32' 50" W 200.000 FEET; THENCE, N 53° 14' 29" W 370.000 FEET TO THE POINT OF BEGINNING, CONTAINING 46.399 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREBY PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 10th DAY OF DECEMBER, 1979, 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. GOODE, R. L. S. NO. 93, ARKANSAS



LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- 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 5' FEET.
- GOLF VIEW LOTS, SEE NOTES.

ACREAGE CHART

BLOCK 1					
Lot 1	0.261 Acres	Lot 19	0.286 Acres	Lot 36	0.239 Acres
Lot 2	0.289 Acres	Lot 20	0.245 Acres	Lot 37	0.239 Acres
Lot 3	0.282 Acres	Lot 21	0.240 Acres	Lot 38	0.247 Acres
Lot 4	0.243 Acres	Lot 22	0.248 Acres	Lot 39	0.232 Acres
Lot 5	0.239 Acres	Lot 23	0.294 Acres	Lot 40	0.267 Acres
Lot 6	0.239 Acres	Lot 24	0.284 Acres	Lot 41	0.274 Acres
Lot 7	0.230 Acres	Lot 25	0.253 Acres	Lot 42	0.277 Acres
Lot 8	0.225 Acres	Lot 26	0.255 Acres	Lot 43	0.258 Acres
Lot 9	0.236 Acres	Lot 27	0.240 Acres	Lot 44	0.235 Acres
Lot 10	0.242 Acres	Lot 28	0.239 Acres	Lot 45	0.235 Acres
Lot 11	0.274 Acres	Lot 29	0.276 Acres	Lot 46	0.254 Acres
Lot 12	0.254 Acres	Lot 30	0.231 Acres	Lot 47	0.272 Acres
Lot 13	0.289 Acres	Lot 31	0.255 Acres	Lot 48	0.252 Acres
Lot 14	0.241 Acres	Lot 32	0.237 Acres	Lot 49	0.231 Acres
Lot 15	0.239 Acres	Lot 33	0.243 Acres	Lot 50	0.232 Acres
Lot 16	0.239 Acres	Lot 34	0.236 Acres	Lot 51	0.235 Acres
Lot 17	0.239 Acres	Lot 35	0.239 Acres	Lot 52	0.272 Acres
Lot 18	0.264 Acres				

BLOCK 2			BLOCK 3			BLOCK 4		
Lot 1	0.234 Acres	Lot 1	0.263 Acres	Lot 1	0.463 Acres			
Lot 2	0.222 Acres	Lot 2	0.239 Acres	Lot 2	0.524 Acres			
Lot 3	0.246 Acres	Lot 3	0.239 Acres	Lot 3	0.245 Acres			
Lot 4	0.246 Acres	Lot 4	0.287 Acres	Lot 4	0.247 Acres			
Lot 5	0.240 Acres	Lot 5	0.236 Acres	Lot 5	0.412 Acres			
Lot 6	0.238 Acres	Lot 6	0.233 Acres	Lot 6	0.294 Acres			
Lot 7	0.239 Acres	Lot 7	0.274 Acres	Lot 7	0.259 Acres			
Lot 8	0.279 Acres	Lot 8	0.275 Acres	Lot 8	0.239 Acres			
Lot 9	0.257 Acres	Lot 9	0.255 Acres	Lot 9	0.231 Acres			
Lot 10	0.256 Acres	Lot 10	0.233 Acres	Lot 10	0.231 Acres			
Lot 11	0.235 Acres	Lot 11	0.266 Acres	Lot 11	0.235 Acres			
Lot 12	0.259 Acres	Lot 12	0.318 Acres	Lot 12	0.248 Acres			
Lot 13	0.288 Acres	Lot 13	0.274 Acres	Lot 13	0.239 Acres			
Lot 14	0.251 Acres	Lot 14	0.235 Acres	Lot 14	0.232 Acres			
Lot 15	0.298 Acres	Lot 15	0.288 Acres	Lot 15	0.235 Acres			
Lot 16	0.283 Acres	Lot 16	0.317 Acres	Lot 16	0.291 Acres			
Lot 17	0.286 Acres	Lot 17	0.228 Acres	Lot 17	0.307 Acres			
Lot 18	0.287 Acres	Lot 18	0.229 Acres	Lot 18	0.245 Acres			
Lot 19	0.269 Acres	Lot 19	0.269 Acres					

BLOCK 5

Lot 1	0.222 Acres
Lot 2	0.230 Acres
Lot 3	0.248 Acres
Lot 4	0.255 Acres

TOTAL AREAS

LOTTED COMMON PROPERTIES	30.581 ACRES
STREET RIGHT-OF-WAY	4.444 ACRES
TOTAL SUBDIVISION	46.399 ACRES

STREET LENGTHS

40' RIGHT-OF-WAY	205 FEET ±
50' RIGHT-OF-WAY	5840 FEET ±
100' RIGHT-OF-WAY	1918 FEET ±

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD ON 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

SCALE OF THIS PLAT WHEN REDUCED
 A SIZE OF 11 X 17 IS 1" = 300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
			RECORD PLAT	CHECKED	APPROVED		
			PONCE DE LEON SUBDIVISION				
			BLOCKS 1 thru 5				
			HOT SPRINGS VILLAGE, ARKANSAS				
Cooper Consultants, Inc.				FILED IN:	SHEET		
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				NO. 78	OF		

113 LOTS