NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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:

1. AT 2:30 O'CLOCK 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, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 155, AT PAGE 118 ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 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.

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. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

6. 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.

7. SET BACK 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.

8. 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.

9. 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.

10. DEVELOPER, 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, 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, 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 RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 4th DAY OF January, 1972.

COOPER COMMUNITIES, INC.

BY Barry S. Lee
Sr. Vice PRESIDENT

CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
6	810.85'	245.22'	017°19'40"	244.29'	S69°46'13"E
7	860.85'	260.35'	017°19'40"	259.35'	N69°46'13"W
8	549.58'	200.29'	020°52'52"	199.18'	S67°59'37"E
9	499.58'	182.07'	020°52'52"	181.06'	N67°59'37"W
10	414.26'	262.29'	036°16'37"	257.93'	S39°24'52"E
11	364.26'	230.63'	036°16'37"	226.80'	N39°24'52"W
12	60.00'	261.80'	250°00'00"	98.30'	S68°43'26"W
13	1048.50'	222.51'	012°09'34"	222.10'	S64°44'44"E
14	1098.50'	233.12'	012°09'34"	232.69'	N64°44'44"W
15	469.84'	264.05'	032°12'00"	260.59'	N54°43'31"W
16	419.84'	235.95'	032°12'00"	232.86'	S54°43'31"E
17	1013.45'	180.69'	010°12'55"	180.45'	N33°31'02"W
18	963.45'	171.78'	010°12'55"	171.55'	S33°31'02"E
19	378.35'	157.75'	023°53'19"	156.61'	N40°21'14"W
20	428.35'	178.59'	023°53'19"	177.30'	S40°21'14"E
21	60.00'	261.80'	250°00'00"	98.30'	N37°42'07"E
22	244.43'	224.33'	052°34'57"	216.54'	S05°02'35"W
23	294.43'	270.21'	052°34'57"	260.83'	N05°02'35"E
24	2746.09'	1271.98'	026°32'21"	1260.64'	S69°42'27"E
25	2591.61'	324.79'	007°10'50"	324.58'	S79°23'12"E
26	1611.14'	1128.26'	040°07'25"	1105.35'	S17°11'04"W
27	1686.14'	1167.32'	039°39'58"	1144.15'	N17°24'47"E

BLOCK 1		BLOCK 2	
LOT 1	0.340 AC.	LOT 1	0.361 AC.
LOT 2	0.303 AC.	LOT 2	0.343 AC.
LOT 3	0.282 AC.	LOT 3	0.332 AC.
LOT 4	0.267 AC.	LOT 4	0.351 AC.
LOT 5	0.294 AC.	LOT 5	0.339 AC.
LOT 6	0.313 AC.	LOT 6	0.377 AC.
LOT 7	0.329 AC.	LOT 7	0.385 AC.
LOT 8	0.313 AC.	LOT 8	0.369 AC.
LOT 9	0.319 AC.	LOT 9	0.391 AC.
LOT 10	0.346 AC.	LOT 10	0.451 AC.
LOT 11	0.358 AC.	LOT 11	0.628 AC.
LOT 12	0.396 AC.	LOT 12	0.430 AC.
LOT 13	0.379 AC.	LOT 13	0.368 AC.
LOT 14	0.368 AC.	LOT 14	0.364 AC.
LOT 15	0.403 AC.	LOT 15	0.391 AC.
LOT 16	0.471 AC.	LOT 16	0.395 AC.
LOT 17	0.409 AC.	LOT 17	0.597 AC.
LOT 18	0.356 AC.	LOT 18	0.564 AC.
LOT 19	0.533 AC.	LOT 19	0.722 AC.
LOT 20	0.371 AC.	LOT 20	0.624 AC.
LOT 21	0.325 AC.	LOT 21	0.562 AC.
LOT 22	0.340 AC.	LOT 22	0.459 AC.
LOT 23	0.328 AC.	LOT 23	0.351 AC.
LOT 24	0.313 AC.	LOT 24	0.365 AC.
LOT 25	0.319 AC.	LOT 25	0.377 AC.
LOT 26	0.318 AC.	LOT 26	0.364 AC.
LOT 27	0.337 AC.	LOT 27	0.353 AC.
LOT 28	0.323 AC.	LOT 28	0.397 AC.
LOT 29	0.331 AC.	LOT 29	0.378 AC.
LOT 30	0.338 AC.	LOT 30	0.382 AC.
LOT 31	0.293 AC.	LOT 31	0.410 AC.
LOT 32	0.305 AC.	LOT 32	0.406 AC.
LOT 33	0.331 AC.	LOT 33	0.448 AC.
LOT 34	0.294 AC.	LOT 34	0.581 AC.
LOT 35	0.295 AC.	TOTAL	14.615 AC.
LOT 36	0.334 AC.		
LOT 37	0.294 AC.		
LOT 38	0.264 AC.		
LOT 39	0.295 AC.		
TOTAL	13.127 AC.		

TOTAL AREA

LOTTED AREA	27.742 AC.
COMMON PROPERTIES	4.476 AC.
RESERVED PROPERTIES	5.262 AC.
STREETS	7.591 AC.
TOTAL	45.071 AC.

LENGTH OF RECORDED STREETS

40 FOOT RIGHT-OF-WAY	349 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	4218 LINEAL FEET ±
75 FOOT RIGHT-OF-WAY	1411 LINEAL FEET ±

LEGAL DESCRIPTION
PROMESA SUBDIVISION
BLOCKS 1 AND 2

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (15.373 ACRES ±), IN THE NW1/4 OF THE SW1/4 (18.050 ACRES ±), IN THE NE1/4 OF THE SW1/4 (0.823 ACRES ±) OF SECTION 13, IN THE NE1/4 OF THE SE1/4 (10.626 ACRES ±) AND IN THE SE1/4 OF THE SE1/4 (0.199 ACRES ±) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 831.70 FEET NORTH AND 4803.08 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 13 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,319.350 FEET AND EAST 1,736,921.679 FEET), THENCE, N 34°00'27" W 739.12 FEET, THENCE, N 63°19'21" W 894.11 FEET, THENCE, S 68°45'06" W 50.00 FEET, THENCE, 270.21 FEET ALONG THE ARC OF A 294.43 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 05°02'35" E 260.83 FEET, THENCE, N 31°20'03" E 594.33 FEET, THENCE, 1271.98 FEET ALONG THE ARC OF A 2,746.09 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 69°42'27" E 1260.64 FEET, THENCE, S 82°58'37" E 404.31 FEET, THENCE, 324.79 FEET ALONG THE ARC OF A 2,591.61 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 79°23'12" E 324.58 FEET, THENCE, S 37°14'46" W 279.61 FEET, THENCE, 1128.26 FEET ALONG THE ARC OF A 1,611.14 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF S 17°11'04" W 1105.35 FEET, THENCE, N 82°41'41" W 483.90 FEET TO THE POINT OF BEGINNING, CONTAINING, 45.071 ACRES MORE OR LESS.

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 _____ DAY OF _____, 19__, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

_____
JAMES L. HARPER, R.L.S. NO. 829, ARKANSAS

0 100 200
GRAPHIC SCALE IN FEET

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

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1150 — 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.
- C.P. — COMMON PROPERTIES
- R.P. — RESERVED PROPERTIES

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	

RECORD PLAT

PROMESA SUBDIVISION

BLOCKS 1 AND 2

HOT SPRINGS VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: WRS DATE: 11/93
CHECKED: WRS DATE: 11/93
APPROVED: DATE:
FILE NO: 4-116-SD
DWG. NO: 4-116-(12)-2378

SHEET 1 OF 1

Hot Springs Village

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

JOB NO: FILED IN:

73 LOTS