

DEED DESCRIPTION "SABIOTE SUBDIVISION"

GARLAND COUNTY, ARKANSAS

A PARCEL OF LAND LYING IN LOT5 OF FRACTIONAL NORTHEAST 1/4 (3.7288 ACRES), LOT 4 OF FRACTIONAL NORTHEAST 1/4 (5.0215 ACRES) OF SECTION 1, TOWNSHIP I SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3803.063 FEET SOUTH AND I22.794 FEET WEST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=735,693.064'
EAST=I,705,871.972) OF SECTION I, TOWNSHIP I SOUTH, RANGE 19 WEST; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1794.941 FEET, A TANGENT
BEARING OF S66°04'42"W, AN ARC DISTANCE OF 65.278 FEET; THENCE DUE NORTH, 327.548 FEET; THENCE N23°11'55"W, 228.473 FEET; THENCE N 11°18'36"W, 203.961 FEET;
THENCE N41°29'17"W, 196.237 FEET; THENCE N08°37'44"W, 334.620 FEET; THENCE N04°20'47"W, 47.291 FEET; THENCE N45°34'28"E, 32.658 FEET; THENCE N43°03'21"E,
51.046 FEET; THENCE DUE NORTH, 34.765 FEET; THENCE N21°09'20"E, 37.600 FEET; THENCE N34°27'39"E, 101.129 FEET; THENCE S35°32'38"E, 61.512 FEET; THENCE S36°21'20"E,
62.871 FEET; THENCE S57°38'54"E, 65.358 FEET; THENCE N87°06'48"E, 30.479 FEET; THENCE N52°18'37"W, 25.380 FEET; THENCE N43°18'38"W, 51.754 FEET; THENCE N04°05'45"W,
63.114 FEET; THENCE N03°41'57"W, 47.010 FEET; THENCE N23°15'17"E, 68.899 FEET; THENCE N30°43'06"E, 108.352 FEET; THENCE N35°04'03"E, 98.599 FEET; THENCE N60°54'33"E,
26.405 FEET; THENCE N34°16'11"W, 13.820 FEET; THENCE N06°47'00"E, 27.151 FEET; THENCE N06°43'24"E, 71.030 FEET; THENCE N16°23'26"E, 66.158 FEET; THENCE N17°39'15"E,
47.601 FEET; THENCE N12°46'4"E, 63.958 FEET; THENCE S01°50'58"W, ALONG THE EAST LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SAID SECTION I, 2008.440 FEET TO THE
POINT OF BEGINNING CONTAINING 8.750.3 ACRES MORE OR 1 FSS POINT OF BEGINNING. CONTAINING 8.7503 ACRES, MORE OR LESS.

> DEED DESCRIPTION "SABIOTE SUBDIVISION SALINE COUNTY, ARKANSAS

AREA

SQ.FT.

11079.7

13670.3

NO.

LOT AREAS

NO. SQ.FT.

BLOCK 4

18643.4 14040.

12142.5

16992.5

47565.6 4565.6 5317.0 4965.3 3838.1 3476.0

**289 FEET** 

4831 FEET

1171 FEET

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

MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND

WER IS CONSTRUCTED THE EASEMENT WILL

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 640, M.G.L.

NOTE "A": EASEMENT LIMITED TO ACCESS BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION FOR PURPOSE OF PROVIDING MAINTENANCE OF, OR CONSTRUCTION ON THE

BLOCK 4

SQ.FT.

10249.4 11792.6 17854.7

14169.4

15881.8 39737.4 29826.6 17445.2

14069.0

181945

13538.0

2586.6 6132.5 4889.4 3925.8 4933.5 5032.7

TOTAL AREAS

LINEAR FEET OF STREETS

LAND LINES OF SECTIONS

INTERVAL FIVE FEET.

BUILDING SETBACK LINE

COMMON PROPERTIES

UTILITY AND DRAINAGE EASEMENT.

SANITARY SEWER EASEMENT

AREA EXCEEDING ONE ACRE.

BLOCK 3

BLOCK 3

NO.

AREA

9897.4 10319.6 10708.0 1 1402.0 10544.6 15506.0

135177

14081.0 11605.3

A PARCEL OF LAND LYING IN THE WEST FRACTIONAL 1/2 OF LOT I OF FRACTIONAL NORTHWEST 1/4 (16.1362 ACRES), THE WEST FRACTIONAL 1/2 OF LOT 2 OF FRACTIONAL NORTHWEST 1/4 (22.1965 ACRES), THE WEST FRACTIONAL 1/2 OF LOT 3 OF FRACTIONAL NORTHWEST 1/4 (0.0002 ACRES) OF SECTION 6, TOWNSHIP I SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT 3803.063 FEET SOUTH AND 122.794 FEET WEST OF THE NORTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=735,693.064' EAST=1,705,871.972') OF SECTION 6, TOWNSHIP I SOUTH, RANGE IS WEST ; THENCE NOI°50'58"E, ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 6

EAST=1,705,871.972) OF SECTION 6, TOWNSHIP I SOUTH, RANGE 18 WEST; THENCE NOI°50'58"E, ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 6, 2008.440 FEET; THENCE N12°46'14"E, 18.233 FEET; THENCE N18°21'25"E, 67.976 FEET; THENCE N27°02'52"E, 50.840 FEET; THENCE N53°29'16"E, 46.595 FEET; THENCE N18°55'44"E, 16.979 FEET; THENCE N44°35'43"E, 71.972 FEET; THENCE N56°42'03"E, 78.300 FEET; THENCE N87°59'54"E, 98.080 FEET; THENCE S55°15'21"E, 66.999 FEET; THENCE S26°07'29"E, 51.741 FEET; THENCE N79°06'04"W, 79.230 FEET; THENCE S06°00'32"E, 56.791 FEET; THENCE S26°41'29"W, 26.966 FEET; THENCE N75°38'04"E, 43.880 FEET; THENCE N79°06'04"E, 36.440 FEET; THENCE S61°21'19"E, 99.721 FEET; THENCE S16°56'16"E, 95.971 FEET; THENCE S12°47'56"E, 38.699 FEET; THENCE S13°07'47"E, 71.100 FEET; THENCE S26°00'36"W, 32.460 FEET; THENCE S71°00'32"W, 54.619 FEET; THENCE S76°38'26"E, 96.460 FEET; THENCE S29°39'26"E, 102.220 FEET; THENCE S13°05'50"E, 39.239 FEET; THENCE S23°39'20"E, 62.450 FEET; THENCE S06°02'20"W, 141.981 FEET; THENCE S14°24'44"E, 111.001 FEET; THENCE S10°55'37"W, 125.519 FEET; THENCE S12°56'38"E, 42.250 FEET; THENCE S01°28'43"E, 88.237 FEET; THENCE S35°08'26"E, 26.947 FEET; THENCE S07°00'00"W, 665.806 FEET; THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.577 FEET, A TANGENT BEARING OF N62°00'00"W, AN ARC DISTANCE OF 61.369 FEET; THENCE S68°00'00"W, 41.523 FEFT THENCE S017ANCE OF 61.369 FEET; THENCE S68°00'00"W, 41.523 FEFT THENCE S017ANCE OF 61.369 FEET; THENCE S68°00'00"W, 41.523 FEFT THENCE S017ANCE OF 61.369 FEET; TO THENCE S68°00'00"W, 411.523 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1794.941 FEET, AN ARC DISTANCE OF 60.198 FEET TO THE POINT OF BEGINNING. CONTAINING 38.3329 ACRES. MORE OR LESS.

> 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

FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 20th day of april, 1970; and the declaration aforesaid in its entirety is by reference made a part of this plat. The provisions of the declaration aforesaid

DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 155 , PAGE 118 , ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND IN SALINE COUNTY, ARKANSAS, ON THE 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 NOWISE 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 RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION APPRESAID, NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS SHALL HAVE A FLOOR SPACE OF NOT LESS THAN 1200

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 I 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 BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION, ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 630.0 M.G.L. ±0.5 AS DETERMINED FROM BENCH MARK N.103,U.S.C.8G.S.,1935.

NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT 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.

12. A PLAT IDENTICAL TO THIS PLAT WILL BE EXECUTED AND FILED FOR RECORD IN \_\_\_\_\_ COUNTY, ARKANSAS,

DAY OF \_\_\_\_\_\_, 197\_\_\_\_\_, COOPER COMMUNITIES, INC.

VICE PRESIDENT, DEVELOPER

HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS

HAVE BEEN SET AS SHOWN.

AND SURVEYOR ORKANSAS

august 1972

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



RECORD PLAT

SABIOTE SUBDIVISION **BLOCKS I THRU 5** 

I OF 7-116-12-1

COOPER COMMUNITIES, INC ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS