

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:

- 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 AND EX-OFFICIO CLERK OF RECORD IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 116, 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 LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. FOR RECORD 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 THE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE 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 SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- 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.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535.0 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK 1103, U.S.C. & G.S., 1955.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE 100-YEAR FLOOD PLAIN LINE 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 100-YEAR FLOOD LINE REPRESENTS THE LEVEL OF THE FLOOD POOL WHICH HAS A PROBABILITY OF 0.01 OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.
- 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.
- 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT AND RIGHT IN, UPON AND ACROSS THE LIMITED 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, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMP 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 THEREFORE 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 25TH DAY OF JUNE 1986.

COOPER COMMUNITIES, INC.

BY W. J. Lawrence

EXECUTIVE VICE PRESIDENT

Santa Fe  
Subdivision

Cubida  
Subdivision

NW 1/4 SE 1/4  
SECTION 9  
T-1-S, R-16-W

#### LEGEND

- 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 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.

#### 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

Ecuestre Subdivision

NE 1/4 NE 1/4  
SECTION 9  
T-1-S, R-18-W

NW 1/4 NE 1/4  
SECTION 9  
T-1-S, R-18-W

SE 1/4 NE 1/4  
SECTION 9  
T-1-S, R-18-W

SW 1/4 NE 1/4  
SECTION 9  
T-1-S, R-18-W

NE 1/4 SE 1/4  
SECTION 9  
T-1-S, R-18-W

BLOCK 1	
LOT 1	0.404 AC.
LOT 2	0.390 AC.
LOT 3	0.306 AC.
LOT 4	0.252 AC.
LOT 5	0.269 AC.
LOT 6	0.244 AC.
LOT 7	0.248 AC.
LOT 8	0.401 AC.
LOT 9	0.312 AC.
LOT 10	0.254 AC.
LOT 11	0.262 AC.
LOT 12	0.266 AC.
LOT 13	0.286 AC.
LOT 14	0.274 AC.
LOT 15	0.249 AC.
LOT 16	0.253 AC.
LOT 17	0.297 AC.
LOT 18	0.297 AC.
TOTAL	4.967 AC.

BLOCK 2	
LOT 1	0.331 AC.
LOT 2	0.296 AC.
LOT 3	0.307 AC.
LOT 4	0.262 AC.
LOT 5	0.241 AC.
LOT 6	0.238 AC.
LOT 7	0.240 AC.
LOT 8	0.297 AC.
LOT 9	0.264 AC.
LOT 10	0.296 AC.
LOT 11	0.310 AC.
LOT 12	0.277 AC.
LOT 13	0.278 AC.
LOT 14	0.305 AC.
LOT 15	0.464 AC.
LOT 16	0.597 AC.
LOT 17	0.534 AC.
LOT 18	0.489 AC.
LOT 19	0.553 AC.

BLOCK 3	
LOT 1	0.332 AC.
LOT 2	0.275 AC.
LOT 3	0.248 AC.
LOT 4	0.235 AC.
LOT 5	0.237 AC.
LOT 6	0.252 AC.
LOT 7	0.327 AC.
LOT 8	0.285 AC.
LOT 9	0.292 AC.
LOT 10	0.294 AC.
LOT 11	0.296 AC.
LOT 12	0.327 AC.
LOT 13	0.331 AC.
LOT 14	0.339 AC.
LOT 15	0.238 AC.
LOT 16	0.264 AC.
LOT 17	0.276 AC.
LOT 18	0.241 AC.
LOT 19	0.248 AC.
LOT 20	0.269 AC.
LOT 21	0.263 AC.
LOT 22	0.75 AC.
LOT 23	0.277 AC.
LOT 24	0.245 AC.
LOT 25	0.360 AC.
LOT 26	0.295 AC.

BLOCK 4	
LOT 1	0.261 AC.
LOT 2	0.285 AC.
LOT 3	0.286 AC.
LOT 4	0.279 AC.
LOT 5	0.284 AC.
LOT 6	0.283 AC.
LOT 7	0.668 AC.
LOT 8	0.741 AC.
LOT 9	0.315 AC.
LOT 10	0.250 AC.
LOT 11	0.261 AC.

BLOCK 5	
LOT 1	0.261 AC.
LOT 2	0.285 AC.
LOT 3	0.286 AC.
LOT 4	0.279 AC.
LOT 5	0.284 AC.
LOT 6	0.283 AC.
LOT 7	0.668 AC.
LOT 8	0.741 AC.
LOT 9	0.315 AC.
LOT 10	0.250 AC.
LOT 11	0.261 AC.

BLOCK 6	
LOT 1	0.231 AC.
LOT 2	0.235 AC.
LOT 3	0.239 AC.
LOT 4	0.252 AC.
LOT 5	0.254 AC.
LOT 6	0.252 AC.
LOT 7	0.471 AC.
LOT 8	0.441 AC.
LOT 9	0.387 AC.
LOT 10	0.397 AC.
LOT 11	0.439 AC.
LOT 12	0.514 AC.
LOT 13	0.590 AC.
LOT 14	0.527 AC.
LOT 15	0.408 AC.
LOT 16	0.653 AC.
LOT 17	0.232 AC.
LOT 18	0.231 AC.
LOT 19	0.278 AC.
LOT 20	0.314 AC.
LOT 21	0.256 AC.
LOT 22	0.223 AC.
LOT 23	0.231 AC.
TOTAL	8.344 AC.

BLOCK 7	
LOT 1	0.160 AC.
TOTAL	0.160 AC.

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NE 1/4 (0.045 ACRES), IN THE NE 1/4 OF THE NE 1/4 (10.923 ACRES), IN THE SW 1/4 OF THE NE 1/4 (7.519 ACRES), IN THE SE 1/4 OF THE NE 1/4 (35.798 ACRES), IN THE NW 1/4 OF THE SE 1/4 (14.478 ACRES), IN THE SE 1/4 OF THE SE 1/4 (2.095 ACRES), IN THE NW 1/4 OF THE NW 1/4 (14.909 ACRES), IN THE SW 1/4 OF THE NW 1/4 (23.587 ACRES) AND IN THE SE 1/4 OF THE NW 1/4 (1.452 ACRES) OF SECTION 10, ALL OF TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE 11TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

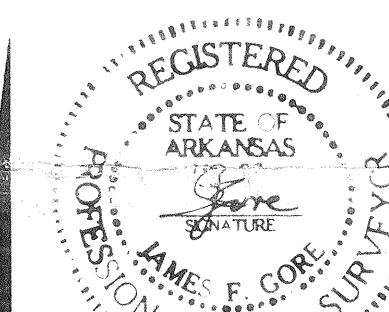
BEGINNING AT A POINT 904.76 FEET SOUTH AND 565.85 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 9 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,366.637 FEET AND EAST 1,721,402.780 FEET); THENCE, N 69° 04' 37" E 427.04 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,864.78 FEET AND A DELTA ANGLE OF 06° 26' 18"; THENCE, N 76° 06' 55" E 93.74 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,142.91 FEET AND A DELTA ANGLE OF 22° 20' 50"; THENCE, S 81° 32' 09" E 260.19 FEET; THENCE, S 01° 07' 36" E 181.49 FEET; THENCE, N 81° 32' 09" W 50.00 FEET; THENCE, S 08° 58' 23" W 243.11 FEET; THENCE, S 35° 55' 43" E 255.64 FEET; THENCE, S 29° 59' 47" E 365.28 FEET; THENCE, S 02° 22' 34" E 93.33 FEET; THENCE, S 32° 20' 46" W 20.86 FEET; THENCE, S 11° 27' 04" E 158.82 FEET; THENCE, S 09° 24' 24" E 98.63 FEET; THENCE, S 05° 58' 54" E 132.75 FEET; THENCE, S 27° 29' 10" W 27.22 FEET; THENCE, S 60° 42' 07" W 38.61 FEET; THENCE, N 82° 21' 15" W 120.06 FEET; THENCE, N 70° 31' 59" W 99.54 FEET; THENCE, N 62° 29' 26" W 72.26 FEET; THENCE, N 67° 38' 01" W 66.25 FEET; THENCE, N 86° 49' 21" W 48.22 FEET; THENCE, N 77° 22' 24" W 87.14 FEET; THENCE, N 61° 15' 08" W 115.51 FEET; THENCE, N 87° 08' 58" W 145.19 FEET; THENCE, N 77° 06' 43" W 140.29 FEET; THENCE, N 63° 59' 52" W 105.67 FEET; THENCE, N 51° 32' 16" W 30.54 FEET; THENCE, N 32° 39' 23" W 139.14 FEET; THENCE, S 04° 04' 40" E 95.57 FEET; THENCE, S 21° 21' 36" W 80.49 FEET; THENCE, S 65° 32' 58" W 76.82 FEET; THENCE, S 62° 58' 49" W 51.13 FEET; THENCE, S 69° 36' 51" W 66.58 FEET; THENCE, S 80° 14' 07" W 83.24 FEET; THENCE, N 68° 17' 25" W 45.54 FEET; THENCE, N 77° 22' 24" W 78.98 FEET; THENCE, S 66° 50' 22" W 85.13 FEET; THENCE, S 66° 43' 04" W 198.43 FEET; THENCE, S 55° 25' 20" W 87.62 FEET; THENCE, S 10° 08' 53" W 103.30 FEET; THENCE, S 58° 16' 20" W 92.69 FEET; THENCE, S 24° 00' 33" W 187.63 FEET; THENCE, S 63° 21' 59" W 171.92 FEET; THENCE, S 68° 06' 02" W 113.65 FEET; THENCE, S 68° 02' 12" W 98.56 FEET; THENCE, S 69° 06' 02" W 95.61 FEET; THENCE, S 68° 02' 12" W 100.55 FEET; THENCE, S 68° 06' 02" W 73.78 FEET; THENCE, S 68° 06' 02" W 69.58 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 372.41 FEET, SAID CURVE HAVING A RADIUS OF 1629.20 FEET AND A DELTA ANGLE OF 13° 05' 43"; THENCE, N 21° 04' 58" E 166.79 FEET; THENCE, S 82° 37' 24" W 84.02 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 675.57 FEET, SAID CURVE HAVING A RADIUS OF 1397.39 FEET AND A DELTA ANGLE OF 27° 41' 59" TO THE POINT OF BEGINNING, CONTAINING 100.366 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 25TH DAY OF JUNE, 1986, 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. GORE, R.L.S. NO. 93, ARKANSAS



SCALE 1" = 100'

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
RECORD PLAT						
SACEDON SUBDIVISION						
BLOCKS 1 THRU 7 INCLUSIVE						
HOT SPRINGS VILLAGE, ARKANSAS						
COOPER CONSULTANTS						
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714						
DRAWN: T.A.			DATE: 4/8/86			SHEET 1 OF 1
CHECKED: J.D.F.			DATE: 6/8/86			
APPROVED: J.F.			DATE: 6/8/86			
FILE NO: 4-116-50			JOB NO: 4-116-121-2146			
NO: 122			FILED IN: 77			