

LEGAL DESCRIPTION
SAN AUGUSTIN SUBDIVISION
BLOCK 3

THIS PARCEL IS PART OF THE RESERVED PROPERTY SHOWN
ON SAN AUGUSTIN SUBDIVISION FILED IN BOOK 1995,
PAGE 12400.

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4
(3.710 ACRES +/-) OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE
18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1066.82 FEET NORTH AND 1508.57 EAST OF THE
NORTHWEST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE, NAD 27,
COORDINATES OF NORTH 728,271.720 FEET AND EAST 1,726,417.239
FEET), THENCE, N 33°25'24" E 499.08 FEET, THENCE, S 88°51'27" E
200.73 FEET, THENCE, S 13°43'12" E 95.02 FEET, THENCE, S 26°43'30" E
132.54 FEET, THENCE, S 49°34'18 W 66.62 FEET, THENCE, 72.19 FEET
ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, SAID
ARC HAVING A CHORD OF S 08°12'30" W 66.08 FEET, THENCE, S 57°31'03" W
333.80 FEET, THENCE, N 68°17'14" W 232.51 FEET TO THE POINT OF
BEGINNING, CONTAINING 3.710 ACRES, MORE OR LESS.

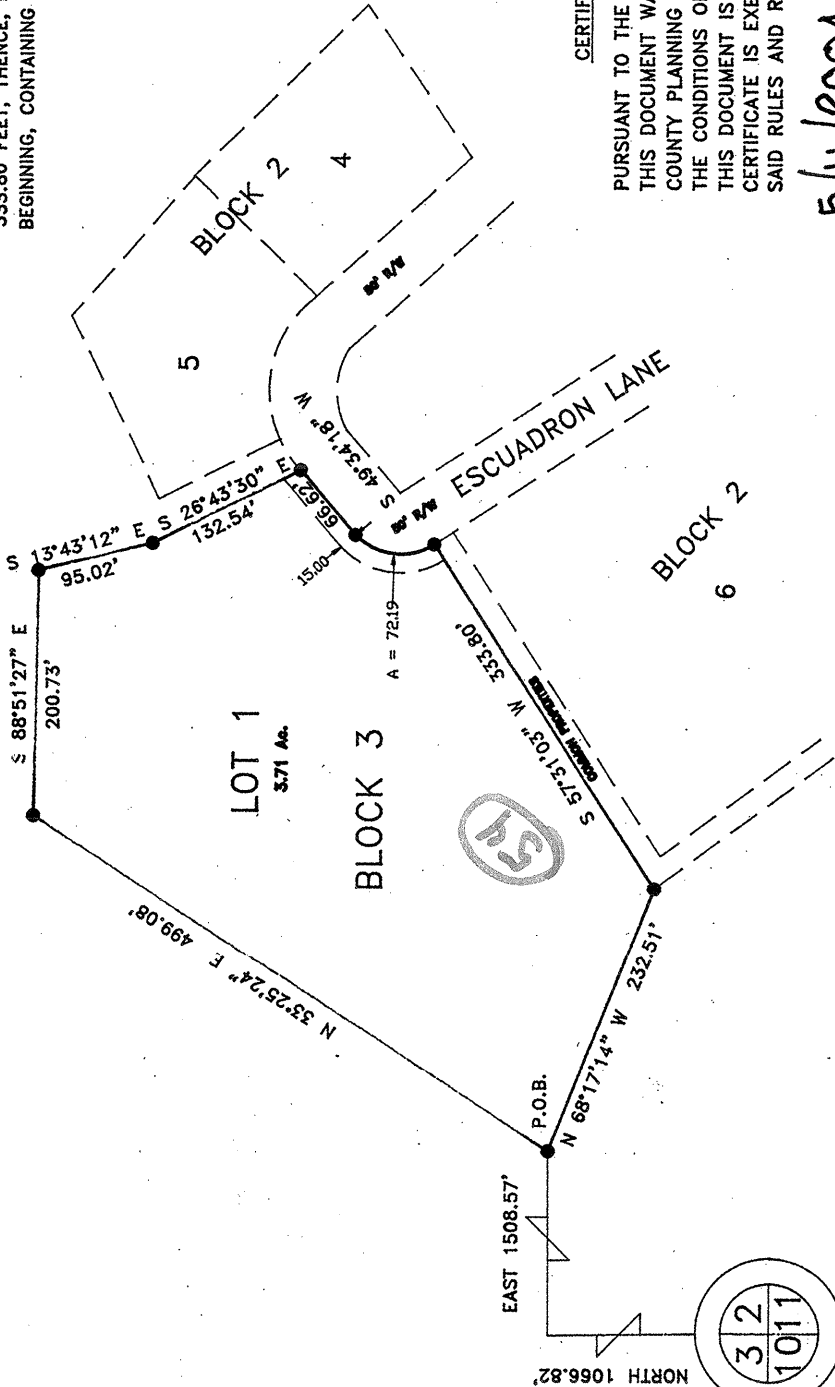
FILED
SALINE COUNTY
CIRCUIT CLERK

2004 MAY 11 AM 9:57

BY MS

CURVE DATA

ARC	RADIUS	DELTA	CHORD	CHORD BEARING
72.19'	50.00'	082°43'36"	66.08'	S 08°12'30" W



NORTHWEST CORNER, SECTION 11
T-1-S, R-18-W
ARKANSAS STATE PLANE, NAD 27
COORDINATES: N= 728,271.720
E= 1,726,417.239

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
COMMUNITIES, INC.) HAS HEREBY DECLARED THAT THE PROPERTY SHOWN ON THIS PLAT IS THE
PROPERTY OF 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 COURT 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 AFORESAID, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 155, AT PAGE 119
ET SEQ. THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE
DECLARATION AFORESAID, FILED FOR RECORD ON MARCH 30, 1972, AND THE PROVISIONS OF 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. 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.

3. 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.

4. OWNERS SHALL COMPLY WITH THE PROVISION OF PARAGRAPH 12 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.

5. 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.

6. 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 1,000 SQUARE FEET.

7. 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.

8. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR
ELEVATION LOWER THAN ONE FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOODPLAIN AS
REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR
LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT
INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD
WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISION OF THE
AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

9. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE 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
JUDGMENT FOR THE PURPOSES OF PROVIDING ACCESS TO AND FROM THE COMMON PROPERTIES,
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 SHALL NOT BE REQUIRED TO CONSTRUCT OR MAINTAIN SUCH ROADS,
STREETS OR HIGHWAYS 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 ALLENATING AND RELEASING THE
PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 5th DAY OF April 2004.

COOPER COMMUNITIES, INC.

BY: Daniel E. Ivy PRESIDENT

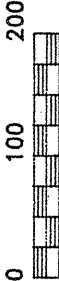
THIS SURVEY, UNDER MY SUPERVISION, WAS COMPLETED
ON THE 1st DAY OF March 2004, AND
THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF
MY KNOWLEDGE AND ABILITY.

DANIEL E. IVY

R.L.S. NO. 1036

LEGEND

- BUILDING SETBACK LINE
- SET IRON PIN 5/8" REBAR



SCALE IN FEET

BASE OF BEARING, ARKANSAS STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE,
AS DETERMINED FROM EXISTING CORNERS,
NAD 27.

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.

5/11/2004
DATE OF EXECUTION

[Signature]
BY

TITLE: GLV ADMIN.
SALINE COUNTY PLANNING COMMISSION

RECORD PLAT	REVISIONS	
	DATE	BY
LOT 1, BLOCK 3 SAN AUGUSTIN SUBDIVISION HOT SPRINGS VILLAGE, ARKANSAS	4/30/04	
FOR: KAREN KIRCHNER		DRAWN: R.A.B.
DANIEL E. IVY PROFESSIONAL LAND SURVEYOR		DATE: 03/01/04
P. O. BOX 8157 HOT SPRINGS, AR 71910		CHECKED: DATE:
PH. 501-984-6232		DWG. NO.
		SCALE 1" = 100'