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. 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 LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

11. 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, EXCAVATING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ITEMS 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 _____ DAY OF _____, 1995.

COOPER COMMUNITIES, INC.

BY _____
SR. VICE PRESIDENT

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.

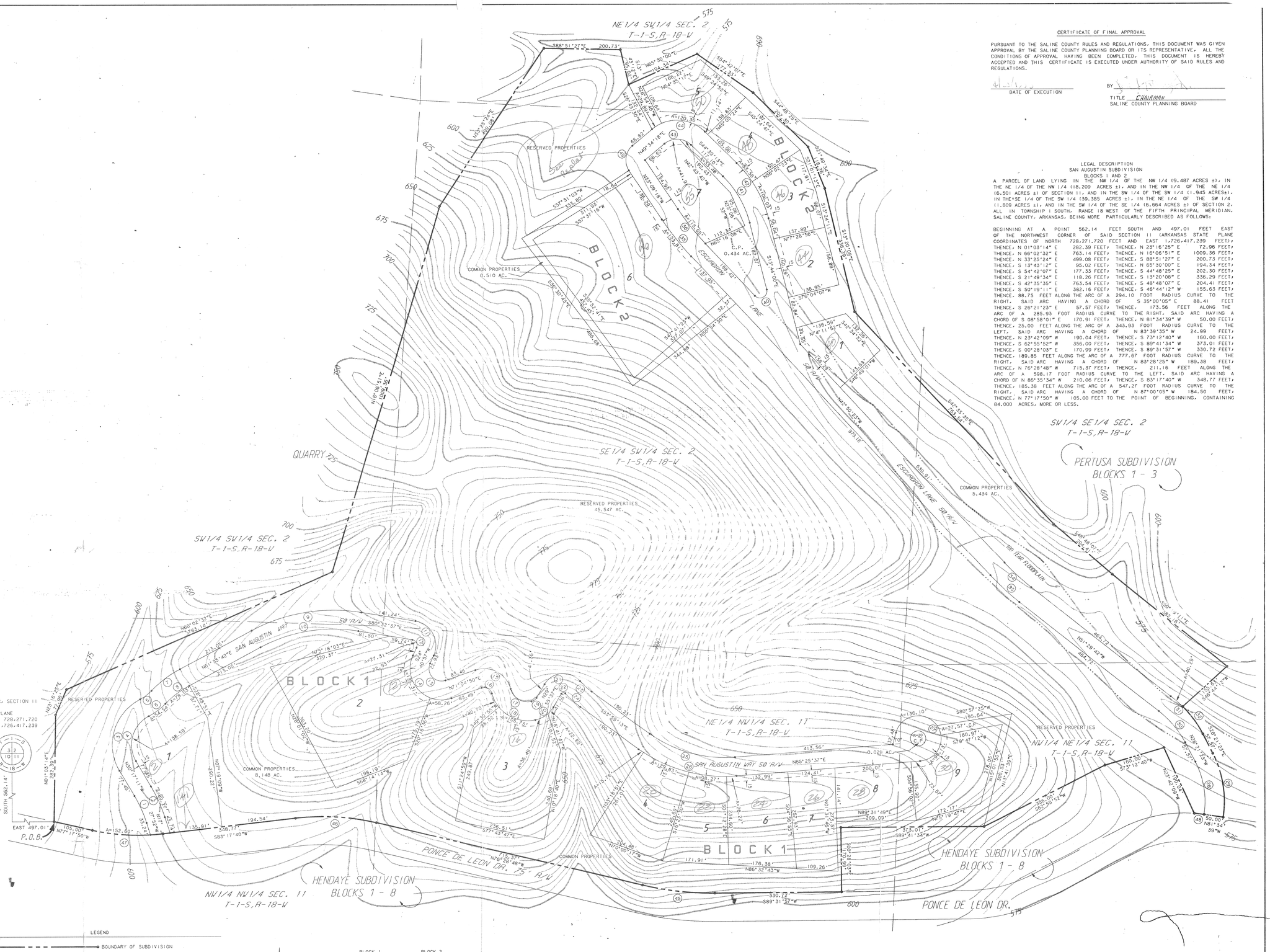
DATE OF EXECUTION

BY _____
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

LEGAL DESCRIPTION
SAN AUGUSTIN SUBDIVISION
BLOCKS 1 AND 2

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (9.487 ACRES ±), IN THE NE 1/4 OF THE NW 1/4 (18.209 ACRES ±), AND IN THE NW 1/4 OF THE NE 1/4 (6.501 ACRES ±) OF SECTION 11, AND IN THE SW 1/4 OF THE SW 1/4 (1.945 ACRES±), IN THE SE 1/4 OF THE SW 1/4 (39.385 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (1.809 ACRES ±), AND IN THE SW 1/4 OF THE SE 1/4 (6.664 ACRES ±) OF SECTION 2, ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 562.14 FEET SOUTH AND 497.01 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,271.720 FEET AND EAST 1,726,417.239 FEET); THENCE, N 01°03'14" E 282.39 FEET; THENCE, N 23°16'25" E 72.98 FEET; THENCE, N 66°02'32" E 763.14 FEET; THENCE, N 16°06'51" E 1009.36 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 90.02 FEET; THENCE, S 65°30'00" E 194.34 FEET; THENCE, S 54°42'07" E 177.33 FEET; THENCE, S 44°48'25" E 202.30 FEET; THENCE, S 21°49'34" E 118.26 FEET; THENCE, S 13°20'08" E 336.29 FEET; THENCE, S 42°35'35" E 763.54 FEET; THENCE, S 48°48'07" E 204.41 FEET; THENCE, S 50°19'11" E 382.16 FEET; THENCE, S 46°44'12" W 155.63 FEET; THENCE, 88.75 FEET ALONG THE ARC OF A 294.10 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 35°00'05" E 88.41 FEET; THENCE, S 26°21'23" E 57.57 FEET; THENCE, 173.06 FEET ALONG THE ARC OF A 285.93 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 08°58'01" E 170.91 FEET; THENCE, N 81°34'39" W 50.00 FEET; THENCE, 25.00 FEET ALONG THE ARC OF A 343.03 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 83°39'35" W 24.99 FEET; THENCE, N 23°42'09" W 190.04 FEET; THENCE, S 73°12'40" W 160.00 FEET; THENCE, S 62°55'52" W 356.00 FEET; THENCE, S 89°41'34" W 373.01 FEET; THENCE, S 00°28'03" E 170.99 FEET; THENCE, S 89°31'57" W 330.72 FEET; THENCE, 189.85 FEET ALONG THE ARC OF A 777.67 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 83°28'25" W 189.38 FEET; THENCE, N 76°28'48" W 715.37 FEET; THENCE, 211.16 FEET ALONG THE ARC OF A 598.17 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 86°35'34" W 210.06 FEET; THENCE, S 83°17'40" W 348.77 FEET; THENCE, 185.38 FEET ALONG THE ARC OF A 547.27 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 87°00'05" W 184.50 FEET; THENCE, N 77°17'50" W 105.00 FEET TO THE POINT OF BEGINNING, CONTAINING 84.000 ACRES, MORE OR LESS.



CURVE NO.	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
1	78.08'	348.90'	012°49'19"	77.92'	N23°52'31"W
2	89.27'	398.90'	012°49'19"	89.08'	S23°52'31"E
3	219.47'	135.69'	092°40'27"	196.31'	N16°03'03"E
4	138.59'	85.69'	092°40'27"	123.97'	S16°03'03"W
5	37.90'	113.87'	019°04'11"	37.72'	N52°51'11"E
6	54.54'	163.87'	019°04'11"	54.29'	S52°51'11"W
7	93.98'	294.61'	018°16'37"	93.58'	N52°27'24"E
8	78.03'	244.61'	018°16'37"	77.70'	S52°27'24"W
9	295.90'	447.79'	037°51'41"	290.55'	N80°31'33"E
10	262.86'	397.79'	037°51'41"	258.11'	S80°31'33"W
11	119.14'	64.87'	105°13'33"	103.09'	S27°55'50"E
12	27.31'	14.87'	105°13'33"	23.63'	N27°55'50"W
13	76.98'	33.01'	133°36'06"	60.69'	S42°07'06"E
14	193.57'	83.01'	133°36'06"	152.60'	N42°07'06"W
15	117.32'	71.06'	094°36'06"	104.44'	S61°37'06"E
16	34.77'	21.06'	094°36'06"	30.95'	N61°37'06"W
17	70.24'	46.09'	087°18'23"	63.64'	S57°58'15"E
18	146.43'	96.09'	087°18'23"	132.67'	N57°58'15"W
19	17.03'	20.14'	048°26'57"	16.53'	N54°09'05"E
20	59.31'	70.14'	048°26'57"	57.56'	S54°09'05"W
21	108.18'	56.19'	110°19'04"	92.23'	N85°05'09"E
22	11.91'	6.19'	110°19'04"	10.16'	S85°05'09"W
23	40.54'	163.23'	014°13'54"	40.44'	S46°52'16"E
24	52.96'	213.23'	014°13'54"	52.83'	N46°52'16"W
25	234.66'	331.27'	040°35'09"	229.78'	S74°16'48"E
26	270.08'	381.27'	040°35'09"	264.47'	N74°16'48"W
27	261.80'	60.00'	250°00'00"	98.30'	S39°34'23"E
28	143.21'	235.93'	034°46'44"	141.02'	N08°58'01"W
29	173.56'	285.93'	034°46'44"	170.91'	S08°58'01"E
30	107.10'	244.10'	025°08'19"	106.24'	N38°55'33"W
31	129.04'	294.10'	025°08'19"	128.01'	S38°55'33"E
32	88.75'	294.10'	017°17'24"	88.41'	S35°00'05"E
33	103.72'	661.12'	008°59'19"	103.61'	N47°00'03"W
34	95.87'	611.12'	008°59'19"	95.77'	S47°00'03"E
35	123.81'	758.59'	009°21'06"	123.68'	N37°49'50"W
36	115.65'	708.59'	009°21'06"	115.52'	N37°49'50"W
40	47.39'	17.96'	151°13'37"	34.78'	S61°52'48"W
41	142.61'	264.25'	030°55'13"	140.88'	S29°11'37"E
42	169.59'	314.25'	030°55'13"	167.54'	S29°11'37"E
43	75.39'	50.36'	085°46'29"	68.55'	S87°32'28"E
44	150.25'	100.36'	085°46'29"	136.61'	S87°32'28"E
45	189.85'	777.67'	013°59'15"	189.38'	N83°28'25"W
46	211.16'	598.17'	020°13'32"	210.06'	N86°35'34"W
47	185.38'	547.27'	019°24'30"	184.50'	N87°00'05"W
48	25.00'	343.93'	004°09'53"	24.99'	N83°39'35"W
49	72.19'	50.00'	082°43'36"	66.08'	N08°12'30"E

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.
- COMMON PROPERTIES
- 100 YEAR FLOODPLAIN. SEE NOTE 9

C.P.

0 100 200
GRAPHIC SCALE IN FEET

BLOCK 1		BLOCK 2	
LOT 1	1.358 AC.	LOT 1	0.545 AC.
LOT 2	2.382 AC.	LOT 2	0.500 AC.
LOT 3	1.585 AC.	LOT 3	0.609 AC.
LOT 4	0.947 AC.	LOT 4	0.594 AC.
LOT 5	0.729 AC.	LOT 5	0.676 AC.
LOT 6	0.943 AC.	LOT 6	3.031 AC.
LOT 7	0.710 AC.	LOT 7	0.791 AC.
LOT 8	0.697 AC.	TOTAL	6.746 AC.
LOT 9	0.870 AC.		
TOTAL	10.221 AC.		

TOTAL AREA

LOTTED AREA	16.967 AC.
COMMON PROPERTIES	14.555 AC.
RESERVED PROPERTIES	45.547 AC.
STREETS	6.931 AC.
TOTAL	84.000 AC.

LENGTH OF RECORDED STREETS

40 FOOT RIGHT-OF-WAY	175 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	5899 LINEAL FEET ±

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 20th DAY OF April, 1995, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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

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

REGISTERED STATE OF ARKANSAS NO. 829 JAMES L. HARPER PROFESSIONAL LAND SURVEYOR

RECORD PLAT

SAN AUGUSTIN SUBDIVISION

BLOCKS 1 AND 2

HOT SPRINGS VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: WRS DATE: 3/95
CHECKED: JLH DATE: 3/95
APPROVED: DATE:
FILE NO: 4-116-SD
DWG. NO: 4-116-(12)-2409

SHEET 1 OF 1

Hot Springs Village

Cooper Communities Inc. ENGINEERING DIVISION

1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714

JOB NO: FILED IN:

16 LOTS