

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS "DEVELOPER", HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING A PORTION OF THE LANDS REFLECTED HEREON AS JARDINERO SUBDIVISION, BLOCKS 8 THROUGH 16, INCLUSIVE, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS RECORDED ON MARCH 15, 1971, IN DEED BOOK 166, AT PAGE 170; AND ON THE 28th DAY OF July, 1980, DEVELOPER FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A REPLAT DESIGNATING THE LANDS ORIGINALLY REFLECTED AS BLOCKS 8 THROUGH 16, JARDINERO SUBDIVISION, AS RESERVED PROPERTY, WHICH REPLAT WAS RECORDED IN DEED BOOK 229, AT PAGE 782.

DEVELOPER HAS ALSO HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING A PORTION OF THE LANDS REFLECTED HEREON AS SAN PABLO SUBDIVISION, BLOCKS 1 THROUGH 11, INCLUSIVE, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON MARCH 15, 1971, IN DEED BOOK 166, AT PAGE 140; AND ON THE 28th DAY OF July, 1980, DEVELOPER FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A REPLAT DESIGNATING THE LANDS ORIGINALLY REFLECTED AS BLOCKS 1 THROUGH 11, SAN PABLO SUBDIVISION, AS RESERVED PROPERTY, WHICH REPLAT WAS RECORDED IN DEED BOOK 229, AT PAGE 778.

DEVELOPER HEREBY AGAIN REPLATS ALL OF THE LANDS REFLECTED HEREON FROM RESERVED PROPERTY AS ABOVE DESCRIBED TO SUBDIVIDED LOTS TO BE DESIGNATED AS SAN PABLO SUBDIVISION, BLOCKS 1 THROUGH 11, INCLUSIVE, SUBJECT, HOWEVER, TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC. IS THE OWNER OF ALL LANDS AS SHOWN ON THIS REPLAT AND HEREBY REPLATS ALL SAID PROPERTY AS SHOWN HEREON FOR THE PURPOSE OF CHANGING THE DESIGNATION OF THE PROPERTY FROM RESERVED PROPERTY TO SUBDIVIDED LOTS TO BE DESIGNATED AS SAN PABLO SUBDIVISION, BLOCKS 1 THROUGH 11.

2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY THE 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 DATED THE 27TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN DEED BOOK 166 AT PAGE 170. SUPPLEMENTAL DECLARATIONS OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WERE HERETOFORE RECORDED WHICH HAVE THE EFFECT OF BRINGING THE LANDS REFLECTED ON THE ORIGINAL PLAT OF JARDINERO SUBDIVISION, BLOCKS 8 THROUGH 16, INCLUSIVE, AND SAN PABLO SUBDIVISION, BLOCKS 1 THROUGH 11, INCLUSIVE, WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, SAID SUPPLEMENTAL DECLARATIONS BEING FILED FOR RECORD ON THE 15TH DAY OF MARCH, 1973, IN DEED BOOK 166 AT PAGES 171 AND 172, AND IN DEED BOOK 229, AT PAGES 779 AND 780, RESPECTIVELY. THIS REPLAT IS FILED CONFORMANCE WITH THE TITLE 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 REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, FILED FOR RECORD ON THE 20TH DAY OF APRIL, 1974, AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS REPLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL HAVE CONTROL AS TO THE REPAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

3. THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DESIGNATED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

5. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS DESIGNATED ON THIS REPLAT OR IN THESE NOTES.

6. ALL LOTS REFLECTED UPON THE REPLAT 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 LOTS MARKED "G" WHEREIN MINIMUM FLOOR SPACE SHALL BE 1200 SQUARE FEET.

7. SETBACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER TO THE PROVISIONS OF THE DECLARATION AFORESAID.

8. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE REPLAT AS PROTECTIVE SCREENING AREAS.

9. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT 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 RIGHT, TITLE, EASEMENTS AND PRIVILEGES THEREON AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

10. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS A PERPETUAL EASEMENT OF RIGHT, 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., 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. COOPER COMMUNITIES, INC., 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 28th DAY OF July, 1980.

COOPER COMMUNITIES, INC.

BY *John L. Brown Jr.*  
PRESIDENT

SAN PABLO		BLOCK 3		BLOCK 5		BLOCK 7		BLOCK 8	
ACREAGE CHART		BLOCK 1		BLOCK 2		BLOCK 4		BLOCK 6	
Lot 1	0.282 Acres	Lot 1	0.231 Acres	Lot 1	0.319 Acres	Lot 1	0.361 Acres	Lot 1	0.230 Acres
Lot 2	0.293 Acres	Lot 2	0.225 Acres	Lot 2	0.268 Acres	Lot 2	0.265 Acres	Lot 2	0.317 Acres
Lot 3	0.232 Acres	Lot 3	0.260 Acres	Lot 3	0.263 Acres	Lot 3	0.238 Acres	Lot 3	0.259 Acres
Lot 4	0.269 Acres	Lot 4	0.253 Acres	Lot 4	0.302 Acres	Lot 4	0.277 Acres	Lot 4	0.270 Acres
Lot 5	0.301 Acres	Lot 5	0.231 Acres	TOTAL	1.152 Acres	Lot 5	0.258 Acres	Lot 5	0.254 Acres
Lot 6	0.280 Acres	Lot 6	0.231 Acres			Lot 6	0.240 Acres	TOTAL	1.330 Acres
Lot 7	0.242 Acres	Lot 7	0.229 Acres			Lot 7	0.228 Acres		
Lot 8	0.295 Acres	Lot 8	0.241 Acres			Lot 8	0.254 Acres		
Lot 9	0.341 Acres	Lot 9	0.373 Acres			Lot 9	0.261 Acres		
Lot 10	0.305 Acres	Lot 10	0.250 Acres			Lot 10	0.284 Acres		
Lot 11	0.335 Acres	Lot 11	0.244 Acres			Lot 11	0.338 Acres		
Lot 12	0.295 Acres	Lot 12	0.146 Acres			Lot 12	0.369 Acres		
TOTAL	3.470 Acres	Lot 13	0.323 Acres			Lot 13	0.289 Acres		
		Lot 14	0.404 Acres			Lot 14	0.273 Acres		
		Lot 15	0.343 Acres			Lot 15	0.276 Acres		
		Lot 16	0.254 Acres			Lot 16	0.292 Acres		
		Lot 17	0.228 Acres			Lot 17	0.232 Acres		
		Lot 18	0.229 Acres			Lot 18	0.245 Acres		
		Lot 19	0.251 Acres			Lot 19	0.227 Acres		
		Lot 20	0.315 Acres			Lot 20	0.228 Acres		
						Lot 21	0.237 Acres		
						Lot 22	0.228 Acres		
						Lot 23	0.233 Acres		
						Lot 24	0.235 Acres		
						Lot 25	0.256 Acres		
						Lot 26	0.303 Acres		
						Lot 27	0.282 Acres		
						Lot 28	0.368 Acres		
						Lot 29	0.233 Acres		
						Lot 30	0.248 Acres		
						Lot 31	0.246 Acres		
						Lot 32	0.236 Acres		
						Lot 33	0.321 Acres		
						TOTAL	8.661 Acres		
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