

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), HERINAFTER 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 PROVISIONS:

1. AS 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 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 RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE SALINE COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID FILED FOR RECORD IN SALINE COUNTY, ARKANSAS, 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 THIS 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 NO WISE 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. EGRESS 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 NOTICES.
5. 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 SET FORTH IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURES SHALL BE CONSTRUCTED WHICH SHALL EXCEED A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED WITH A "G" MINIMUM FLOOR SPACE 1,200 SQUARE FEET.
6. 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.
7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 18 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.
8. 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERE TO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
9. COOPER COMMUNITIES, INC., 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 CONSTRUCTION AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH EASE, 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 SUITABLE 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 IMPOVEDMENTS WHICH HAVE THEREUPON 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 ALLEGIATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 10th DAY OF December, 1979

COOPER COMMUNITIES, INC.

BY *J. A. Cooper, Jr.*  
PRESIDENT

ACREAGE CHART

BLOCK 1	BLOCK 2	BLOCK 3
Lot 1 0.260 Acres	Lot 1 0.293 Acres	Lot 1 0.293 Acres
Lot 2 0.241 Acres	Lot 2 0.294 Acres	Lot 2 0.215 Acres
Lot 3 0.246 Acres	Lot 3 0.242 Acres	Lot 3 0.222 Acres
Lot 4 0.238 Acres	Lot 4 0.227 Acres	Lot 4 0.211 Acres
Lot 5 0.251 Acres	Lot 5 0.227 Acres	Lot 5 0.218 Acres
Lot 6 0.251 Acres	Lot 6 0.218 Acres	Lot 6 0.211 Acres
Lot 7 0.232 Acres	Lot 7 0.223 Acres	Lot 7 0.234 Acres
Lot 8 0.295 Acres	Lot 8 0.239 Acres	Lot 8 0.202 Acres
Lot 9 0.253 Acres	Lot 9 0.240 Acres	Lot 9 0.289 Acres
Lot 10 0.256 Acres	Lot 10 0.259 Acres	Lot 10 0.278 Acres
Lot 11 0.259 Acres	Lot 11 0.261 Acres	Lot 11 0.208 Acres
Lot 12 0.275 Acres	Lot 12 0.243 Acres	Lot 12 0.215 Acres
Lot 13 0.306 Acres	Lot 13 0.232 Acres	Lot 13 0.223 Acres
Lot 14 0.352 Acres	Lot 14 0.254 Acres	Lot 14 0.210 Acres
Lot 15 0.528 Acres	Lot 15 0.280 Acres	Lot 15 0.211 Acres
Lot 16 0.307 Acres	Lot 16 0.269 Acres	Lot 16 0.260 Acres
Lot 17 0.295 Acres	Lot 17 0.248 Acres	Lot 17 0.291 Acres
Lot 18 0.262 Acres	Lot 18 0.242 Acres	Lot 18 0.272 Acres
Lot 19 0.245 Acres	Lot 19 0.240 Acres	
Lot 20 0.248 Acres	Lot 20 0.225 Acres	TOTAL 4.310 Acres
Lot 21 0.263 Acres	Lot 21 0.223 Acres	
Lot 22 0.222 Acres	Lot 22 0.213 Acres	
Lot 23 0.265 Acres	Lot 23 0.239 Acres	
Lot 24 0.269 Acres	Lot 24 0.244 Acres	
Lot 25 0.271 Acres	Lot 25 0.263 Acres	
Lot 26 0.255 Acres	Lot 26 0.243 Acres	
Lot 27 0.252 Acres	Lot 27 0.204 Acres	
Lot 28 0.240 Acres	Lot 28 0.210 Acres	
Lot 29 0.233 Acres	Lot 29 0.407 Acres	
Lot 30 0.238 Acres	Lot 30 0.613 Acres	
Lot 31 0.249 Acres	Lot 31 0.378 Acres	
Lot 32 0.265 Acres	Lot 32 0.405 Acres	
Lot 33 0.316 Acres		
Lot 34 0.339 Acres	TOTAL 8.785 Acres	
Lot 35 0.372 Acres		
Lot 36 0.423 Acres		
Lot 37 0.377 Acres		
Lot 38 0.339 Acres		
Lot 39 0.368 Acres		
Lot 40 0.317 Acres		
Lot 41 0.319 Acres		
Lot 42 0.250 Acres		
Lot 43 0.298 Acres		
Lot 44 0.298 Acres		
TOTAL 12.570 Acres		

SUBDIVISION TOTAL

Reserved Properties	12.513 Acres
Common Properties	6.777 Acres
Lotted	25.445 Acres
Street	8.224 Acres
TOTAL	52.959 Acres

LINEAR FEET OF STREET

75' RIGHT-OF-WAY	1,640' ±
50' RIGHT-OF-WAY	4,700' ±

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

LEGEND

SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

BUILDING SETBACK LINE

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 (5) FEET.

GOLF VIEW LOTS, SEE NOTE 5

LEGAL DESCRIPTION  
SAN SEBASTIAN SUBDIVISION  
BLOCK 1 THRU 3 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (3.464 ACRES) OF SECTION 9, IN THE SE 1/4 OF THE SE 1/4 (10.416 ACRES) OF SECTION 8, IN THE NW 1/4 OF THE NW 1/4 (3.713 ACRES) OF SECTION 16, IN THE NE 1/4 OF THE NE 1/4 (3.793 ACRES) OF SECTION 17 ALL IN TOWNSHIP 2 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

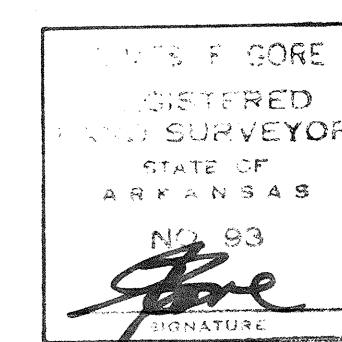
BEGINNING AT A POINT 44.401 FEET SOUTH AND 543.475 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 16 (ARKANSAS STATE PLAND COORDINATES OF POINT 792,119.201 FEET AND EAST 1,715,307.133 FEET); THENCE S 87° 05' 45" E 124.793 FEET; THENCE S 21° 48' 05" E 32.840 FEET; THENCE S 17° 15' 53" E 94.255 FEET; THENCE S 63° 48' 51" E 105.233 FEET; THENCE S 11° 38' 27" E 186.862 FEET; THENCE S 17° 44' 15" E 204.924 FEET; THENCE N 57° 45' 11" W 185.387 FEET; THENCE S 50° 58' 43" W 205.913 FEET; THENCE N 86° 54' 21" W 185.279 FEET; THENCE N 99° 00' 00" W 225.000 FEET; THENCE S 87° 34' 07" W 231.343 FEET; THENCE S 46° 58' 20" W 205.183 FEET; THENCE S 65° 10' 15" W 744.312 FEET; THENCE S 16° 40' 44" W 271.404 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 180.000 FEET, SAID CURVE HAVING A RADIUS OF 747.000 FEET AND A DELTA ANGLE OF 149° 42' 49"; THENCE N 29° 13' 54" W 494.708 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 322.337 FEET, SAID CURVE HAVING A RADIUS OF 616.251 FEET AND A DELTA ANGLE OF 29° 58' 28"; THENCE N 29° 02' 53" E 106.802 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 505.496 FEET, SAID CURVE HAVING A RADIUS OF 479.213 FEET AND A DELTA ANGLE OF 69° 23' 18"; THENCE N 51° 23' 35" W 41.583 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 565.717 FEET, SAID CURVE HAVING A RADIUS OF 481.280 FEET AND A DELTA ANGLE OF 68° 45' 10"; THENCE N 35° 21' 45" E 525.000 FEET; THENCE S 54° 38' 15" E 30.000 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 434.569 FEET, SAID CURVE HAVING A RADIUS OF 572.171 FEET AND A DELTA ANGLE OF 37° 00' 00"; THENCE N 88° 21' 45" E 276.000 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 879.326 FEET, SAID CURVE HAVING A RADIUS OF 752.824 FEET AND A DELTA ANGLE OF 68° 45' 00" TO THE POINT OF BEGINNING AND CONTAINING 32.559 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 10th DAY OF December, 1979, 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



NW 1/4 NW 1/4, SEC. 16  
T-1-S, R-18-W

NE 1/4 NE 1/4, SEC. 17  
T-1-S, R-18-W

SE 1/4 NE 1/4, SEC. 17  
T-1-S, R-18-W

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

REVISION NUMBER			BY			DATE			REVISION DESCRIPTION			BY			DATE		
1			J.F.G.			12-10-79			RECORD PLAT			J.F.G.			12-10-79		
2			J.F.G.			12-10-79			DRAWN: J.F.G.			DATE: 12/79			CHECKED: J.F.G.		
3			J.F.G.			12-10-79			APPROVED: J.F.G.			DATE: 12-10-79			FILE NO: 4-116-30		
4			J.F.G.			12-10-79			DWG. NO: 4-116-122-1662			JOB NO: 17			SHEET 1 OF 1		

SAN SEBASTIAN SUBDIVISION  
BLOCKS 1 THRU 3 INCLUSIVE  
HOT SPRINGS VILLAGE, ARKANSAS

Cooper Consultants, Inc.  
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712