

Block 1	Block 4	Block 6	Block 7	Block 8
Lot 1 0.320 AC.	Lot 1 0.339 AC.	Lot 1 0.277 AC.	Lot 1 0.262 AC.	Lot 1 0.288 AC.
Lot 2 0.266 AC.	Lot 2 0.272 AC.	Lot 2 0.275 AC.	Lot 2 0.280 AC.	Lot 2 0.231 AC.
Lot 3 0.255 AC.	Lot 3 0.273 AC.	Lot 3 0.301 AC.	Lot 3 0.283 AC.	Lot 3 0.217 AC.
Lot 4 0.281 AC.	Lot 4 0.277 AC.	Lot 4 0.277 AC.	Lot 4 0.318 AC.	Lot 4 0.228 AC.
Lot 5 0.283 AC.	Lot 5 0.244 AC.	Lot 5 0.250 AC.	Lot 5 0.286 AC.	Lot 5 0.261 AC.
Lot 6 0.431 AC.	Lot 6 0.417 AC.	Lot 6 0.233 AC.	Lot 6 0.358 AC.	Lot 6 0.252 AC.
Lot 7 0.384 AC.	Lot 7 0.477 AC.	Lot 7 0.228 AC.	Lot 7 0.323 AC.	Lot 7 0.210 AC.
Lot 8 0.431 AC.	Lot 8 0.421 AC.	Lot 8 0.340 AC.	Lot 8 0.313 AC.	Lot 8 0.229 AC.
Lot 9 0.367 AC.	Lot 9 0.349 AC.	Lot 9 0.250 AC.	Lot 9 0.285 AC.	Lot 9 0.365 AC.
Lot 10 0.270 AC.	Lot 10 0.267 AC.	Lot 10 0.243 AC.	Lot 10 0.290 AC.	Lot 10 0.326 AC.
Lot 11 0.226 AC.	Lot 11 0.266 AC.	Lot 11 0.266 AC.	Lot 11 0.301 AC.	Lot 11 0.238 AC.
Lot 12 0.264 AC.	Lot 12 0.234 AC.	Lot 12 0.273 AC.	Lot 12 0.295 AC.	Lot 12 0.260 AC.
Lot 13 0.281 AC.	Lot 13 0.254 AC.	Lot 13 0.289 AC.	Lot 13 0.313 AC.	Lot 13 0.244 AC.
Lot 14 0.295 AC.	Lot 14 0.402 AC.	Lot 14 0.307 AC.	Lot 14 0.307 AC.	Lot 14 0.294 AC.
Lot 15 0.319 AC.	Lot 15 0.275 AC.	Lot 15 0.307 AC.	Lot 15 0.318 AC.	Lot 15 0.294 AC.
TOTAL 4.773 AC.	Lot 16 0.277 AC.	Lot 16 0.386 AC.	Lot 16 0.328 AC.	Lot 16 0.312 AC.
	Lot 17 0.346 AC.	Lot 17 0.417 AC.	Lot 17 0.343 AC.	Lot 17 0.325 AC.
	Lot 18 0.500 AC.	Lot 18 0.257 AC.	Lot 18 0.272 AC.	Lot 18 0.274 AC.
	Lot 19 0.432 AC.	Lot 19 0.340 AC.	TOTAL 5.487 AC.	TOTAL 5.129 AC.
	Lot 20 0.287 AC.	Lot 20 0.259 AC.		
	Lot 21 0.249 AC.	Lot 21 0.262 AC.		
	Lot 22 0.275 AC.	Lot 22 0.263 AC.		
	Lot 23 0.367 AC.	Lot 23 0.299 AC.		
	Lot 24 0.389 AC.	Lot 24 0.299 AC.		
	Lot 25 0.326 AC.	Lot 25 0.299 AC.		
	Lot 26 0.367 AC.	Lot 26 0.278 AC.		
	Lot 27 0.368 AC.	Lot 27 0.261 AC.		
	Lot 28 0.296 AC.	TOTAL 8.250 AC.		
	Lot 29 0.353 AC.			
	Lot 30 0.309 AC.			
	Lot 31 0.420 AC.			
	Lot 32 0.239 AC.			
	Lot 33 0.243 AC.			
	Lot 34 0.268 AC.			
	TOTAL 3.948 AC.			

Block 2	Block 5
Lot 1 0.291 AC.	Lot 1 0.243 AC.
Lot 2 0.268 AC.	Lot 2 0.249 AC.
Lot 3 0.221 AC.	Lot 3 0.258 AC.
Lot 4 0.238 AC.	Lot 4 0.345 AC.
Lot 5 0.227 AC.	Lot 5 0.307 AC.
Lot 6 0.281 AC.	Lot 6 0.307 AC.
Lot 7 0.264 AC.	Lot 7 0.297 AC.
Lot 8 0.265 AC.	Lot 8 0.309 AC.
Lot 9 0.269 AC.	Lot 9 0.420 AC.
Lot 10 0.265 AC.	Lot 10 0.420 AC.
Lot 11 0.314 AC.	Lot 11 0.225 AC.
Lot 12 0.306 AC.	Lot 12 0.311 AC.
Lot 13 0.457 AC.	Lot 13 0.405 AC.
Lot 14 0.455 AC.	Lot 14 0.405 AC.
Lot 15 0.285 AC.	
Lot 16 0.453 AC.	
Lot 17 0.377 AC.	
Lot 18 0.272 AC.	
Lot 19 0.277 AC.	
Lot 20 0.278 AC.	
Lot 21 0.318 AC.	
Lot 22 0.391 AC.	
Lot 23 0.374 AC.	
Lot 24 0.336 AC.	
Lot 25 0.309 AC.	
Lot 26 0.245 AC.	
Lot 27 0.324 AC.	
Lot 28 0.233 AC.	
Lot 29 0.235 AC.	
Lot 30 0.216 AC.	
Lot 31 0.245 AC.	
Lot 32 0.219 AC.	
Lot 33 0.230 AC.	
Lot 34 0.230 AC.	
Lot 35 0.230 AC.	
Lot 36 0.230 AC.	
Lot 37 0.292 AC.	
TOTAL 11.057 AC.	

Block 3
Lot 1 0.307 AC.
Lot 2 0.227 AC.
Lot 3 0.225 AC.
Lot 4 0.271 AC.
Lot 5 0.255 AC.
Lot 6 0.235 AC.
Lot 7 0.298 AC.
Lot 8 0.248 AC.
Lot 9 0.269 AC.
Lot 10 0.510 AC.
Lot 11 0.355 AC.
Lot 12 0.367 AC.
Lot 13 0.288 AC.
Lot 14 0.297 AC.
Lot 15 0.281 AC.
Lot 16 0.232 AC.
Lot 17 0.285 AC.
Lot 18 0.241 AC.
Lot 19 0.231 AC.
Lot 20 0.232 AC.
Lot 21 0.278 AC.
Lot 22 0.307 AC.
Lot 23 0.284 AC.
Lot 24 0.264 AC.
Lot 25 0.258 AC.
Lot 26 0.241 AC.
Lot 27 0.265 AC.
TOTAL 7.571 AC.



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), HEREBY REFERS 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:

- 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 RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION WHICH IS THEREIN RECORDED IN RECORD BOOK 155, PAGE 118, AT 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.
- 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 DEVOTED IN THE DECLARATION AFORESAID AND SHALL IN NO MANNER 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 THEREFOR.
- UTILITY 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 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.

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.

OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SETBACK AREAS.

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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL 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, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAFTS 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 TO CONSIDERATE THE PROPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO ADJACENT PROPERTIES WHICH MAY THEREFORE BE 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 ALLOCATING AND REVENUE THEREON, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 14th DAY OF October, 1980.

COOPER COMMUNITIES, INC.
BY *John A. Cooper, Jr.*
PRESIDENT, DEVELOPER

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
14th DAY OF October, 1980
SAITHE COUNTY PLANNING BOARD

Address copy

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
1						

RECORD PLAT

SANTA FE SUBDIVISION
BLOCKS 1 THRU 10 INCLUSIVE
HOT SPRINGS VILLAGE, ARKANSAS

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

SCALE: 1"=100'

DRAWN: SAM DATE: 10/15/80
CHECKED: JFM DATE: 10/16/80
APPROVED: JFM DATE: 10/16/80
FILE NO: 4-116-50
DWG NO: 4-116-02-1073

JOB NO. 17 SHEET 17 OF 17

