

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

COOPER COMMUNITIES, INC., HERETOFORE 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.) HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 1 THROUGH 8, TALAVAN SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON THE 19TH DAY OF DECEMBER, 1985, IN DEED BOOK 278 AT PAGE 678 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. DEVELOPER IS THE OWNER OF BLOCKS 1 THROUGH 8, TALAVAN SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF INDICATING THE 100 YEAR FLOOD PLAIN; REDUCING THE NUMBER OF LOTS IN SAID SUBDIVISION FROM 138 TO 133; RENUMBERING THE LOTS WITHIN SAID SUBDIVISION; REDUCING THE TOTAL ACERAGE OF THE LOTTED AREA; INCREASING THE TOTAL ACERAGE OF THE COMMON PROPERTIES AND RELOCATING CERTAIN UTILITY AND DRAINAGE EASEMENTS.
2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, 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 DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155 PAGE 118, ET SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 19TH DAY OF DECEMBER, 1985, IN RECORD BOOK 278 AT PAGE 675, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE HEREBY REPLATED BY REFERENCE MADE A PART OF THIS REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLAT.
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 THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOISE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE 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 ON LOTS MARKED (C) MINIMUM SHALL BE 1,200 SQUARE FEET.
7. 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 SCREENING AREAS.
8. 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.
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 SUBMITTED TO THE DECLARATION AFORESAID, OR WAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
10. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEMS EXCEPT SUCH STRUCTURES 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 FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.
11. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A FLOODPLAIN EASEMENT, INCLUDING AND EXCLUDING THE RIGHT OF WAY FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH LOTS, 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, RAILS AND ANY OTHER STRUCTURES 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 HERE THE BEST PRACTICES CONSISTENT WITH THE PURPOSES OF THE DECLARATION AFORESAID, AND IMPROVEMENTS WHICH HAVE HERETOFORE 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 ALLOCATING AND RELOCATING THE PROVISIONS, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 2 DAY OF March, 1988

COOPER COMMUNITIES, INC.

BY *[Signature]*
PRESIDENT

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 10.
- GOLF VIEW LOT, SEE NOTE 6.

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

SE 1/4 NW 1/4
SECTION 11
T-1-S, R-18-W

Vimioso
Subdivision

NW 1/4 SW 1/4
SECTION 11
T-1-S, R-18-W

NE 1/4 SW 1/4
SECTION 11
T-1-S, R-18-W

TALAVAN SUBDIVISION
BLOCKS 1 THRU 8 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 (0.001 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (4.415 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (34.191 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (12.945 ACRES ±), IN THE SE 1/4 OF THE SE 1/4 (10.275 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (12.957 ACRES ±) AND IN THE SW 1/4 OF THE SE 1/4 (0.674 ACRES ±) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 258.49 FEET EAST AND 604.75 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 11, ARKANSAS STATE PLANE COORDINATES OF NORTH 722.001 269 FEET AND EAST 1 726.191 508 FEET; THENCE, N 42° 26' 10" E 351.97 FEET; THENCE, N 61° 21' 09" E 369.20 FEET; THENCE, N 65° 36' 52" E 576.84 FEET; THENCE, N 55° 27' 24" E 81.02 FEET; THENCE, N 104° 01' 35" E 160.1 FEET; THENCE, N 54° 40' 17" E 114.08 FEET; THENCE, N 26° 53' 59" E 94.06 FEET; THENCE, N 53° 23' 52" E 214.52 FEET; THENCE, N 34° 10' 12" E 165.50 FEET; THENCE, N 55° 35' 40" E 127.31 FEET; THENCE, N 05° 08' 34" E 100.40 FEET; THENCE, N 56° 57' 43" E 170.55 FEET; THENCE, N 1/4 38' 09" E 71.79 FEET; THENCE, S 89° 43' 16" E 105.17 FEET; THENCE, N 21° 02' 15" E 278.57 FEET; THENCE, N 42° 43' 24" E 88.46 FEET; THENCE, N 42° 37' 55" E 71.65 FEET; THENCE, N 65° 17' 50" E 322.80 FEET; THENCE, N 80° 34' 35" E 126.59 FEET; THENCE, S 86° 33' 09" E 249.45 FEET; THENCE, N 05° 08' 34" E 100.00 FEET; THENCE, N 51° 10' 46" E 88.00 FEET; THENCE, S 86° 05' 15" E 300.70 FEET; THENCE, S 60° 13' 24" E 223.31 FEET; THENCE, S 40° 20' 32" E 261.08 FEET; THENCE, S 88° 26' 43" E 145.67 FEET; THENCE, N 25° 46' 32" E 75.00 FEET; THENCE, S 14° 13' 28" E 83.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 96.51 FEET; SAID CURVE HAVING A RADIUS OF 157.01 FEET AND A DELTA ANGLE OF 12° 06' 00"; THENCE, S 88° 00' 00" E 78.14 FEET; THENCE, N 78° 06' 43" E 38.83 FEET; THENCE, S 11° 33' 13" E 50.00 FEET; THENCE, S 10° 34' 37" E 138.80 FEET; THENCE, S 17° 41' 04" E 144.84 FEET; THENCE, S 36° 41' 00" E 860.40 FEET; THENCE, S 26° 28' 16" E 130.38 FEET; THENCE, S 11° 33' 36" E 134.73 FEET; THENCE, S 05° 44' 22" E 225.57 FEET; THENCE, S 77° 22' 24" E 227.77 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 67.73 FEET; SAID CURVE HAVING A RADIUS OF 636.54 FEET AND A DELTA ANGLE OF 06° 04' 39"; THENCE, S 41° 22' 01" E 181.13 FEET TO THE POINT OF BEGINNING, CONTAINING 15.057 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 22 DAY OF March, 1988, 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.

NICHOL D. HENRY, R.L.S., No. 691, ARKANSAS



BLOCK 1		BLOCK 5	
LOT 1	0.408 AC.	LOT 1	0.261 AC.
LOT 2	0.269 AC.	LOT 2	0.223 AC.
LOT 3	0.263 AC.	LOT 3	0.262 AC.
LOT 4	0.275 AC.	LOT 4	0.276 AC.
LOT 5	0.282 AC.	LOT 5	0.230 AC.
LOT 6	0.298 AC.	LOT 6	0.230 AC.
LOT 7	0.287 AC.	LOT 7	0.230 AC.
LOT 8	0.281 AC.	LOT 8	0.230 AC.
LOT 9	0.286 AC.	LOT 9	0.230 AC.
LOT 10	0.296 AC.	LOT 10	0.230 AC.
LOT 11	0.293 AC.	LOT 11	0.230 AC.
LOT 12	0.297 AC.	LOT 12	0.230 AC.
LOT 13	0.357 AC.	LOT 13	0.230 AC.
LOT 14	0.477 AC.	LOT 14	0.230 AC.
LOT 15	0.311 AC.	LOT 15	0.230 AC.
TOTAL	4.491 AC.	TOTAL	3.640 AC.

BLOCK 2		BLOCK 6	
LOT 1	0.236 AC.	LOT 1	0.308 AC.
LOT 2	0.218 AC.	LOT 2	0.261 AC.
LOT 3	0.221 AC.	LOT 3	0.263 AC.
LOT 4	0.223 AC.	LOT 4	0.254 AC.
LOT 5	0.221 AC.	LOT 5	0.269 AC.
LOT 6	0.218 AC.	LOT 6	0.254 AC.
LOT 7	0.219 AC.	LOT 7	0.272 AC.
LOT 8	0.252 AC.	LOT 8	0.321 AC.
LOT 9	0.269 AC.	LOT 9	0.281 AC.
LOT 10	0.235 AC.	LOT 10	0.276 AC.
LOT 11	0.264 AC.	LOT 11	0.287 AC.
LOT 12	0.248 AC.	LOT 12	0.287 AC.
LOT 13	0.305 AC.	LOT 13	0.287 AC.
LOT 14	0.398 AC.	LOT 14	0.287 AC.
LOT 15	0.356 AC.	LOT 15	0.287 AC.
LOT 16	0.540 AC.	LOT 16	0.287 AC.
LOT 17	0.585 AC.	LOT 17	0.287 AC.
LOT 18	0.533 AC.	LOT 18	0.287 AC.
LOT 19	0.291 AC.	LOT 19	0.287 AC.
LOT 20	0.225 AC.	LOT 20	0.287 AC.
LOT 21	0.248 AC.	LOT 21	0.287 AC.
LOT 22	0.248 AC.	LOT 22	0.287 AC.
LOT 23	0.220 AC.	LOT 23	0.287 AC.
LOT 24	0.220 AC.	LOT 24	0.287 AC.
LOT 25	0.400 AC.	LOT 25	0.287 AC.
LOT 26	0.257 AC.	LOT 26	0.287 AC.
TOTAL	7.477 AC.	TOTAL	3.079 AC.

BLOCK 3		BLOCK 7	
LOT 1	0.289 AC.	LOT 1	0.301 AC.
LOT 2	0.249 AC.	LOT 2	0.238 AC.
LOT 3	0.252 AC.	LOT 3	0.231 AC.
LOT 4	0.247 AC.	LOT 4	0.269 AC.
LOT 5	0.260 AC.	LOT 5	0.237 AC.
LOT 6	0.241 AC.	LOT 6	0.237 AC.
LOT 7	0.245 AC.	LOT 7	0.237 AC.
LOT 8	0.240 AC.	LOT 8	0.237 AC.
LOT 9	0.263 AC.	LOT 9	0.237 AC.
LOT 10	0.292 AC.	LOT 10	0.237 AC.
LOT 11	0.273 AC.	LOT 11	0.237 AC.
LOT 12	0.265 AC.	LOT 12	0.237 AC.
LOT 13	0.236 AC.	LOT 13	0.237 AC.
LOT 14	0.223 AC.	LOT 14	0.237 AC.
LOT 15	0.251 AC.	LOT 15	0.237 AC.
LOT 16	0.241 AC.	LOT 16	0.237 AC.
LOT 17	0.281 AC.	LOT 17	0.237 AC.
LOT 18	0.274 AC.	LOT 18	0.237 AC.
LOT 19	0.274 AC.	LOT 19	0.237 AC.
LOT 20	0.232 AC.	LOT 20	0.237 AC.
LOT 21	0.240 AC.	LOT 21	0.237 AC.
LOT 22	0.227 AC.	LOT 22	0.237 AC.
LOT 23	0.281 AC.	LOT 23	0.237 AC.
TOTAL	6.038 AC.	TOTAL	6.171 AC.

BLOCK 4		BLOCK 8	
LOT 1	0.322 AC.	LOT 1	0.268 AC.
LOT 2	0.255 AC.	LOT 2	0.236 AC.
LOT 3	0.272 AC.	LOT 3	0.234 AC.
LOT 4	0.255 AC.	LOT 4	0.230 AC.
LOT 5	0.255 AC.	LOT 5	0.230 AC.
LOT 6	0.255 AC.	LOT 6	0.230 AC.
LOT 7	0.255 AC.	LOT 7	0.230 AC.
LOT 8	0.255 AC.	LOT 8	0.230 AC.
LOT 9	0.255 AC.	LOT 9	0.230 AC.
TOTAL	1.378 AC.	TOTAL	2.282 AC.

LOTTED AREA	36.756 AC.
COMMON PROPERTIES	8.982 AC.
STREET AREA	10.215 AC.
TOTAL	55.953 AC.

LENGTH OF RECORDED STREETS

75' RIGHT-OF-WAY 1762 LINEAL FEET ±
50' RIGHT-OF-WAY 6869 LINEAL FEET ±

SCALE 1" = 100'
GRAPHIC SCALE

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

RECORD REPLAT	DATE: 11/85
TALAVAN SUBDIVISION	DATE: 11/85
BLOCKS 1 THRU 8 INCLUSIVE	DATE: 11/85
HOT SPRINGS VILLAGE, ARKANSAS	DATE: 11/85
COOPER CONSULTANTS	DATE: 11/85
CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714	DATE: 11/85