

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 JOIN A COOPER COMPANY BY REASON OF MERGER), HEREINAFTER 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:

- AT 2:30 PM 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 255, PAGE 168, ET SEQ. THE 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 22nd 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 DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE 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 THEREFROM.
- TITLE 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS SHALL HAVE A FLOOR SPACE OF NOT LESS THAN 1200 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 SCREENING 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 SUBMITTED 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 THEREIN ARE AS SET OUT IN ARTICLE VII 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 CONSTRUCTION AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, DRAINAGE, FILLING, DRAINAGE, FILLING, BRIDGES, CULVERTS, RAMPS AND ALL OTHER ACCESS 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 MAPER 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 CONSENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE 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.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION, ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 546.0 M.C.L. + 0.5 FEET, AS DETERMINED FROM BENCH MARK NO. 105, U.S.C. & G.S., 1955.

MADE THIS 10th DAY OF DECEMBER, 1971.

COOPER COMMUNITIES, INC.

*John A. Cooper, Jr.*  
PRESIDENT

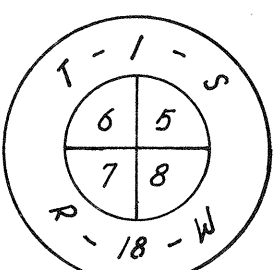
TENERIFE SUBDIVISION

Lot 1	0.427 Acres	Lot 14	0.451 Acres	Lot 27	0.546 Acres
Lot 2	0.421 Acres	Lot 15	0.381 Acres	Lot 28	0.507 Acres
Lot 3	0.389 Acres	Lot 16	0.247 Acres	Lot 29	0.370 Acres
Lot 4	0.401 Acres	Lot 17	0.366 Acres	Lot 30	0.314 Acres
Lot 5	0.558 Acres	Lot 18	0.315 Acres	Lot 31	0.346 Acres
Lot 6	0.506 Acres	Lot 19	0.277 Acres	Lot 32	0.273 Acres
Lot 7	0.601 Acres	Lot 20	0.431 Acres	Lot 33	0.283 Acres
Lot 8	0.277 Acres	Lot 21	0.416 Acres	Lot 34	0.246 Acres
Lot 9	0.450 Acres	Lot 22	0.406 Acres	Lot 35	0.254 Acres
Lot 10	0.373 Acres	Lot 23	0.260 Acres	Lot 36	0.354 Acres
Lot 11	0.354 Acres	Lot 24	0.242 Acres	Lot 37	0.255 Acres
Lot 12	0.363 Acres	Lot 25	0.275 Acres	Lot 38	0.258 Acres
Lot 13	0.803 Acres	Lot 26	0.318 Acres	Lot 39	0.304 Acres

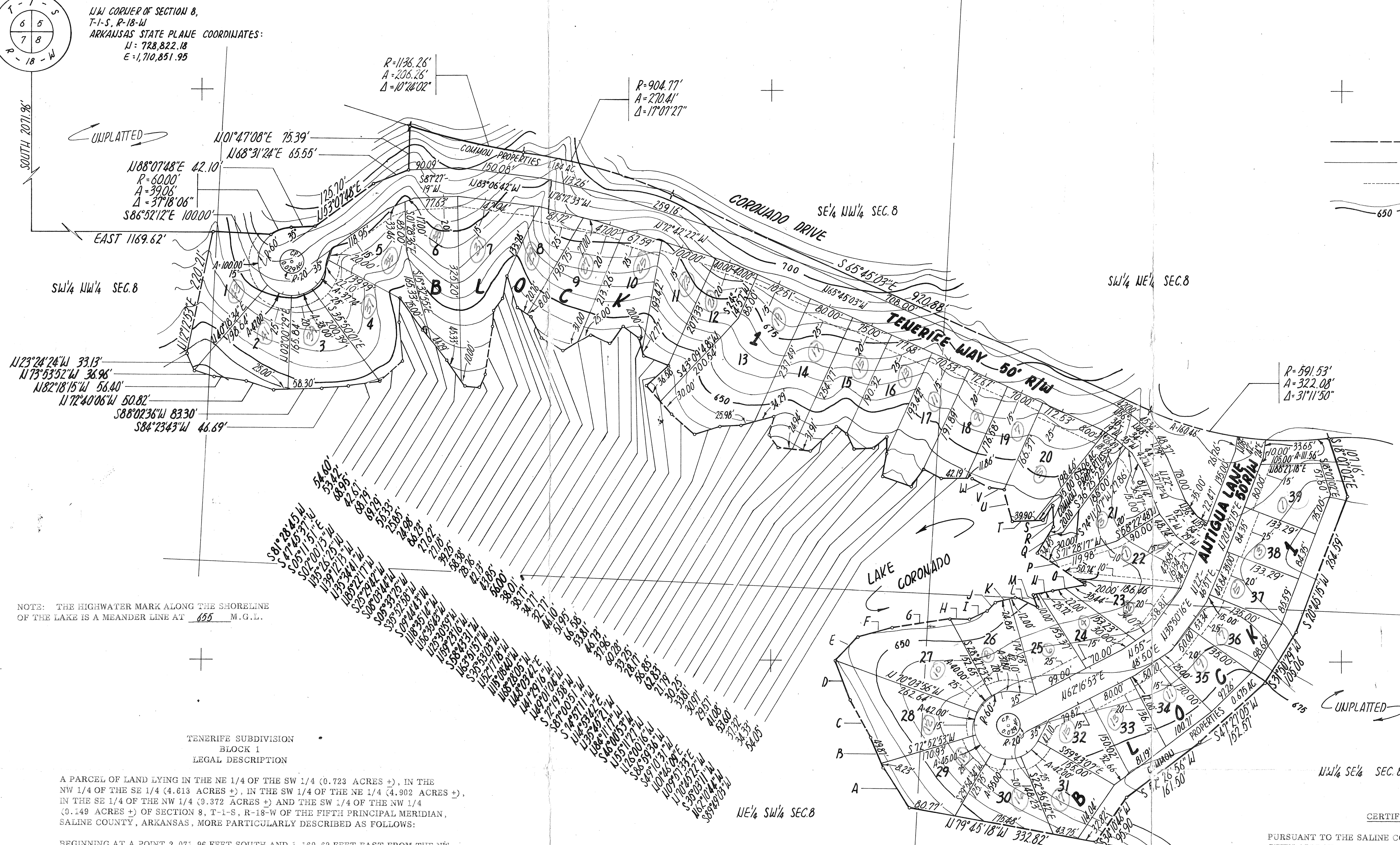
TOTAL AREAS

Lotted	14.397
Common Properties	2.123
Street Right-of-way	3.239
Subdivision Total	19.759

STREET LENGTHS  
50' R/W 2822'



SW CORNER OF SECTION 8,  
T-1-S, R-18-W  
ARKANSAS STATE PLANE COORDINATES:  
N = 728,822.18  
E = 1,710,851.95



NOTE: THE HIGHWATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 555' M.C.L.

TENERIFE SUBDIVISION  
BLOCK 1  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SW 1/4 (0.723 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (4.613 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (4.902 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (9.372 ACRES ±) AND THE SW 1/4 OF THE NW 1/4 (9.449 ACRES ±) OF SECTION 8, T-1-S, R-18-W OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

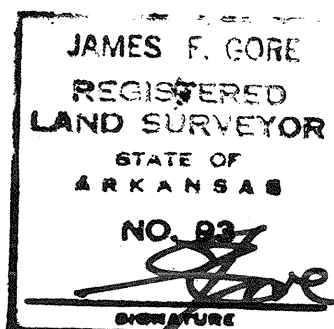
BEGINNING AT A POINT 2,071.96 FEET SOUTH AND 1,169.62 FEET EAST FROM THE NW CORNER OF SAID SECTION 8 (ARKANSAS STATE PLANE COORDINATES OF N = 728,822.18 FEET AND E = 1,710,851.95 FEET); THENCE S 89° 52' 12" E 191.00 FEET; THENCE NORTHEASTWARDLY 39.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A DELTA ANGLE OF 37° 18' 06"; THENCE N 88° 07' 48" E 42.10 FEET; THENCE N 53° 07' 48" E 125.70 FEET; THENCE N 68° 31' 24" E 65.55 FEET; THENCE N 01° 47' 08" E 75.39 FEET; THENCE SOUTHEASTWARDLY 296.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 116.46 FEET AND A DELTA ANGLE OF 129° 24' 33"; THENCE SOUTHEASTWARDLY 270.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 904.77 FEET AND A DELTA ANGLE OF 17° 37' 27"; THENCE S 65° 45' 03" E 920.88 FEET; THENCE SOUTHEASTWARDLY 222.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 151.53 FEET AND A DELTA ANGLE OF 212° 11' 50"; THENCE S 18° 07' 02" E 197.16 FEET; THENCE S 20° 45' 15" W 254.59 FEET; THENCE S 31° 50' 29" W 105.06 FEET; THENCE S 47° 27' 05" W 152.57 FEET; THENCE S 52° 28' 56" W 161.50 FEET; THENCE S 24° 10' 46" W 95.90 FEET; THENCE N 79° 45' 18" W 332.82 FEET; THENCE N 32° 36' 59" W 84.16 FEET; THENCE N 22° 15' 39" W 58.10 FEET; THENCE N 28° 40' 10" W 75.37 FEET; THENCE N 21° 01' 29" W 73.58 FEET; THENCE N 43° 51' 17" E 57.05 FEET; THENCE N 74° 21' 24" E 61.52 FEET; THENCE N 81° 11' 21" E 102.15 FEET; THENCE S 88° 38' 05" E 34.61 FEET; THENCE N 64° 27' 52" E 34.39 FEET; THENCE N 41° 00' 07" E 19.90 FEET; THENCE N 75° 55' 24" E 36.85 FEET; THENCE S 68° 35' 28" E 43.49 FEET; THENCE N 20° 44' 10" W 23.99 FEET; THENCE N 78° 47' 25" E 35.72 FEET; THENCE N 79° 22' 10" E 57.44 FEET; THENCE N 58° 47' 18" W 100.74 FEET; THENCE N 31° 35' 32" E 54.45 FEET; THENCE N 01° 42' 02" W 37.46 FEET; THENCE S 35° 41' 07" W 30.90 FEET; THENCE S 87° 10' 59" W 54.80 FEET; THENCE N 14° 18' 25" W 58.11 FEET; THENCE N 82° 41' 49" W 25.68 FEET; THENCE N 62° 08' 59" W 34.71 FEET; THENCE S 89° 49' 05" W 54.05 FEET; THENCE N 62° 10' 44" W 34.35 FEET; THENCE S 35° 03' 11" W 37.32 FEET; THENCE N 79° 45' 22" W 53.60 FEET; THENCE N 09° 57' 33" E 41.08 FEET; THENCE N 01° 46' 09" E 29.57 FEET; THENCE S 49° 10' 31" W 30.97 FEET; THENCE S 88° 59' 36" W 33.81 FEET; THENCE N 28° 00' 16" W 30.25 FEET; THENCE N 55° 11' 27" W 21.79 FEET; THENCE S 45° 00' 53" W 62.83 FEET; THENCE N 62° 11' 17" W 53.85 FEET; THENCE N 34° 45' 21" W 22.17 FEET; THENCE N 14° 53' 42" E 33.25 FEET; THENCE S 74° 57' 11" W 60.28 FEET; THENCE S 87° 00' 51" W 37.96 FEET; THENCE S 72° 19' 58" W 46.73 FEET; THENCE N 49° 01' 04" W 53.81 FEET; THENCE N 41° 29' 16" W 66.58 FEET; THENCE N 48° 03' 42" E 51.95 FEET; THENCE N 68° 28' 05" W 46.10 FEET; THENCE N 15° 08' 40" W 32.77 FEET; THENCE N 58° 17' 18" W 34.77 FEET; THENCE S 55° 53' 03" W 38.77 FEET; THENCE N 63° 51' 57" W 38.01 FEET; THENCE S 58° 43' 31" W 56.00 FEET; THENCE N 59° 23' 18" W 43.85 FEET; THENCE N 25° 30' 59" W 42.13 FEET; THENCE N 56° 35' 43" W 28.76 FEET; THENCE N 18° 35' 14" W 58.38 FEET; THENCE S 09° 44' 43" W 39.35 FEET; THENCE S 55° 32' 58" W 27.15 FEET; THENCE S 05° 33' 25" W 27.63 FEET; THENCE S 08° 03' 44" W 26.33 FEET; THENCE S 25° 29' 42" W 24.08 FEET; THENCE N 85° 22' 17" W 25.85 FEET; THENCE N 35° 34' 41" W 55.33 FEET; THENCE N 39° 12' 13" W 69.29 FEET; THENCE N 35° 26' 25" W 68.79 FEET; THENCE S 02° 00' 13" W 42.67 FEET; THENCE S 05° 11' 51" E 68.95 FEET; THENCE S 47° 45' 37" W 53.42 FEET; THENCE S 82° 18' 45" W 54.60 FEET; THENCE S 84° 23' 43" W 46.69 FEET; THENCE S 88° 02' 36" W 43.30 FEET; THENCE N 72° 40' 08" W 50.82 FEET; THENCE N 82° 18' 15" W 56.40 FEET; THENCE N 73° 53' 52" W 36.96 FEET; THENCE N 23° 24' 24" W 33.13 FEET; THENCE N 12° 12' 53" E 220.21 FEET TO THE POINT OF BEGINNING, CONTAINING 19.759 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, 1971, 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 THEREIN, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

*James F. Gore*  
JAMES F. GORE, R. L. S. NO. 93, ARKANSAS



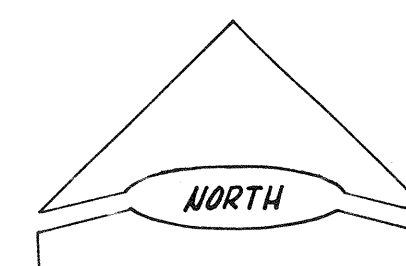
LEGEND

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 5 FEET.



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

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	BY		DATE
							CHECKED			APPROVED		
RECORD PLAT					SCALE: 1" = 100'							
TENERIFE SUBDIVISION					DRAWN: <i>4p</i> DATE: 12-6-79							
BLOCK 1					CHECKED: <i>1/1</i> DATE: 12/79							
HOT SPRINGS VILLAGE					APPROVED: <i>1/1</i> DATE: 12-6-79							
					FILE NO: 4-116-SD							
					DWG. NO: 4-116-12-1665							
					JOB NO.		FILED IN:		SHEET			
					17				1 OF 1			
Cooper Consultants, Inc.												
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712												