

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), 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:

1. 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 DATED THE 20th DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, 1ST SEC. 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 LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD 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 THE 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. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

5. ALL LOTS REFLECTED ON 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 CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED (G) MINIMUM SHALL BE 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 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO 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 CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADINGS, LEVELING, FILLING, DRAINAGE, 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 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.

DATED THIS 14th DAY OF November, 1983.

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 _____
SALINE COUNTY PLANNING BOARD

Faisan Subdivision

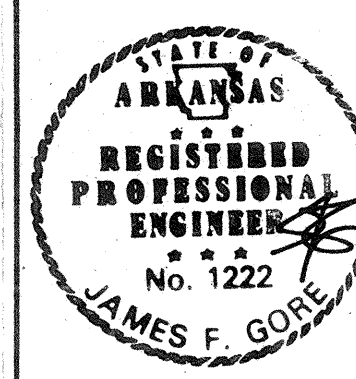
SE 1/4 SW 1/4, SECTION 16
T-1-S, R-18-W

Baltia Golf Course

GRAPHIC SCALE
100 50 0 100 200

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
			RECORD PLAT			
			VERANILLO SUBDIVISION			
			BLOCKS 1 THRU 6 INCLUSIVE			
			HOT SPRINGS VILLAGE, ARKANSAS			
			Cooper Consultants, Inc.			
			RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712			



VERANILLO SUBDIVISION
BLOCKS 1 THRU 6 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (22.431 ACRES +/-) SECTION 16, THE SE 1/4 OF THE SW 1/4 (23.453 ACRES +/-) SECTION 16, AND THE NE 1/4 OF THE SW 1/4 (11.435 ACRES +/-) SECTION 16 ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

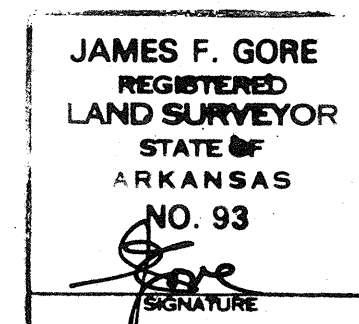
COMMENCING AT THE SW CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF NORTH 718,042.618 FEET AND EAST 1,715,717.200 FEET) RUN SOUTH 5.284 FEET TO A POINT; THENCE, EAST 122.528 FEET TO THE POINT OF BEGINNING; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 686.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 031°28'54" AND A RADIUS OF 1250.00 FEET; THENCE, N49°40'37"E 403.96 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 344.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 015°48'06" AND A RADIUS OF 1250.00 FEET; THENCE, N62°28'42"E 265.03 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 245.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 013°23'44" AND A RADIUS OF 1050.00 FEET; THENCE, N49°04'59"E 265.29 FEET; THENCE, S42°12'50"E 849.38 FEET; THENCE, S47°47'10"W 100.00 FEET; THENCE, S70°08'23"W 177.46 FEET; THENCE, S08°07'48"E 212.13 FEET; THENCE, S01°23'50"W 538.09 FEET; THENCE, N87°31'50"W 1978.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.39 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 14th DAY OF November, 1983, 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. S. NO. 93, ARKANSAS



Bilbao Subdivision

NE 1/4 SW 1/4, SECTION 16
T-1-S, R-18-W

RESERVED PROPERTIES
2.414 AC.

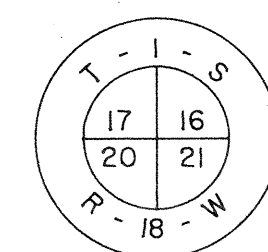
RESERVED PROPERTIES
0.962 AC.

San Pablo Subdivision

SW 1/4 SW 1/4, SECTION 16
T-1-S, R-18-W

Jardinero Subdivision

SW CORNER SECTION 16
ARKANSAS STATE PLANE
COORDINATES:
NORTH = 718,042.618
EAST = 1,715,717.200



Saline County
Garland County

P.O.B.
EAST 122.528

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- UTILITY AND DRAINAGE EASEMENT
- GOLF VIEW LOT. SEE NOTE 5.
- BUILDING SETBACK LINE

BLOCK 1

LOT	ACREAGE
1	0.235
2	0.269
3	0.274
4	0.282
5	0.285
6	0.385
7	0.394
8	0.459
9	0.357
10	0.300
11	0.484
12	0.292
13	0.302
14	0.343
15	0.302
16	0.276
BLOCK-1	4.1218

BLOCK 2

LOT	ACREAGE
1	0.212
2	0.239
3	0.247
4	0.249
5	0.252
6	0.255
7	0.251
8	0.318
9	0.339
10	0.462
BLOCK-2	2.844

BLOCK 3

LOT	ACREAGE
1	0.268
2	0.357
3	0.301
4	0.438
5	0.323
6	0.425
7	0.312
8	0.384
9	0.482
10	0.275
11	0.309
BLOCK-3	3.874

LINEAL FEET OF STREET

100' RIGHT-OF-WAY 951 FT.
75' RIGHT-OF-WAY 2100 FT.
50' RIGHT-OF-WAY 2173 FT.
40' RIGHT-OF-WAY 846 FT.

ACREAGE CHART

LOTS	15.998 ACRES
COMMON PROPERTIES	6.525 ACRES
RESERVED PROPERTIES	15.728 ACRES
STREETS	9.068 ACRES
TOTAL	47.319 ACRES