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

COOPER COMMUNITIES, INC., HEREINAFTER 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 10, VILLACARRIEDO SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON THE 3RD DAY OF SEPTEMBER, 1986, IN DEED BOOK 286 AT PAGE 23. A REPLAT OF SAID LAND WAS RECORDED ON THE 8TH DAY OF MARCH, 1989, IN DEED BOOK 316 AT PAGE 521. THE DEVELOPER HEREBY AMENDS THAT REPLAT SUBJECT TO THE FOLLOWING PROVISIONS.

1. DEVELOPER IS THE OWNER OF BLOCKS 1 THROUGH 10, VILLACARRIEDO SUBDIVISION, AS REFLECTED ON THE REPLAT THEREOF AND HEREBY AMENDS THAT REPLAT FOR THE PURPOSE OF REDUCING THE NUMBER OF LOTS IN SAID SUBDIVISION FROM 96 TO 90; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA; INCREASING THE TOTAL ACREAGE OF THE COMMON PROPERTIES; AND IN ACCORDANCE THEREWITH RELOCATING CERTAIN UTILITY AND DRAINAGE EASEMENTS RESERVED BY DEVELOPER PURSUANT TO ARTICLE IV OF THE DECLARATION.

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 3RD DAY OF SEPTEMBER, 1986, IN RECORD BOOK 286 AT PAGE 20, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS AMENDED REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE AMENDED REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON.

3. THE COMMON PROPERTIES REFLECTED UPON THE AMENDED REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID AMENDED REPLAT AS WELL AS THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE AMENDED REPLAT ARE NOT A PART OF THE AMENDED 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 AMENDED REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE AMENDED REPLAT OR IN THE NOTES.

6. ALL LOTS REFLECTED UPON THE AMENDED 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 1,000 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET.

7. SETBACK LINES AS INDICATED UPON THE AMENDED REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

8. UNLESS SHOWN OTHERWISE ON THE AMENDED REPLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

9. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE AMENDED REPLAT 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.

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 SUSCEPTIBLE TO WATER DAMAGE 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 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, 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 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 USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 8 DAY OF Dec, 1989.

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT

BLOCK 1		LOT 20	0.410 AC.	BLOCK 6	
LOT 1	0.251 AC.	LOT 21	0.292 AC.	LOT 1	0.311 AC.
LOT 2	0.276 AC.	LOT 22	0.234 AC.	LOT 2	0.540 AC.
LOT 3	0.261 AC.	LOT 23	0.240 AC.		
LOT 4	0.264 AC.	LOT 24	0.242 AC.		
LOT 5	0.313 AC.	LOT 25	0.252 AC.	TOTAL	0.851 AC.
LOT 6	0.360 AC.	LOT 26	0.299 AC.		
LOT 7	0.317 AC.	TOTAL	7.178 AC.	BLOCK 7	
LOT 8	0.301 AC.			LOT 1	0.306 AC.
LOT 9	0.303 AC.	BLOCK 3		LOT 2	0.305 AC.
LOT 10	0.281 AC.	LOT 1	0.300 AC.	LOT 3	0.322 AC.
		LOT 2	0.369 AC.	LOT 4	0.304 AC.
LOT 13	0.245 AC.	LOT 3	0.313 AC.		
LOT 14	0.244 AC.	LOT 4	0.305 AC.		
		LOT 5	0.295 AC.	TOTAL	1.237 AC.
		TOTAL	1.582 AC.		
				BLOCK 8	
LOT 17	0.240 AC.			LOT 1	0.294 AC.
LOT 18	0.245 AC.	BLOCK 4		LOT 2	0.388 AC.
LOT 19	0.244 AC.	LOT 1	0.321 AC.	LOT 3	0.974 AC.
		LOT 2	0.224 AC.	LOT 4	0.560 AC.
LOT 21	0.211 AC.	LOT 3	0.267 AC.	LOT 5	0.340 AC.
LOT 22	0.314 AC.	LOT 4	0.263 AC.	TOTAL	2.556 AC.
TOTAL	4.668 AC.	LOT 5	0.244 AC.		
		LOT 6	0.256 AC.	BLOCK 9	
BLOCK 2		LOT 7	0.313 AC.	LOT 1	0.445 AC.
LOT 1	0.248 AC.	LOT 8	0.279 AC.	LOT 2	0.351 AC.
LOT 2	0.215 AC.	LOT 9	0.383 AC.	LOT 3	0.272 AC.
LOT 3	0.239 AC.	LOT 10	0.229 AC.	LOT 4	0.275 AC.
LOT 4	0.357 AC.	LOT 11	0.234 AC.	LOT 5	0.286 AC.
LOT 5	0.277 AC.	LOT 12	0.246 AC.	LOT 6	0.332 AC.
LOT 6	0.249 AC.	LOT 13	0.227 AC.	LOT 7	0.312 AC.
LOT 7	0.249 AC.	LOT 14	0.219 AC.	LOT 8	0.342 AC.
LOT 8	0.217 AC.	LOT 15	0.294 AC.	TOTAL	2.615 AC.
LOT 9	0.279 AC.	TOTAL	3.999 AC.		
LOT 10	0.233 AC.			BLOCK 10	
LOT 11	0.240 AC.	BLOCK 5		LOT 1	0.480 AC.
LOT 12	0.238 AC.	LOT 1	0.390 AC.	LOT 2	0.529 AC.
LOT 13	0.240 AC.	LOT 2	0.422 AC.	LOT 3	1.125 AC.
LOT 14	0.237 AC.			LOT 4	1.631 AC.
LOT 15	0.228 AC.			LOT 5	1.321 AC.
LOT 16	0.239 AC.	TOTAL	0.812 AC.	LOT 6	0.325 AC.
LOT 17	0.306 AC.			TOTAL	5.411 AC.
LOT 18	0.466 AC.				
LOT 19	0.492 AC.				

VILLACARRIEDO SUBDIVISION
BLOCKS 1 THRU 10 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NE 1/4 (13.991 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (26.488 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (0.064 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (1.272 ACRES ±) AND IN THE NE 1/4 OF THE NE 1/4 (26.176 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 236.78 FEET WEST AND 3456.01 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,777.289 FEET AND EAST 1,731,654.784 FEET); THENCE, N 32° 52' 07" W 114.59 FEET; THENCE, S 57° 07' 53" W 58.12 FEET; THENCE, N 76° 38' 54" W 324.78 FEET; THENCE, N 44° 09' 00" W 241.31 FEET; THENCE, N 52° 47' 09" W 120.00 FEET; THENCE, S 27° 40' 34" W 95.49 FEET; THENCE, S 06° 56' 12" W 339.48 FEET; THENCE, S 49° 52' 26" W 274.64 FEET; THENCE, S 62° 53' 03" W 232.56 FEET; THENCE, S 89° 50' 17" W 354.00 FEET; THENCE, N 77° 34' 27" W 60.42 FEET; THENCE, N 71° 22' 08" W 184.68 FEET; THENCE, S 80° 25' 41" W 131.85 FEET; THENCE, S 63° 21' 11" W 132.20 FEET; THENCE, S 46° 41' 16" E 50.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 215.87 FEET, SAID CURVE HAVING A RADIUS OF 380.99 FEET AND A DELTA ANGLE OF 32° 27' 48"; THENCE, S 14° 15' 28" E 16.85 FEET; THENCE, S 75° 46' 32" W 75.00 FEET; THENCE, N 88° 26' 43" W 145.67 FEET; THENCE, N 40° 20' 22" W 261.08 FEET; THENCE, N 60° 13' 24" W 223.51 FEET; THENCE, N 86° 05' 15" W 300.70 FEET; THENCE, N 55° 18' 46" E 325.92 FEET; THENCE, N 81° 16' 22" E 230.67 FEET; THENCE, N 25° 21' 19" E 296.57 FEET; THENCE, N 33° 20' 10" W 190.00 FEET; THENCE, N 42° 25' 48" E 171.06 FEET; THENCE, N 57° 40' 11" E 93.49 FEET; THENCE, N 73° 48' 39" E 129.12 FEET; THENCE, N 88° 53' 32" E 362.07 FEET; THENCE, S 73° 30' 00" E 468.28 FEET; THENCE, S 83° 26' 51" E 148.97 FEET; THENCE, S 05° 11' 43" E 80.42 FEET; THENCE, N 86° 48' 17" E 84.70 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 152.41 FEET, SAID CURVE HAVING A RADIUS OF 256.70 FEET AND A DELTA ANGLE OF 34° 01' 08"; THENCE, N 52° 47' 09" E 120.00 FEET; THENCE, N 60° 07' 01" W 291.29 FEET; THENCE, N 04° 49' 31" E 154.55 FEET; THENCE, N 25° 43' 09" E 50.30 FEET; THENCE, N 53° 09' 33" E 306.35 FEET; THENCE, N 23° 19' 26" W 115.79 FEET; THENCE, N 66° 41' 34" E 75.00 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 206.15 FEET, SAID CURVE HAVING A RADIUS OF 346.45 FEET AND A DELTA ANGLE OF 34° 05' 35"; THENCE, N 02° 22' 15" E 206.40 FEET; THENCE, N 71° 12' 00" E 99.30 FEET; THENCE, N 49° 21' 49" E 153.16 FEET; THENCE, S 80° 13' 27" E 783.18 FEET; THENCE, S 02° 15' 41" W 990.85 FEET; THENCE, S 02° 03' 21" W 381.22 FEET; THENCE, S 69° 20' 58" W 325.98 FEET; THENCE, S 57° 07' 53" W 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 67.991 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 22nd DAY OF Dec, 1989, 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.

H. E. Henry
HAROLD E. HENRY R.L.S. NO. 691, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 691
SIGNATURE
HAROLD E. HENRY

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

TOTAL AREA

LOTTED AREA	30.909	AC.
COMMON PROPERTIES	14.068	AC.
RESERVED PROPERTIES	11.678	AC.
STREET AREA	11.336	AC.
TOTAL	67.991	AC.

LENGTH OF RECORDED STREETS

40' RIGHT-OF-WAY	349	LINEAL FEET ±
50' RIGHT-OF-WAY	3,658	LINEAL FEET ±
75' RIGHT-OF-WAY	3,959	LINEAL 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.

_____ BY _____
DATE OF EXECUTION

TITLE _____
SALINE COUNTY PLANNING BOARD

PONCE De LEON GOLF COURSE

Vimioso Subdivision

Talavan Subdivision

Baltanas Subdivision

Hendaye Subdivision

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

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

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

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

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

RESERVED PROPERTIES 11.146 AC.

COMMON PROPERTIES 0.073 AC.

COMMON PROPERTIES 1.975 AC.

COMMON PROPERTIES 6.296 AC

C.P. 0.452 AC.

C.P. 0.556 AC.

C.P. 0.536 AC.

C.P. 0.225 AC.

C.P. 0.414 AC.

C.P. 2.147 AC.

C.P. 0.139 AC.

R.P. 0.360 AC.

R.P. 0.172 AC.

C.P. 0.597 AC.

PONCE De LEON DRIVE 75' R/W

PONCE De LEON CIRCLE 50' R/W

VILLACARRIEDO CIRCLE 50' R/W

HENDAYE LANE 50' R/W

VILLACARRIEDO DRIVE 75' R/W

15' UTILITY & DRAINAGE EASEMENT

100 YEAR FLOODPLAIN

P.O.B.

NORTH 3456.01' WEST 236.78'

SE CORNER SECTION 11
T-1-S, R-18-W
ARKANSAS STATE PLANE COORDINATES:
NORTH = 722,777.289
EAST = 1,731,654.784

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.
- 1175
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- (G) GOLF VIEW LOT, SEE NOTE 6.
- R.P. RESERVED PROPERTIES
- C.P. COMMON PROPERTIES
- 100 YEAR FLOODPLAIN, SEE NOTE 10.

SCALE 1" = 100'
100 50 0 100 200 300
GRAPHIC SCALE

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

90 LOTS

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE CHECKED	BY	DATE APPROVED
			ADDRESS COPY				

AMENDED REPLAT

SCALE: 1" = 100'

VILLACARRIEDO SUBDIVISION

BLOCKS 1 THRU 10 INCLUSIVE

HOT SPRINGS VILLAGE, ARKANSAS

DRAWN: WES DATE: 11/89
CHECKED: JDF DATE: 12/89
APPROVED: HH DATE: 12-7-89
FILE NO: 4-116-SD
DWG NO: 4-116-(12)-2285

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

JOB NO: FILED IN: SHEET 1 OF 1

Villacarriedo