

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

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.
- GOLF VIEW LOT, SEE NOTE 5.

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT 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 FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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 DECLARATION IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970 DECLARATION AFORESAID, WHICH 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.
- 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 NOISE 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.
- 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 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 UPON WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT ON LOTS MARKED (6) MINIMUM SHALL BE 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 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.
- 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, GRADING, 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 12 DAY OF Nov., 1985.

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

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

COMMON PROPERTIES  
0.077 AC

COMMON PROPERTIES  
0.126 AC

COMMON PROPERTIES  
0.211 AC

Talavan 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

VIMIOSO SUBDIVISION  
BLOCKS 1 THRU 9 INCLUSIVE  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NW 1/4 (0.967 ACRES ±), IN THE SW 1/4 OF THE NW 1/4 (12.771 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (33.667 ACRES ±) IN THE SW 1/4 OF THE NE 1/4 (1.732 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (11.283 ACRES ±), AND IN THE NE 1/4 OF THE SW 1/4 (6.711 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 2138.73 FEET NORTH AND 781.49 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 722,941.269 FEET AND EAST 1,726,191.508 FEET); THENCE, N 03° 43' 17" E 123.26 FEET; THENCE, N 20° 14' 48" E 130.03 FEET; THENCE, N 07° 08' 21" E 496.87 FEET; THENCE, N 20° 16' 57" E 686.57 FEET; THENCE, N 05° 14' 31" E 109.46 FEET; THENCE, N 36° 34' 23" W 77.20 FEET; THENCE, N 36° 01' 39" E 204.02 FEET; THENCE, S 55° 00' 00" E 48.00 FEET; THENCE, S 17° 15' 12" E 83.21 FEET; THENCE, N 76° 41' 11" E 134.62 FEET; THENCE, N 63° 05' 00" E 80.00 FEET; THENCE, N 52° 38' 12" E 212.21 FEET; THENCE, N 83° 24' 52" E 619.08 FEET; THENCE, S 67° 09' 59" E 82.46 FEET; THENCE, S 41° 22' 24" E 201.22 FEET; THENCE, S 58° 06' 55" E 352.13 FEET; THENCE, S 77° 12' 30" E 167.15 FEET; THENCE, S 33° 20' 10" E 269.31 FEET; THENCE, S 25° 21' 19" W 296.57 FEET; THENCE, S 81° 16' 22" W 230.67 FEET; THENCE, S 55° 18' 46" W 423.92 FEET; THENCE, S 03° 26' 51" W 140.00 FEET; THENCE, N 68° 33' 09" W 249.45 FEET; THENCE, S 60° 54' 35" W 126.59 FEET; THENCE, S 66° 17' 50" W 223.89 FEET; THENCE, S 43° 17' 55" W 71.45 FEET; THENCE, S 42° 42' 34" E 88.46 FEET; THENCE, S 21° 02' 15" W 278.57 FEET; THENCE, N 66° 43' 46" W 105.17 FEET; THENCE, S 17° 58' 09" E 77.79 FEET; THENCE, S 16° 57' 43" E 170.58 FEET; THENCE, S 08° 08' 34" E 100.40 FEET; THENCE, S 55° 33' 40" E 127.31 FEET; THENCE, S 34° 10' 12" W 165.58 FEET; THENCE, S 55° 25' 22" W 214.97 FEET; THENCE, N 38° 33' 55" W 94.64 FEET; THENCE, S 56° 40' 11" W 124.26 FEET; THENCE, N 36° 11' 39" W 60.80 FEET; THENCE, N 55° 07' 29" W 362.02 FEET; THENCE, N 61° 54' 02" W 250.53 FEET; THENCE, N 43° 15' 04" W 185.35 FEET TO THE POINT BEGINNING, CONTAINING 67.131 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 12th DAY OF November, 1985, 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.L.S. NO. 93, ARKANSAS

SCALE 1" = 100'

GRAPHIC SCALE  
100 50 0 100 200 300

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	APPROVED
RECORD PLAT				SCALE: 1" = 100'		
VIMIOSO SUBDIVISION				DRAWN: T.A. DATE: 11/85		
BLOCKS 1 THRU 9 INCLUSIVE				CHECKED: J.R.F. DATE: 11/85		
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: J.F. DATE: 11/85		
DWG. NO. 4-116-(12)-2093				FILE NO. 4-116-SD		
COOPER CONSULTANTS				JOB NO. 116-12-2093		
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714				SHEET 1 OF 1		

149 LOTS

