

NOTES OF STATUTING A PART OF THIS PLAT ARE 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 IN THIS PLAT; AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- 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.
- 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERE TO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 197\_\_\_\_.

COOPER COMMUNITIES, INC.

BY \_\_\_\_\_ VICE PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 24<sup>TH</sup> DAY OF MARCH, 1972.

JAMES F. GORE R.L.S. NO. 93

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

DEED DESCRIPTION

CALDERON SUBDIVISION

BLOCKS 1 THRU 15 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4, (39.77AC +/-), NW 1/4, (16.79AC +/-) OF SECTION 17, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, AND NW 1/4, (3.32AC +/-), NE 1/4, (3.41AC +/-), SE 1/4, (37.01AC +/-), SW 1/4, (15.60AC +/-) OF SECTION 18, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 17, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, (THE POINT OF BEGINNING) THENCE N89-03-43W 1319.578', THENCE N88-25-31W 110.000' THENCE N05-08-30W 285.674', THENCE N72-53-50W 408.044', THENCE N46-44-09W 233.452', THENCE N18-26-06E 205.548', THENCE N38-17-25W 121.037', THENCE N50-31-39E 110.114', THENCE N11-05-37W 259.856', THENCE N54-27-44E 475.128', THENCE N22-22-48W 185.846', THENCE N76-24-28E 398.121', THENCE S82-24-19E 151.327', THENCE S60-15-18E 80.623', THENCE S47-46-43E 729.178', THENCE S63-26-06E 111.803', THENCE S77-54-19E 143.178', THENCE N83-39-35E 181.106', THENCE N47-07-16E 191.050', THENCE N29-34-40E 425.441', THENCE N48-21-59E 120.416', THENCE N59-02-10E 699.714', THENCE S37-34-07E 164.012', THENCE S83-00-00E 365.810', THENCE S02-07-04W 632.914', THENCE S02-18-22W 1320.913', THENCE N87-03-54W 1323.320', TO THE POINT OF BEGINNING AND CONTAINING 115.90 ACRES, MORE OR LESS.

- 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.
- 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.
- UTILITY 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.
- 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.



LEGEND

SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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.

BUILDING SETBACK LINE

20' WIDE EASEMENT RESERVED FOR UTILITY AND DRAINAGE PURPOSES

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'

SW CORNER OF SECTION 17

T-1-S, R-18-W

ARKANSAS STATE PLANE COORDINATE:

N: 718,270.852'

E: 1,710,424.961'

TOTAL AREAS

COMMON PROPERTIES = 74.49 AC.

STREETS = 18.12 AC.

RESERVED PROPERTIES = 1.08 AC.

SUBDIVISION = 115.90 AC.

TOTAL LENGTH OF STREETS

40' R/W = 2284.350'

50' R/W = 14592.500'

APPROVED: \_\_\_\_\_

DATE: 3/24/72

258 LOTS

| REVISIONS | DATE    | DESCRIPTION |
|-----------|---------|-------------|
| 1         | 3/24/72 | ORIGINAL    |
| 2         | 3/24/72 | REVISION    |
| 3         | 3/24/72 | REVISION    |
| 4         | 3/24/72 | REVISION    |
| 5         | 3/24/72 | REVISION    |
| 6         | 3/24/72 | REVISION    |
| 7         | 3/24/72 | REVISION    |
| 8         | 3/24/72 | REVISION    |
| 9         | 3/24/72 | REVISION    |
| 10        | 3/24/72 | REVISION    |
| 11        | 3/24/72 | REVISION    |
| 12        | 3/24/72 | REVISION    |
| 13        | 3/24/72 | REVISION    |
| 14        | 3/24/72 | REVISION    |
| 15        | 3/24/72 | REVISION    |
| 16        | 3/24/72 | REVISION    |
| 17        | 3/24/72 | REVISION    |
| 18        | 3/24/72 | REVISION    |
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| 99        | 3/24/72 | REVISION    |
| 100       | 3/24/72 | REVISION    |

APPROVED: \_\_\_\_\_

DATE: 3/24/72

258 LOTS

RECORD PLAT

CALDERON SUBDIVISION

BLOCKS 1 thru 15

COOPER COMMUNITIES, INC.

ENGINEERING & PLANNING DIVISION

HOT SPRINGS VILLAGE, ARKANSAS

|               |                  |
|---------------|------------------|
| DRAWN: A      | SHEET 1 OF 1     |
| DATE: 3/24/72 | DWG. NO.         |
| CHECKED: R    | JOB NO.          |
| DATE: 3/24/72 | SCALE: 1" = 300' |