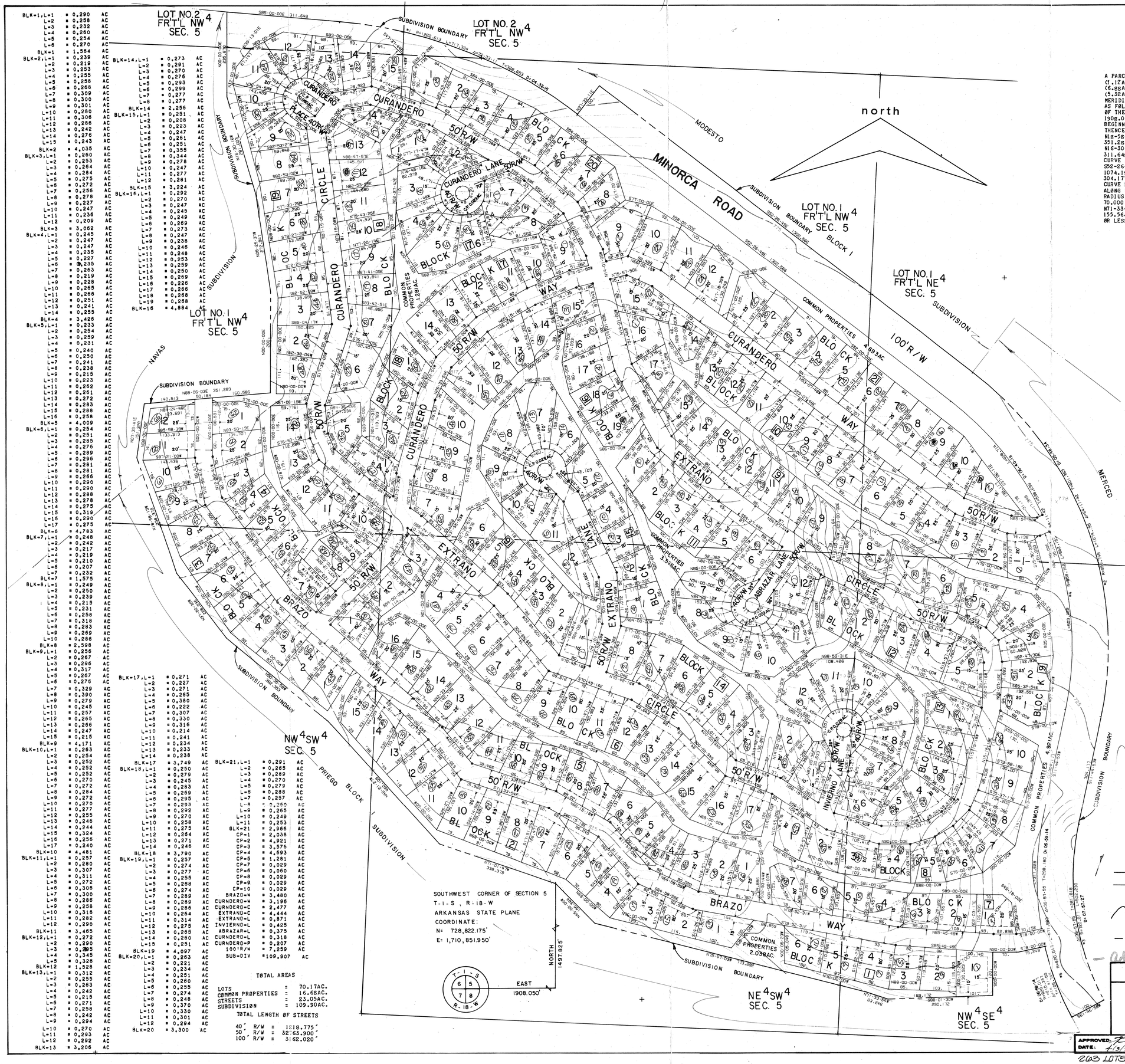

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BRAZO=W	= 3.480	AC
CURNDERO=W	= 3.196	AC
CURNDERO=C	= 2.477	AC
EXTRAND=C	= 4.444	AC
EXTRANO=L	= 0.871	AC
INVIERNO=L	= 0.425	AC
ABRAZAR=L	= 0.375	AC
CURNDERO=L	= 0.318	AC
CURNDERO=P	= 0.207	AC
100'R/W	= 7.259	AC
SUB-DIV	=109.907	AC

TØTAL AREAS

LØTS	=	70.17AC.
CØMMØN PRØPERTIES	=	16.68AC.
STREETS	=	23.05AC.
SUBDIVISIØN	=	109.90AC.

TØTAL LENGTH ØF STREETS

40' R/W	=	1818.775'
50' R/W	=	32763.900'
100' R/W	=	3162.020'

DEED DESCRIPTIØN

CURANDERØ SUBDIVISIØN

BLØCKS 1 THRU 21 INCLUSIVE

A PARCEL ØF LAND LYING IN LØT NØ.2, FR'T'L NW.4 (1.12AC.+/-), LØT NØ.1, FR'T'L NW.4 (48.00AC.+/-), LØT NØ.1, FRTL NE.4 (6.88AC.+/-), NW4 SE4, (18.17AC.+/-), NE4 SW4, (30.41AC.+/-), NW4 SW4, (5.32AC.+/-), ØF SECTIØN 5, T-1-S, R-18-W, ØF THE FIFTH PRINCIPAL MERIDIAN, SALINE CØUNTY, ARKANSAS. BEING MØRE PARTICULARLY DESCRIBED AS FØLLØWS: CØMMENCING AT THE SW CØRNER ØF SECTIØN 5, T-1-S, R-18-W, ØF THE FIFTH PRINCIPAL MERIDIAN, SALINE CØUNTY, ARKANSAS, RUN EAST 1908.050', TØ A PØINT, THENCE NØRTH 1497.825' TØ THE PØINT ØF BEGINNING, THENCE N71-01-47W 339.378', THENCE N42-21-27W 460.109', THENCE N50-35-58W 362.353', THENCE N37-52-30W 228.035', THENCE N18-58-13W 358.379', THENCE N07-35-41E 151.326', THENCE N85-06-03E 351.283', THENCE N00-00-00E 290.000', THENCE N08-25-37W 272.947', THENCE N16-30-16W 281.603', THENCE N00-00-00E 235.670', THENCE S85-00-00E 311.648', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 717.364', SAID CURVE HAVING A RADIUS ØF 1262.615', THENCE N37-33-11E 100.000', THENCE S52-26-49E 1302.566', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 1074.195', SAID CURVE HAVING A RADIUS ØF 958.748', THENCE S11-44-53W 304.177', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 502.230', SAID CURVE HAVING A RADIUS ØF 720.017', THENCE S61-46-58W 100.000', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 210.347', SAID CURVE HAVING A RADIUS ØF 820.017', THENCE S78-00-00W 75.249', THENCE N90-00-00W 70.000', THENCE S00-00-00W 120.000', THENCE S88-01-30W 290.172', THENCE N71-33-54W 63.246', THENCE N75-47-05W 773.692', THENCE N45-00-00W 155.964', TØ THE PØINT ØF BEGINNING AND CØNTAINING 109.90 ACRES, MØRE ØR LESS.

NØTES CØNSTITUTING A PART ØF THIS PLAT AND TØ BE READ IN CØNNECTIØN WITH THE PLAT AND ALL PRØPERTY REFLECTED THEREØN

CØØPER CØMMUNITIES, INC. (SUCCESSØR TØ JØHN A. CØØPER CØMPANY BY REASØN ØF MERGER), HEREINAFTER REFERRED TØ AS DEVELØPER, IS THE ØWNER ØF ALL REAL ESTATE REFLECTED BY THIS PLAT; AND THE PLAT IS FILED FØR RECØRD AND RECØRDED SUBJECT TØ THE FØLLØWING PRØVISIØNS:

1. AT _____ ØN THE _____ DAY ØF _____, 19____, THE DEVELØPER, JØINED BY HØT SPRINGS VILLAGE PRØPERTY ØWNERS ASSØCIATIØN, A NØN-PRØFIT CØRPØRATIØN, FILED IN THE ØFFICE ØF THE CIRCUIT CLERK AND EX-ØFFICIØ RECØRDER IN AND FØR SALINE CØUNTY, ARKANSAS, A DECLARATIØN DATED THE 20TH DAY ØF APRIL, 1970, WHICH IS THERE RECØRDED IN RECØRD BØØK _____, PAGE _____, ET SEQ. THIS PLAT IS FILED CØNTEMPØRANEØUSLY WITH THE FILING ØF A SUPPLEMENTAL DECLARATIØN ØF CØVENANTS AND RESTRICTIØNS EXECUTED BY THE DEVELØPER AND THE HØT SPRINGS VILLAGE PRØPERTY ØWNERS ASSØCIATIØN WHICH HAS THE EFFECT ØF BRINGING THE LANDS REFLECTED ØN THE PLAT WITHIN THE PRØVISIØNS ØF THE DECLARATIØNS AFØRESAID, FILED FØR RECØRD ØN THE _____ DAY ØF _____, 1972; AND THE DECLARATIØN AFØRESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART ØF THIS PLAT. THE PRØVISIØNS ØF THE DECLARATIØN AFØRESAID SHALL CØNTRØL AS TØ THE PLAT EXCEPT ØNLY AS TØ PRØVISIØNS HEREIN CØNTAINED.

2. THE CØMMØN PRØPERTIES REFLECTED ØN THE PLAT ARE INTENDED TØ BE DEVØTED TØ THE CØMMØN USE AND ENJØYMENT ØF THE ØWNERS ØF THE LØTS REFLECTED ØN SAID PLAT AS WELL AS ØWNERS ØF ALL THE PRØPERTIES AS SØ DEFINED IN THE DECLARATIØN AFØRESAID AND SHALL IN NØ WISE BE CØNSIDERED AS DEDICATED FØR USE TØ THE GENERAL PUBLIC.

3. THE RESERVED PRØPERTIES AS REFLECTED ØN THE PLAT ARE NØT A PART ØF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELØPER RESERVED THEREFRØM.

4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELØPER ØPØN ALL PRØPERTY CØVERED BY THE PLAT PURSUANT TØ ARTICLE IV ØF THE DECLARATIØN AFØRESAID AND AS DESIGNATED ØN THIS PLAT ØR IN THE NØTES.

5. ALL LØTS REFLECTED ØN THE PLAT ARE ZØNED AS RESIDENTIAL LØTS, AND ØNLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CØNSTRUCTED THEREØN PURSUANT TØ THE PRØVISIØNS, RESTRICTIØNS AND PRØTECTIVE CØVENANTS AS CØNTAINED IN THE DECLARATIØN AFØRESAID. NØ SINGLE FAMILY DETACHED STRUCTURE SHALL BE CØNSTRUCTED WHICH SHALL HAVE A FLØØR SPACE ØF LESS THAN 1000 SQUARE FEET.

6. SETBACK LINES AS INDICATED ØPØN THE PLAT SHALL CØNTRØL AS TØ CØNSTRUCTIØN ØF A STRUCTURE ØPØN THE LØTS REFLECTED THEREØN, SUBJECT HØWEVER TØ THE PRØVISIØNS ØF THE DECLARATIØN AFØRESAID.

7. ØWNERS SHALL CØMPLY WITH THE PRØVISIØNS ØF PARAGRAPH 16 ØF THE PRØTECTIVE CØVENANTS WHICH CØVENANTS ARE EXHIBIT I ØF THE DECLARATIØN AFØRESAID AS TØ ALL AREAS INDICATED ØPØN THE PLAT AS PRØTECTIVE SCREENING AREAS.

8. ALL WAYS ØF ACCESS FØR VEHICLES REFLECTED ØPØN THE PLAT ARE DEDICATED AS CØMMØN PRØPERTIES FØR THE USE ØF ØWNERS ØF LØTS WHICH ARE HEREBY SUBJECTED TØ THE DECLARATIØN AFØRESAID ØR MAY HEREAFTER BECØME SUBJECT TØ THE DECLARATIØN AFØRESAID, SUCH DEDICATIØN BEING TØ THE EXCLUSIØN ØF THE GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETØ ARE AS SET ØUT IN ARTICLE VIII ØF THE DECLARATIØN AFØRESAID.

DATED THIS _____ DAY ØF _____, 197____.

CØØPER CØMMUNITIES, INC.

BY _____

VICE PRESIDENT, DEVELØPER

I HEREBY CERTIFY THAT THE PLAT SHØWN AND REFLECTED HEREØN IS A TRUE AND ACCURATE SURVEY AND THAT THE CØRNERS AND MØNUMENTS HAVE BEEN SET AS SHØWN.

DATED THIS 3RD DAY ØF APRIL, 1972.

JAMES F. GØRE R.L.S. NØ. 93

JAMES F. GORE REGISTERED LAND SURVEYOR NO. 93

CERTIFICATE ØF FINAL APPRØVAL

PURSUANT TØ THE SALINE CØUNTY RULES AND REGULATIØNS, THIS DØCUMENT WAS GIVEN APPRØVAL BY THE SALINE CØUNTY PLANNING BØARD ØR ITS REPRESENTATIVE. ALL THE CØNDITIØNS ØF APPRØVAL HAVING BEEN CØMPLETED, THIS DØCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHØRITY ØF SAID RULES AND REGULATIØNS.

_____ DATE ØF EXECUTIØN

BY _____

TITLE _____
SALINE CØUNTY PLANNING BØARD

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12227 JAMES E. [illegible]

APPROVED: [illegible]
DATE: 4/3/72

LEGEND

SUBDIVISIØN BØUNDARY

LAND LINES ØF SECTIØNS

CØNTØUR LINES: THESE LINES SHØW THE GENERAL SHAPE ØF THE LAND AS DETERMINED FRØM AERIAL PHØTØGRAMMETRY. THESE LINES ARE INCLUDED ØN THE PLAT TØ PRØVIDE GENERALIZED INFØRMATIØN ØNLY AND SHØULD NØT BE USED FØR DETAILED INFØRMATIØN WITHØUT FIELD CØNFIRMATIØN. CØNTØUR INTERVAL FIVE FEET.

BUILDING SETBACK LINE

THE SCALE ØF THIS PLAT WHEN REDUCED TØ A SIZE ØF 11" X 17" IS 1" = 300

Addison Copy

REVISIONS	
DATE	DESCRIPTION
5/16/74	16/74 SEC. Changes

RECORD PLAT

CURANDERO SUBDIVISION

BLOCKS 1 thru 21

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

DRAWN:	T/A
DATE:	
CHECKED:	
DATE:	3/27/72
JOB NO.	ENG 8
SHEET	1 OF 1
DWG. NO.	A-103-(B)(1)(E)
SCALE:	1" = 100'

APPROVED: [illegible]
DATE: 4/3/72

203 LOTS