

BLØCKS	58.29AC.
COMMON PROPERTIES	14.48AC.
STREETS	14.62AC.
SUBDIVISION	87.39AC.

TOTAL LENGTH OF STREETS

40'	R/W	614.025'
50'	R/W	6237.360'
75'	R/W	2867.746'
100'	R/W	855.34'

A PARCEL OF LAND LYING IN LOT 13 OF FRACTIONAL W⁴/₄ (41.156C +/-) OF SECTION 5 T¹S-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, AND LOT 13 OF FRACTIONAL NE, (19.266C +/-) OF SECTION 6, T¹S-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, AND SEASIDE (10.600 +/-) BUT E¹/₂ OF SECTION 31 T¹S-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 5 OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, RUN EAST 1157.700' TO A POINT, THENCE SOUTH 285.327' TO THE POINT OF BEGINNING; THENCE S84-17-01 E 340.359' THENCE S85-42-59 S 301.234' THENCE S85-17-01 E 75.000' THENCE S05-42-59 S 301.234' THENCE ALONG THE ARC OF A CIRCLE THE RADIUS 528.080', SAID CURVE HAVING A RADIUS OF 1195.689', THENCE S31-00-00 W 430.000' THENCE N59-00-00 W 137.500' THENCE S80-55-00 W 137.500' THENCE N60-00-00 E 144.000' THENCE N55-00-00 W 82.000' THENCE N40-00-00 W 109.000' THENCE N56-00-00 W 233.000' THENCE N42-00-00 W 149.000' THENCE N29-00-00 W 105.000' THENCE N16-00-00 W 106.000' THENCE N00-00-00 E 67.000' THENCE N41-00-00 W 44.519' THENCE S63-08-27W 400.303' THENCE N85-00-00 W 317.260' THENCE ALONG THE ARC OF A CIRCLE TO THE RIGHT S31-35.59' SAID CURVE HAVING A RADIUS OF 602.714', THEREAFTER S80-30-00 W 455.000' THENCE N34-30-00 E 495.000' THENCE ALONG THE ARC OF A CURVE TO THE LEFT 777.964', SAID CURVE HAVING A RADIUS OF 500.714', THENCE N57-50-00 E 100.000' THENCE ALONG THE ARC OF A CURVE TO THE RIGHT S31-35.59' SAID CURVE HAVING A RADIUS OF 602.714' THENCE N22-00-00 E 128.454' THENCE ALONG THE ARC OF A CURVE TO THE LEFT 325.398' SAID CURVE HAVING A RADIUS OF 315.399' THENCE N11-00-00 E 300.000' THENCE ALONG THE ARC OF A CURVE TO THE RIGHT S61.499' SAID CURVE HAVING A RADIUS OF 710.132' THENCE N40-00-00 W 45.000' THENCE ALONG THE ARC OF A CURVE TO THE LEFT 419.001' SAID CURVE HAVING A RADIUS OF 765.078' THENCE N59-00-00 E 297.466' THENCE N54-50-00 E 415.000' THENCE N58-50-00 E 245.000' THENCE S12-30-00 W 195.000' THENCE S39-40-00 E 110.000' THENCE S32-30-00 W 330.000' THENCE S20-30-00 E 185.000' THENCE S69-00-00 W 275.000' THENCE S21-51-24E 491.292' THENCE S17-01 E 442.970' THENCE TO THE POINT OF BEGINNING AND CONTAINING 87.39 ACRES MORE OR LESS.

1. AT THE DAY OF 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 OF THE 20TH DAY OF APRIL, 1972, WHICH IS THERE RECORDED IN RECORD BOOK PAGE , THIS SEED, THIS PLAT IS BEING CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNER ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD ON THE DAY OF 1972; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS DECLARATION OF COVENANTS AND RESTRICTIONS. THE DEVELOPER 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 AND AS DESIGNATED ON THIS PLAT OR IN THE NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DWELLINGS ARE TO BE CONSTRUCTED THEREON. COVENANTS AS PURSUANT TO THE PROVISIONS, RESTRICTIONS AND RESTRICTIONS COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID, NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1600 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 AND SHALL EXHIBIT 11 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

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

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

CAMISA

SUBDIVISION

3 - 1/0 3Φ PRI COND

1 - 1/0 1Φ PRI COND

350 MCM SEC COND

4/0 SERVICE TRIPLEX

PAD MOUNTED TRF

POWER PED

3Φ POWER VAULT

3Φ RISER POLE

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

- Address Copy -

**ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS**

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 1222
JAMES F. GORE

APPROVED: *J. Gore*
DATE: 5/11/77

REVISIONS	
DATE BY	DESCRIPTION

DRAWN: T.A.	SHEET
DATE:	1 OF 3
CHECKED: <i>BA</i>	ENG. NO.
DATE: 4/28/72	4-110-12-133
JOB NO.	SCALE:
ENG <i>B</i>	1" = 100'