

BLK	LOT	GARLAND CO.	SALINE CO.
2	4	0.170AC.	0.246AC.
2	5	0.269AC.	0.006AC.
2	7	0.214AC.	0.102AC.
1	10	0.080AC.	0.173AC.
1	11	0.012AC.	0.296AC.
1	12	0.255AC.	0.006AC.
1	12	0.185AC.	0.114AC.
1	2	0.057AC.	0.292AC.
1	3	0.061AC.	0.296AC.
1	4	0.286AC.	0.200AC.

SEC. 13 SE 4 SE 4

NE 4 NE 4 SEC. 24

SW CORNER OF SECTION 18
T-1-S, R-18-W, SALINE COUNTY
ARIZONA STATE PLANE COORDINATE:
NORTH 718,376.878
EAST 1,705,279.275

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

TOTAL LENGTH OF STREETS
40' R/W = 1,350,300'
50' R/W = 897,360'
100' R/W = 1,321,140'

TOTAL AREAS
BLOCKS = 55.04AC.
COMMON PROPERTIES = 0.50AC.
RESERVE PROPERTIES = 14.58AC.
STREETS = 87.26AC.
SUBDIVISION

APPROVED: *[Signature]*
DATE: 3/23/72

RECORD PLAT	
ESPECTRO SUBDIVISION	
BLOCKS 1 thru 17	
DATE: 3/23/72	DRAWN: J.F. GORE
CHECKED: J.F. GORE	DATE: 3/23/72
JOB NO. 8	SCALE: 1"=100'

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 THE CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 3-23-72

TITLE: SALINE COUNTY PLANNING BOARD

APPROVED: *[Signature]*
DATE: 3/23/72

RECORD PLAT

ESPECTRO SUBDIVISION

BLOCKS 1 thru 17

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

DATE: 23 DAY OF MARCH, 1972

BY: JAMES F. GORE, 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.

DATE: 23 DAY OF MARCH, 1972

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

CERTIFICATE OF FINAL APPROVAL

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DATE OF EXECUTION: 3-23-72

TITLE: SALINE COUNTY PLANNING BOARD

APPROVED: *[Signature]*
DATE: 3/23/72

RECORD PLAT

ESPECTRO SUBDIVISION

BLOCKS 1 thru 17

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

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

NOTES CONSTITUTING A PART OF THIS PLAT AND 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 BY THIS PLAT; AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL 1970, THE JOHN A. COOPER COMPANY, 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 GARLAND COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS ON THE 20TH DAY OF APRIL, 1970; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

2. AT _____ ON THE _____ DAY OF _____, 19____, 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 GARLAND COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE SALINE COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN SALINE COUNTY, ARKANSAS, ON THE _____ DAY OF _____, 19____; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

3. 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.

4. 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.

5. 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.

6. 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 1,000 SQUARE FEET.

7. 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.

8. 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.

9. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH 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 VII OF THE DECLARATION AFORESAID.

10. A PLAT IDENTICAL TO THIS PLAT WILL BE EXECUTED AND FILED FOR RECORD IN _____ COUNTY, ARKANSAS.

DATE: 23 DAY OF MARCH, 1972

BY: JAMES F. GORE, 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.

DATE: 23 DAY OF MARCH, 1972

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

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DATE OF EXECUTION: 3-23-72

TITLE: SALINE COUNTY PLANNING BOARD

APPROVED: *[Signature]*
DATE: 3/23/72

RECORD PLAT

ESPECTRO SUBDIVISION

BLOCKS 1 thru 17

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ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

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ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

SEC. 18 NE 4 SW 4

SCALE 1"= 100'

BLK-1, L-1 = 0.230 AC

BLK-1, L-2 = 0.248 AC

BLK-1, L-3 = 0.253 AC

BLK-1, L-4 = 0.266 AC

BLK-1, L-5 = 0.270 AC

BLK-1, L-6 = 0.279 AC

BLK-1, L-7 = 0.351 AC

BLK-1, L-8 = 0.389 AC

BLK-1, L-9 = 0.464 AC

BLK-1, L-10 = 0.481 AC

BLK-1, L-11 = 0.296 AC

BLK-1, L-12 = 0.464 AC

BLK-1, L-13 = 0.389 AC

BLK-1, L-14 = 0.481 AC

BLK-1, L-15 = 0.319 AC

BLK-1, L-16 = 0.336 AC

BLK-1, L-17 = 0.317 AC

BLK-1, L-18 = 0.287 AC

BLK-1, L-19 = 0.266 AC

BLK-1, L-20 = 0.292 AC

BLK-1, L-21 = 0.273 AC

BLK-1, L-22 = 0.233 AC

BLK-1, L-23 = 0.248 AC

BLK-1, L-24 = 0.288 AC

BLK-1, L-25 = 0.311 AC

BLK-1, L-26 = 0.353 AC

BLK-1, L-27 = 0.312 AC

BLK-1, L-28 = 0.313 AC

BLK-1, L-29 = 0.247 AC

BLK-1, L-30 = 0.283 AC

BLK-1, L-31 = 0.315 AC

BLK-1, L-32 = 0.340 AC

BLK-1, L-33 = 0.297 AC

BLK-1, L-34 = 0.320 AC

BLK-1, L-35 = 0.302 AC

BLK-1, L-36 = 0.408 AC

BLK-2, L-1 = 0.264 AC

BLK-2, L-2 = 0.268 AC

BLK-2, L-3 = 0.336 AC

BLK-2, L-4 = 0.417 AC

BLK-2, L-5 = 0.274 AC

BLK-2, L-6 = 0.275 AC

BLK-2, L-7 = 0.279 AC

BLK-2, L-8 = 0.228 AC