

12. PARCEL OF LAND LYING IN THE SEASIDE, (8.0AC+/-), 5W4SE4,  
(12.49AC+/-), SE4SW4, (2.98AC+/-) OF SECTION 7, T15S, R18W,  
OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS,  
AND NEARBY, (8.21AC+/-), NW4NE4, (33.60AC+/-), NE4NE4,  
(1.00AC+/-), NW4NE4, (1.00AC+/-), NW4NE4, (1.00AC+/-), NW4NE4,  
PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 7,  
T15S, R18W, BEING THE POINT OF BEGINNING, THENCE N61-15SE 107.703',  
171.172', THENCE S64-58-59E 165.529', THENCE S55-48-54E  
256.800', THENCE S30-04-07W 658.635', THENCE S07-00-00W  
75.000', THENCE N80-26-00W 686.008', THENCE ALONG THE ARC OF A  
CURVE TO THE LEFT 182.732', SAID CURVE HAVING A RADIUS OF  
1720.674', THENCE S78-00-00W 579.195', THENCE ALONG THE ARC OF A  
CURVE TO THE RIGHT 410.486', SAID CURVE HAVING A RADIUS OF  
720.674', THENCE N19-45-34E 75.000', THENCE N10-14-26W 536.399',  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT 209.106', SAID CURVE  
HAVING A RADIUS OF 720.674', THENCE N67-30-27E 235.388', THENCE  
ALONG THE ARC OF A CURVE TO THE LEFT 271.758', SAID CURVE HAVING  
A RADIUS OF 464.793', THENCE N53-00-00W 309.750', THENCE ALONG  
THE ARC OF A CURVE TO THE LEFT 207.158', THENCE N67-30-27E 235.388',  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT 207.158',  
33E 100.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT  
259.774', SAID CURVE HAVING A RADIUS OF 663.804', THENCE  
N68-00-00W 559.959', THENCE N40-00-00W 331.412', THENCE  
N4E 144.222', THENCE N46-50-51E 219.317', THENCE S61-11-21E  
268.874', THENCE S60-00-00E 86.603', THENCE N30-00-00E 50.000',  
THENCE N68-00-00W 559.959', THENCE N40-00-00W 331.412',  
N68-11-55E 53.852', THENCE N86-11-09E 150.333', THENCE T31-33-54E  
126.491', THENCE S59-08-10E 174.929', THENCE S45-00-00E 98.995',  
THENCE S89-00-00E 100.000', BEING THE POINT OF BEGINNING AND CONTAINING  
89.53 ACRES, MORE OR LESS.

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.

BY

TITLE SALINE COUNTY PLANNING BOARD

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 2:30PM 20TH 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 THE CLERK OF THE DISTRICT COURT IN AND FOR CLINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH DECLARATION SPRINGS VILLAGE BOOK 155, PAGE 116, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS HEREIN REFERRED TO WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD ON 2-27-72 AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS DECLARATION. TO THE EXTENT THE DECLARATION AFORESAID SHALL NOT CONTROL AS TO THE PLAT EFFECT OR AS TO THE COVENANTS AND RESTRICTIONS

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 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.

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 WHICH COVENANTS ARE EXHIBIT 1 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.

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 28<sup>th</sup> DAY OF JUNE, 1972

                     *JG me*

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

**JAMES F. GORE**  
REGISTERED  
LAND SURVEYOR  
STATE OF  
ARKANSAS  
NO. 23



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

PROPOSED TOWNHOUSE SITE

RECORD PLAT

GABRIELA SUBDIVISION

BLOCKS 1 thru 7

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

| REVISIONS |     |                             |
|-----------|-----|-----------------------------|
| DATE      | BY  | DESCRIPTION                 |
| 7/2       | REE |                             |
| 6/72      | JCB | ELECT. EQMT, UTILITY & DWGS |
|           |     |                             |
|           |     |                             |

  

|               |           |
|---------------|-----------|
| DRAWN: T/A    | SHEET     |
| DATE:         | OF        |
| REVISIONS: 55 | DWG. NO.  |
| DATE: 6/13/72 | 4-110(12) |
| JOS NO.       | SCALE     |
| ENG           | 1" = 10'  |