

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:

- AT THE ON THE DAY OF 1972, THE DEVELOPER, JOHNNY L. 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 SUBDIVISION, 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 LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD ON THE DAY OF 1972.

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 THEREFOR.

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.

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.

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.

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 LOTS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY DEVOTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; TITLE, EASEMENTS AND PRIVILEGES THEREOF ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS DAY OF 1972, COOPER COMMUNITIES, INC.

BY VICE PRESIDENT, DEVELOPER

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

DATED THIS 23rd DAY OF MARCH, 1972, JAMES F. GORE, REGISTERED LAND SURVEYOR, NO. 93

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF ARKANSAS
NO. 93

DEED DESCRIPTION

GITANO SUBDIVISION

BLOCKS 1 THRU 4 INCLUSIVE

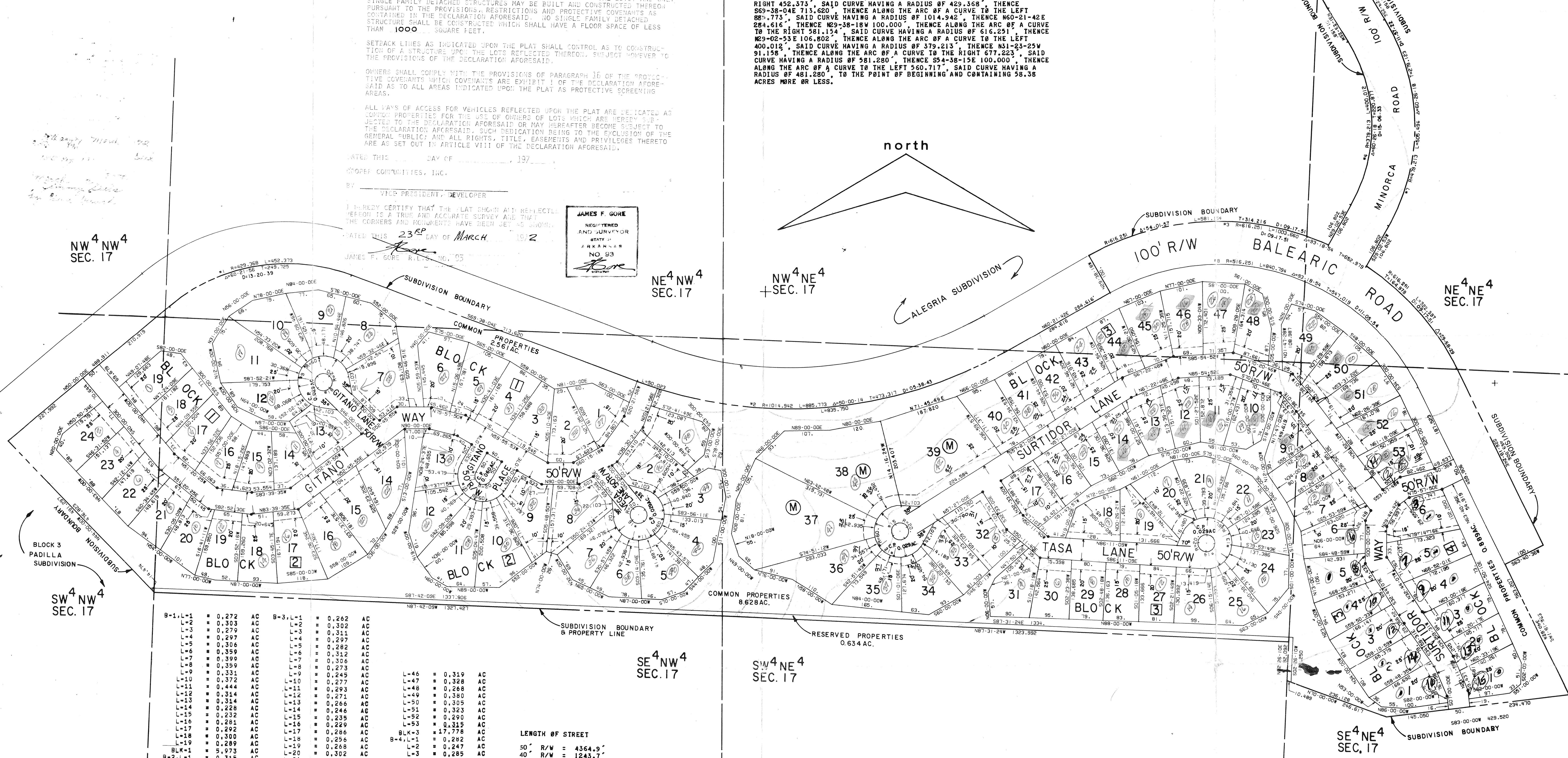
A PARCEL OF LAND LYING IN THE NE4 NE4, (3.59AC +/-), SE4 NE4, (9.42AC +/-), NW4 NE4, (4.23AC +/-), SW4 NE4, (18.15AC +/-), NE4 NW4, (1.52AC +/-), SE4 NW4, (18.46AC +/-), SW4 NW4, (2.66AC +/-), NW4 NW4, (0.01AC +/-), OF SECTION 17, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, AND IN THE SE4 SE4, (0.23AC +/-), SW4 SE4, (0.07AC +/-), OF SECTION 8, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 17, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, RUN SOUTH 51.932' TO A POINT, THENCE WEST 1212.145' TO THE POINT OF BEGINNING, THENCE S31-23-25E 91.158', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 505.496', SAID CURVE HAVING A RADIUS OF 479.213', THENCE S23-02-53W 106.802', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 322.397', SAID CURVE HAVING A RADIUS OF 616.251', THENCE S26-19-24E 459.906', THENCE S63-40-36W 100.000', THENCE S26-19-24E 340.824', THENCE S83-00-00W 429.520', THENCE N70-00-00W 246.617', THENCE N02-26-10E 92.092', THENCE N67-31-24W 1323.992', THENCE N67-42-09W 1327.427', THENCE N44-00-00W 491.297', THENCE N60-00-00E 488.911', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 452.373', SAID CURVE HAVING A RADIUS OF 429.358', THENCE S50-38-04E 715.620', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 88.773', SAID CURVE HAVING A RADIUS OF 1014.942', THENCE N60-21-42E 284.616', THENCE N29-38-18W 100.000', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 581.154', SAID CURVE HAVING A RADIUS OF 616.251', THENCE N29-02-53E 106.802', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 400.012', SAID CURVE HAVING A RADIUS OF 379.213', THENCE N31-23-25W 91.158', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 677.223', SAID CURVE HAVING A RADIUS OF 581.280', THENCE S54-38-15E 100.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 560.717', SAID CURVE HAVING A RADIUS OF 481.280', TO THE POINT OF BEGINNING AND CONTAINING 58.38 ACRES MORE OR LESS.

north

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT HAS BEEN 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



SW4 NW4 SEC. 17

NE4 NW4 SEC. 17

NW4 NE4 SEC. 17

NE4 NE4 SEC. 17

B-1-L-1	0.272	AC	B-3-L-1	0.262	AC	L-46	0.319	AC
L-2	0.303	AC	L-2	0.302	AC	L-47	0.328	AC
L-3	0.279	AC	L-3	0.311	AC	L-48	0.268	AC
L-4	0.297	AC	L-4	0.297	AC	L-49	0.380	AC
L-5	0.308	AC	L-5	0.282	AC	L-50	0.308	AC
L-6	0.399	AC	L-6	0.312	AC	L-51	0.323	AC
L-7	0.399	AC	L-7	0.306	AC	L-52	0.290	AC
L-8	0.399	AC	L-8	0.273	AC	L-53	0.333	AC
L-9	0.331	AC	L-9	0.245	AC	L-54	0.315	AC
L-10	0.372	AC	L-10	0.277	AC	L-55	0.290	AC
L-11	0.444	AC	L-11	0.293	AC	L-56	0.315	AC
L-12	0.314	AC	L-12	0.271	AC	L-57	0.315	AC
L-13	0.314	AC	L-13	0.266	AC	L-58	0.315	AC
L-14	0.228	AC	L-14	0.246	AC	L-59	0.315	AC
L-15	0.232	AC	L-15	0.235	AC	L-60	0.315	AC
L-16	0.281	AC	L-16	0.229	AC	L-61	0.315	AC
L-17	0.292	AC	L-17	0.286	AC	L-62	0.315	AC
L-18	0.300	AC	L-18	0.256	AC	L-63	0.315	AC
L-19	0.271	AC	L-19	0.268	AC	L-64	0.315	AC
L-20	0.315	AC	L-20	0.289	AC	L-65	0.315	AC
L-21	0.315	AC	L-21	0.284	AC	L-66	0.315	AC
L-22	0.390	AC	L-22	0.252	AC	L-67	0.315	AC
L-23	0.292	AC	L-23	0.258	AC	L-68	0.315	AC
L-24	0.315	AC	L-24	0.331	AC	L-69	0.315	AC
L-25	0.312	AC	L-25	0.274	AC	L-70	0.315	AC
L-26	0.271	AC	L-26	0.266	AC	L-71	0.315	AC
L-27	0.308	AC	L-27	0.266	AC	L-72	0.315	AC
L-28	0.390	AC	L-28	0.251	AC	L-73	0.315	AC
L-29	0.372	AC	L-29	0.251	AC	L-74	0.315	AC
L-30	0.395	AC	L-30	0.274	AC	L-75	0.315	AC
L-31	0.439	AC	L-31	0.274	AC	L-76	0.315	AC
L-32	0.297	AC	L-32	0.302	AC	L-77	0.315	AC
L-33	0.302	AC	L-33	0.302	AC	L-78	0.315	AC
L-34	0.350	AC	L-34	0.303	AC	L-79	0.315	AC
L-35	0.337	AC	L-35	0.303	AC	L-80	0.315	AC
L-36	0.393	AC	L-36	0.303	AC	L-81	0.315	AC
L-37	0.342	AC	L-37	0.342	AC	L-82	0.315	AC
L-38	0.304	AC	L-38	1.193	AC	L-83	0.315	AC
L-39	0.306	AC	L-39	1.004	AC	L-84	0.315	AC
L-40	0.277	AC	L-40	0.322	AC	L-85	0.315	AC
L-41	0.273	AC	L-41	0.333	AC	L-86	0.315	AC
L-42	0.285	AC	L-42	0.280	AC	L-87	0.315	AC
L-43	0.283	AC	L-43	0.280	AC	L-88	0.315	AC
L-44	0.283	AC	L-44	0.281	AC	L-89	0.315	AC
L-45	7.749	AC	L-45	0.306	AC	L-90	0.315	AC

LENGTH OF STREET

50' R/W = 4364.9'

40' R/W = 1243.7'

100' R/W = 2650.4'

TOTAL AREAS

LOTS = 33.26AC.

RESERVED PROPERTIES = 0.63AC.

COMMON PROPERTIES = 12.25AC.

STREETS = 12.24AC.

TOTAL = 58.38AC.

LEGEND

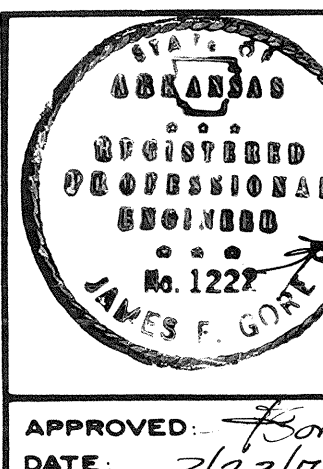
SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

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

MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.



RECORD PLAT

GITANO SUBDIVISION

BLOCKS 1 thru 4

COOPER COMMUNITIES, INC.

ENGINEERING & PLANNING DIVISION

HOT SPRINGS VILLAGE, ARKANSAS

DATE	BY	DESCRIPTION
3/23/72	JFG	Final Plat, Block 1 thru 4
4/16/72	JFG	Final Plat, Block 1 thru 4

DRAWN: T.A. SHEET 1 OF 1

CHECKED: J.B. DATE: 2-28-72

DWG. NO. 4-16-12-180

JOB NO. SCALE: 1"=100'

ENG. S.