

• SUBDIVISION BOUNDARY
LAND LINES OF SECTION

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 TWENTY FIVE FEET.

BUILDING SETBACK LINE
UTILITY EASEMENT

ACREAGE CHART

	SE 1/4 SW 1/4 SECTION 32	SW 1/4 SE1/4 SECTION 32	TOTAL
LOTTED COMMON PROPERTIES	6.831 Ac. 0	20.400 Ac. 0	27.331 Ac. 0
RESERVED PROPERTIES	0.001 Ac.	0.282 Ac.	0.283 Ac.
STREET RIGHT-OF-WAY	0.198 Ac.	2.968 Ac.	3.166 Ac.
TOTAL	7.130 Ac.	23.630 Ac.	30.760 Ac.

BLOCK 2

LOT 1	5.043 AC.
LOT 2	5.018 AC.
LOT 3	5.220 AC.
LOT 4	5.997 AC.
LOT 5	6.053 AC.
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TOTAL	27.331 AC.

2758[±] LINEAR FEET OF STREET

DEED DESCRIPTION
GOMARA SUBDIVISION

BLOCK 2

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (7.130 ACRES.+) AND IN THE SW 1/4 OF THE SE 1/4 (23.630 ACRES.+) OF SECTION 32, T-1-N, R-18-W OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

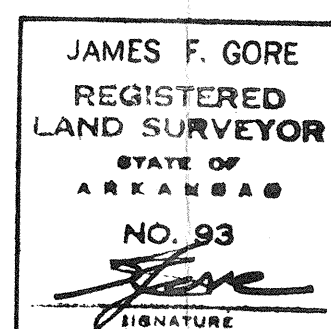
BEGINNING AT POINT 2140.556 FEET EAST AND 585.363 FEET NORTH OF THE SW CORNER OF SAID SECTION 32 (ARKANSAS STATE PLANE COORDINATES OF N=735,405.694 FEET AND -1,713,826.268 FEET), THENCE N 42° 00' 00" E 265.581 FEET; THENCE N 59° 48' 30" W 254.527 FEET; THENCE N 36° 43' 00" E 317.916 FEET; THENCE S 43° 57' 30" E 70.000 FEET; THENCE S 56° 15' 00" E 207.965 FEET; THENCE S 28° 12' 00" E 182.822 FEET; THENCE S 56° 15' 00" E 114.021 FEET; THENCE S 23° 11' 55" E 188.447' 00" W 280.879 FEET; THENCE S 55° 57' 50" E 53.000 FEET; THENCE S 23° 11' 55" E 178.158 FEET; THENCE S 24° 46' 30" W 71.689 FEET; THENCE S 61° 18' 50" W 302.078 FEET; THENCE S 45° 00' 00" W 113.137 FEET; THENCE S 28° 34' 30" W 210.246 FEET; THENCE S 38° 32' 12" W 175.000 FEET; THENCE S 68° 02' 15" W 147.733 FEET; THENCE S 82° 18' 14" W 178.036 FEET; THENCE S 82° 18' 00" W 28.886 FEET; THENCE S 82° 18' 00" W 140 FEET TO THE POINT OF BEGINNING. CONTAINING 30.769 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 1974 DAY OF JULY, 1978, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

JAMES F. GORE, R. L. S. NO. 93, 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 MERGE), 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 2:30 PM ON THE 30TH 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 EX-OFFICIO RECORDER IN AND FOR SALISBURY COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1968, WHICH IS SET FORTH IN PLAT BOOK 155, PAGE 181, ET SEQ., THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS ON THE DEVELOPMENT OF THE HOT SPRING VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, SAID DECLARATION BEING HEREBY INCORPORATED BY REFERENCE THEREIN; 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 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 REFUSED 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 DEPARTMENT OF REVENUE'S ZONING ORDINANCES. ANY OTHER STRUCTURES 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 ON ANY LOT 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 I 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 WITHOUT LIMITATION 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.
9. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING HIGHWAYS, STREETS OR HIGHWAYS THEREON. IT SHALL BE DETERMINED BY NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY ALL OTHER CONDITIONS WHICH IT MAY DEEM NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INTERFERENCE TO ADJACENT PROPERTY WHICH MAY BE CAUSED BY THE EXERCISE OF THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS EITHER PUBLIC OR PRIVATE AND ALLENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS _____ DAY OF _____, 197_____

COOPER COMMUNITIES, INC.

BY _____
VICE PRESIDENT, DEVELOPER


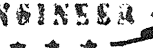

CERTIFICATE OF FINAL APPROVAL

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

DATE OF EXECUTION _____

BY _____
TITLE _____
SALINE COUNTY PLANNING BOARD

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

REVISION NUMBER		BY	DATE	REVISION DESCRIPTION		BY	DATE	BY	DATE
						CHECKED	APPROVED		
				RECORD PLAT GOMARA SUBDIVISION BLOCK 2 HOT SPRINGS VILLAGE, ARKANSAS		SCALE: 1"=100' DRAWING: 9/1 DATE: 7/10/78 CHECKED: 9/1 DATE: 7/17/78 APPROVED: DATE: JOB NO: 110-02 FILE NO: 4-116-3D DWG. NO: 4-116-122-1651 SHEET OF 78 FILED AT 78			
APPROVED: 		DATE: 7-19-78		 COOPER COMMUNITIES, INC. PLANNING AND ENGINEERING DIVISION PLANNING AND LOT PRODUCTION DEPT. BELLA VISTA VILLAGE, ARKANSAS 72712					

5 LOTS