

DEED DESCRIPTION  
GOMARA SUBDIVISION

BLOCK 1

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SE 1/4 (19.369 ACRES+) AND IN THE SW 1/4 OF THE SE 1/4 (27.697 ACRES+) OF SECTION 32, T-1-N, R-18-W AND IN THE W 1/2 OF LOT 3 (3.233 ACRES+) OF THE FRACTIONAL NW 1/4 OF SECTION 4, T-1-S, R-18-W OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

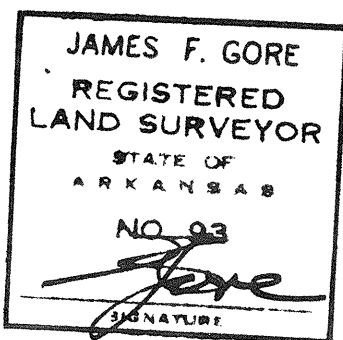
BEGINNING AT A POINT 2086.495 FEET EAST AND 26.873 FEET NORTH OF THE NW CORNER OF SAID SECTION 4 (ARKANSAS STATE PLANE COORDINATES OF N=735,294.136 FEET AND E=1,716,426.939 FEET), THENCE, N 87° 02' 48" W 638.883 FEET; THENCE, N 87° 19' 40" W 187.294 FEET; THENCE, S 02° 00' 14" W 542.088 FEET; THENCE, N 90° 00' 00" W 288.068 FEET; THENCE, N 10° 00' 00" W 188.273 FEET; THENCE, N 68° 17' 10" E 26.504 FEET; THENCE, NORTHEASTWARDLY 341.890 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 156.209 FEET AND AN DELTA ANGLE OF 125° 24' 05"; THENCE, N 57° 08' 59" W 390.570 FEET; THENCE, NORTHWESTWARDLY 145.501 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 944.397 FEET AND A DELTA ANGLE OF 08° 49' 38"; THENCE, N 85° 56' 34" W 130.593 FEET; THENCE, N 65° 00' 00" E 80.416 FEET; THENCE, N 11° 28' 55" W 328.535 FEET; THENCE, N 90° 00' 00" E 280.000 FEET; THENCE, N 25° 54' 23" W 389.101 FEET; THENCE, N 00° 00' 00" E 370.766 FEET; THENCE, S 87° 35' 57" E 1587.942 FEET; THENCE, S 01° 51' 58" W 1323.942 FEET TO THE POINT OF BEGINNING, CONTAINING 50.299 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HERON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 19th 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 THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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



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 TWENTY FIVE FEET.
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- HIGH WATER LINE OF CALCULATED MAXIMUM FLOOD

ACREAGE CHART

	W 1/2 of Lot 3 FR'L NW 1/4 of SECTION 4	SW 1/4 SE 1/4 SECTION 32	SE 1/4 SE 1/4 SECTION 32	TOTAL
LOTTED	3.112 AC.	12.576 AC.	18.273 AC.	33.961 AC.
COMMON PROPERTIES	0	0	0.028 AC.	0.028 AC.
RESERVED PROPERTIES	0.121 AC.	14.411 AC.	0.592 AC.	15.124 AC.
STREET RIGHT-OF-WAY	0	0.710 AC.	0.475 AC.	1.185 AC.
TOTAL	3.233 AC.	27.697 AC.	19.369 AC.	50.299 AC.

BLOCK 1

LOT 1	8.364 AC.
LOT 2	5.334 AC.
LOT 3	5.102 AC.
LOT 4	6.532 AC.
LOT 5	5.032 AC.
LOT 6	5.597 AC.
TOTAL	33.961 AC.

CERTIFICATE OF FINAL APPROVAL

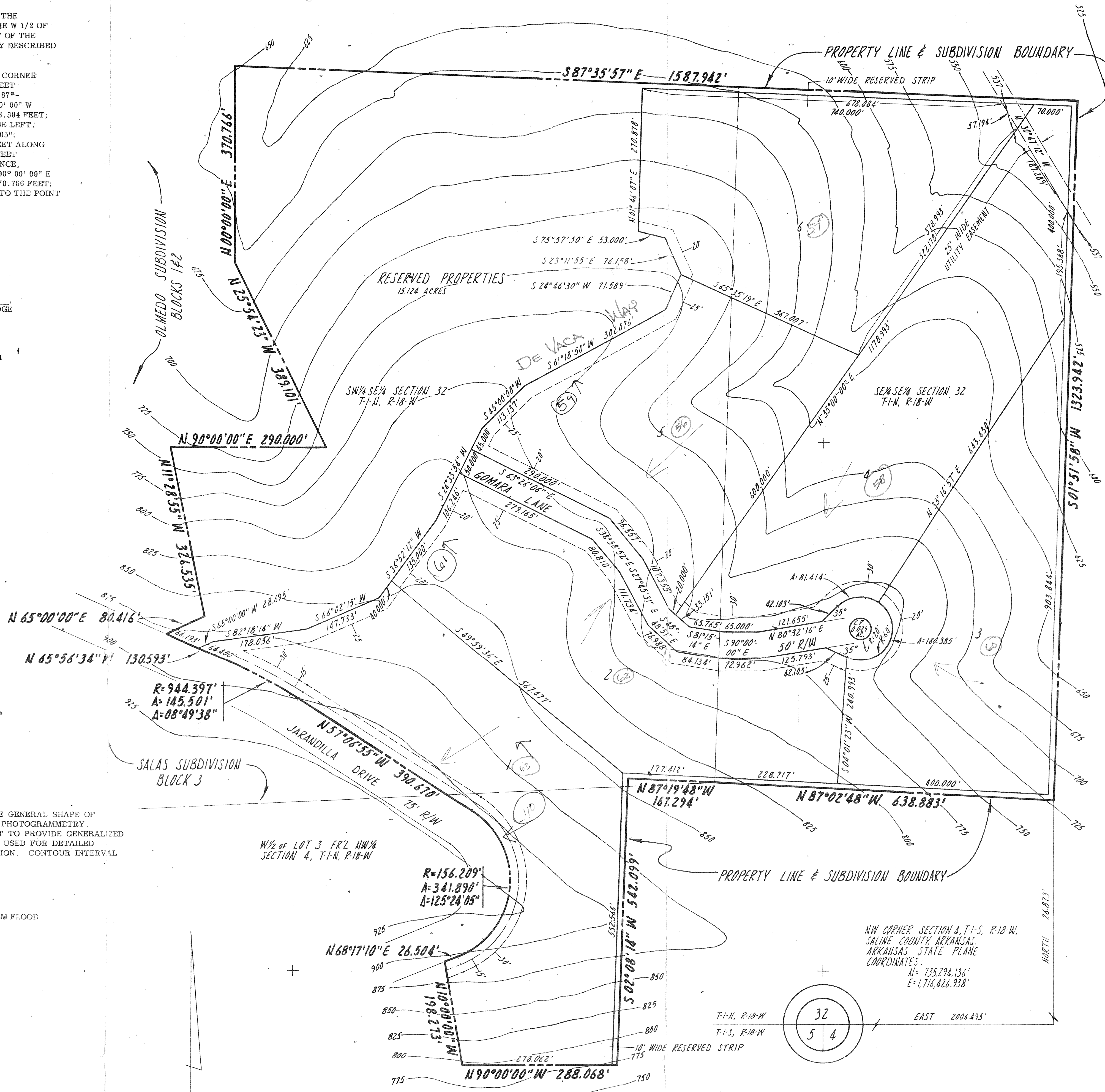
PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE, ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION

BY

TITLE  
SALINE COUNTY PLANNING BOARD

1032' LINEAR FEET OF STREET



NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONNECTION WITH THE REPLAT AND ALL PROPERTY REFLECTED HEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING THE LANDS REFLECTED HEREON AS GOMARA SUBDIVISION, BLOCKS 1 THRU 3 INCLUSIVE, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON MARCH 15, 1973, IN DEED BOOK 186 AT PAGE 165, AND HEREBY REPLATS SAID LANDS AS GOMARA SUBDIVISION, BLOCK 1, SUBJECT TO THE FOLLOWING PROVISIONS:

- COOPER COMMUNITIES, INC. IS THE OWNER OF ALL LANDS AS SHOWN ON THIS REPLAT AND REFLECTED ON THE ORIGINAL PLAT OF GOMARA SUBDIVISION, BLOCKS 1 THRU 3 INCLUSIVE, AND HEREBY REPLATS SAID PROPERTIES FOR THE PURPOSE OF RESUBDIVIDING THE LANDS CONTAINED THEREON AND CHANGING THE DESIGNATION OF CERTAIN AREAS TO RESERVED PROPERTIES. PURSUANT TO THE REPLAT NO LANDS ARE CURRENTLY DESIGNATED AS BLOCKS 2 THRU 3.
- AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY THE 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 DATED THE 29TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 15TH DAY OF MARCH, 1973, IN RECORD BOOK 186 AT PAGE 166, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLAT.
- AS INDICATED BY THEIR SIGNATURES HEREON, THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, THE HOT SPRINGS VILLAGE ARCHITECTURAL CONTROL COMMITTEE AND THE SALINE COUNTY PLANNING BOARD, DO HEREBY JOIN IN THIS REPLAT FOR PURPOSES OF INDICATING THEIR CONSENT HERETO.
- THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT 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 REPLAT 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 REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS DESIGNATED ON THIS REPLAT OR IN THE NOTES.
- ALL LOTS REFLECTED UPON THE REPLAT 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.
- SETBACK LINES AS INDICATED UPON THE REPLAT 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 REPLAT AS PROTECTIVE SCREENING AREAS.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT 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 VII OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE 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 IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON 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 PUBLIC OR PRIVATE AND OF ALENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

COOPER COMMUNITIES, INC.

BY \_\_\_\_\_  
PRESIDENT

HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION

THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION HEREBY APPROVES THE REPLAT AS SHOWN HEREON.

DATE \_\_\_\_\_ PRESIDENT \_\_\_\_\_

ARCHITECTURAL CONTROL COMMITTEE APPROVAL

THE HOT SPRINGS VILLAGE ARCHITECTURAL CONTROL COMMITTEE HEREBY APPROVES THE REPLAT AS SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

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
1				RECORD REPLAT					
2				GOMARA SUBDIVISION					
3				BLOCK 1					
4				HOT SPRINGS VILLAGE, ARKANSAS					
5				COOPER COMMUNITIES, INC.					
6				PLANNING AND ENGINEERING DIVISION					
7				BELLA VISTA VILLAGE, ARKANSAS 72122					