



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

DEED DESCRIPTION
"GRECO SUBDIVISION"
BLOCKS 1 THROUGH 9

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (9.4139 ACRES), THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (30.5420 ACRES), THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (21.6954 ACRES), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (0.0070 ACRES) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALSO LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (6.0900 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (21.1885 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (1.6338 ACRES) OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 1634.943 FEET SOUTH AND 1099.131 FEET WEST OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE N15°48'09"W, 275.409 FEET; THENCE N49°45'49"W, 85.147 FEET; THENCE N28°18'03"W, 147.648 FEET; THENCE N48°34'35"W, 113.358 FEET; THENCE N7°22'49"W, 81.394 FEET; THENCE S82°59'55"W, 287.141 FEET; THENCE N37°41'39"W, 139.014 FEET; THENCE N11°28'55"E, 326.535 FEET; THENCE N54°41'20"W, 147.054 FEET; THENCE N87°57'17"W, 140.089 FEET; THENCE S71°06'50"W, 200.810 FEET; THENCE N32°44'07"W, 499.299 FEET; THENCE N00°46'27"W, 370.034 FEET; THENCE S88°34'04"W, 200.062 FEET; THENCE N19°10'44"W, 243.516 FEET; THENCE N61°41'57"W, 147.648 FEET; THENCE N83°14'02"W, 297.069 FEET; THENCE N16°23'22"E, 518.984 FEET; THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.914 FEET, A TANGENT BEARING OF S69°40'23"E, AN ARC DISTANCE OF 95.985 FEET; THENCE N25°38'09"E, 220.000 FEET; THENCE S64°21'51"E, 237.504 FEET; THENCE EASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1110.914 FEET, AN ARC DISTANCE OF 683.563 FEET; THENCE N80°22'51"E, 301.337 FEET; THENCE S10°16'16"E, 236.520 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 481.482 FEET, AN ARC DISTANCE OF 423.390 FEET; THENCE S60°29'14"E, 886.506 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 510.159 FEET, AN ARC DISTANCE OF 418.331 FEET; THENCE S13°40'17"E, 742.366 FEET; THENCE SOUTHERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 413.770 FEET, AN ARC DISTANCE OF 415.994 FEET; THENCE S43°55'57"W, 738.639 FEET; THENCE N46°04'03"W, 100.000 FEET; THENCE N43°55'57"E, 83.823 FEET; THENCE N45°00'00"W, 340.700 FEET TO THE POINT OF BEGINNING, CONTAINING 92.5706 ACRES, MORE OR LESS.

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
BLOCK 1									
1	3215.7	30	12538.9	16	1390.5	22	1446.7	36	1030.1
2	2490.4	31	13311.6	17	1416.3	23	1812.0	37	1311.9
3	10914.9	32	14879.0	18	13382.8	24	11686.3	38	13929.5
4	10882.6	33	14879.0	19	9940.1	25	11686.3	39	48021.5
5	17381.1	34	13828.9	20	16566.6	26	10480.1	40	11727.7
6	11944.3	35	14598.1	21	10301.0	BLOCK 6		41	15400.8
7	4782.9	36	11344.2	22	10962.1	1	4418.1	42	10196.5
8	10779.9	37	13625.9	23	13622.7	2	45073.2	43	12368.2
BLOCK 2									
1	11675.0	16	16532.4	1	4151.8	16	1860.4	1	15773.0
2	10820.1	17	12640.1	17	13471.5	17	1600.5	2	4944.9
3	14993.5	18	1833.4	18	13301.9	18	1046.7	3	13792.6
4	12212.8	19	11237.5	19	12375.4	19	10964.0	4	30422.2
5	13282.4	20	11089.1	20	11113.7	20	11576.9	5	11727.7
6	14815.6	21	11886.5	BLOCK 4		21	16143.4	6	12362.5
7	15341.9	22	11863.1	1	14165.9	1	13253.3	7	11481.8
8	16430.4	23	13406.4	2	10948.3	2	12494.4	8	9890.7
9	24344.5	24	14046.2	3	10855.5	3	10546.0	9	10690.2
10	11229.3	25	12436.9	4	11419.6	4	10700.0	10	11586.0
11	9575.9	26	12958.8	5	10872.2	5	10346.6	11	12218.0
12	10338.1	27	11954.4	6	12338.0	6	11121.5	12	11727.7
BLOCK 3									
1	1747.4	16	10576.8	1	11905.1	16	11562.4	1	17067.8
2	10548.6	17	10809.3	17	9991.7	17	12794.9	2	11779.0
3	17011.8	18	14067.9	18	11371.0	18	12086.4	3	16470.2
4	20374.5	19	12133.8	19	11608.5	19	12601.1	4	12114.2
BLOCK 5									
1	11116.5	16	12154.4	1	12411.1	16	12742.2	1	12773.6
2	15448.8	17	10408.4	17	12601.1	17	14094.4	2	10444.0
3	14607.6	18	10363.0	18	13284.8	18	12677.5	3	10444.0
4	13627.2	19	9566.5	19	11597.8	19	12092.2	4	10444.0
5	10566.3	20	9437.8	20	14559.2	20	15209.8	5	10511.9

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.
NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
UTILITY AND DRAINAGE EASEMENT.

TOTAL AREAS	
LOTS	92.5706 ACRES
STREET RIGHT-OF-WAY	24.6613 ACRES
COMMON PROPERTY IN STREETS	0.1903 ACRES
COMMON PROPERTY	17.6623 ACRES
SUBDIVISION BOUNDARY	92.5706 ACRES

LINEAR FEET OF STREETS	
40 FEET RIGHT-OF-WAY	827 FEET
50 FEET RIGHT-OF-WAY	8415 FEET
100 FEET RIGHT-OF-WAY	3634 FEET
DESOTO BLVD. (VARIABLE)	1287 FEET

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 2:30 P.M. 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 SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, 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 LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD ON THE 30TH DAY OF MARCH, 1972, 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 NOWISE 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 IX 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.
6. 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.
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, 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 _____, 1972.
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 11th DAY OF August, 1972.
JAMES F. GORE R.L.S. NO. 93

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93
EXPIRES
11/1/72

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
NO. 1222
JAMES F. GORE

RECORD PLAT
GRECO SUBDIVISION
BLOCK 1 THRU 9
COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS
DATE DESCRIPTION
1 11/1/72
2 11/1/72
3 11/1/72
4 11/1/72
5 11/1/72
6 11/1/72
7 11/1/72
8 11/1/72
9 11/1/72
10 11/1/72
11 11/1/72
12 11/1/72
13 11/1/72
14 11/1/72
15 11/1/72
16 11/1/72
17 11/1/72
18 11/1/72
19 11/1/72
20 11/1/72
21 11/1/72
22 11/1/72
23 11/1/72
24 11/1/72
25 11/1/72
26 11/1/72
27 11/1/72
28 11/1/72
29 11/1/72
30 11/1/72
31 11/1/72
32 11/1/72
33 11/1/72
34 11/1/72
35 11/1/72
36 11/1/72
37 11/1/72
38 11/1/72
39 11/1/72
40 11/1/72
41 11/1/72
42 11/1/72
43 11/1/72
44 11/1/72
45 11/1/72
46 11/1/72
47 11/1/72
48 11/1/72
49 11/1/72
50 11/1/72
51 11/1/72
52 11/1/72
53 11/1/72
54 11/1/72
55 11/1/72
56 11/1/72
57 11/1/72
58 11/1/72
59 11/1/72
60 11/1/72
61 11/1/72
62 11/1/72
63 11/1/72
64 11/1/72
65 11/1/72
66 11/1/72
67 11/1/72
68 11/1/72
69 11/1/72
70 11/1/72
71 11/1/72
72 11/1/72
73 11/1/72
74 11/1/72
75 11/1/72
76 11/1/72
77 11/1/72
78 11/1/72
79 11/1/72
80 11/1/72
81 11/1/72
82 11/1/72
83 11/1/72
84 11/1/72
85 11/1/72
86 11/1/72
87 11/1/72
88 11/1/72
89 11/1/72
90 11/1/72
91 11/1/72
92 11/1/72
93 11/1/72
94 11/1/72
95 11/1/72
96 11/1/72
97 11/1/72
98 11/1/72
99 11/1/72
100 11/1/72

APPROVED: _____
DATE: 11/1/72
165 LOTS