

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 _____ ON THE _____ DAY OF _____, 19____, THE DEVELOPER, JOINED BY HOT SPRINGS 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 _____, PAGE _____, 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 _____ DAY OF _____, 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.
- 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 THEREFROM.

- 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 1000 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 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____.

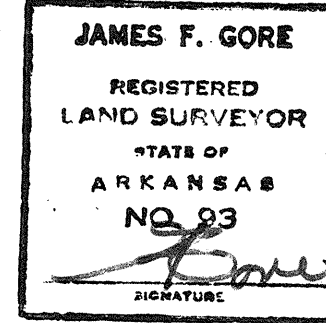
COOPER COMMUNITIES, INC.

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 26th DAY OF May, 1972.

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



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 _____ TITLE _____

_____ BY _____

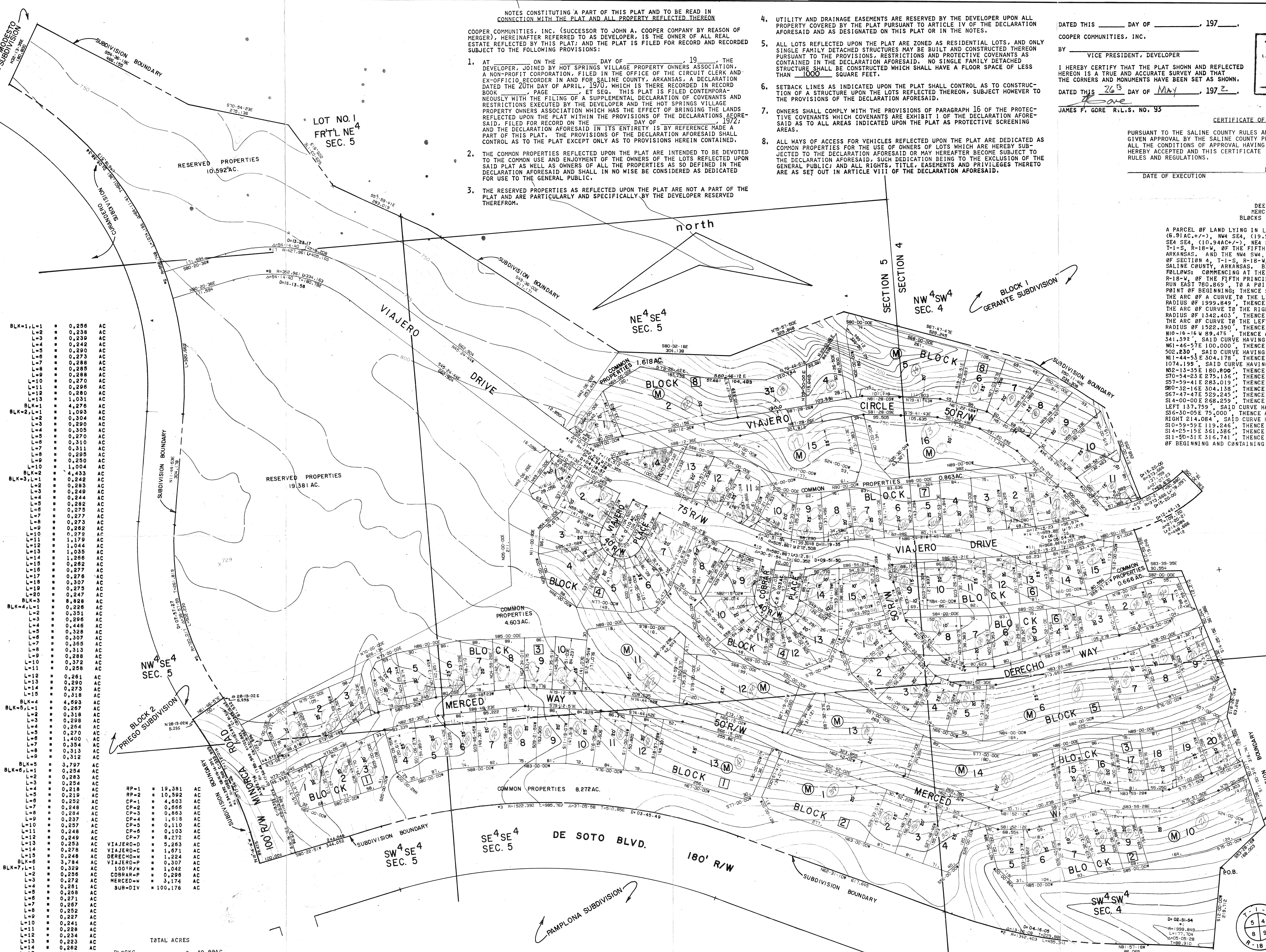
SALINE COUNTY PLANNING BOARD

DEED DESCRIPTION

MERCED SUBDIVISION

BLOCKS 1 THRU 8 INCLUSIVE

A PARCEL OF LAND LYING IN LOT NO. 1 OF THE FRT'L NE 4 (6.91AC +/-), NW 4 SE 4 (19.90AC +/-), SW 4 SE 4 (3.75AC +/-), SE 4 SE 4 (10.94AC +/-), NE 4 SE 4 (32.22AC +/-), OF SECTION 5, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, AND THE NW 4 SE 4 (12.95AC +/-), SW 4 SE 4 (11.91AC +/-), OF SECTION 4, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 4, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, RUN EAST 780.869', TO A POINT, THENCE NORTH 59.057', TO THE POINT OF BEGINNING; THENCE S12-00-00W 219.712', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 177.704', SAID CURVE HAVING A RADIUS OF 1999.849', THENCE N81-57-18W 86.055', THENCE ALONG THE ARC OF CURVE TO THE RIGHT 455.361', SAID CURVE HAVING A RADIUS OF 1522.390', THENCE S80-22-51W 344.052', THENCE N10-16-16W 89.475', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 341.392', SAID CURVE HAVING A RADIUS OF 1088.949', THENCE N82-15-02W 5.295', THENCE N61-46-57E 100.000', THENCE ALONG THE ARC OF CURVE TO THE RIGHT, 502.230', SAID CURVE HAVING A RADIUS OF 720.017', THENCE N11-44-53E 304.178', THENCE ALONG THE ARC OF CURVE TO THE LEFT 1074.195', SAID CURVE HAVING A RADIUS OF 958.748', THENCE N32-13-35E 180.000', THENCE S54-36-19E 466.155', THENCE S70-54-23E 275.136', THENCE S29-03-17E 205.913', THENCE S71-59-41E 283.019', THENCE S49-55-06E 617.171', THENCE S80-32-16E 304.158', THENCE N75-57-50E 329.848', THENCE S67-47-47E 229.245', THENCE S50-11-40E 234.308', THENCE S14-00-00E 258.259', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 137.759', SAID CURVE HAVING A RADIUS OF 373.666', THENCE S36-30-05E 75.000', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 214.084', SAID CURVE HAVING A RADIUS OF 448.666', THENCE S10-59-53E 119.246', THENCE S63-59-55E 90.554', THENCE S14-25-15E 361.586', THENCE S18-26-06W 63.246', THENCE S11-20-31E 316.741', THENCE S53-28-16W 168.003', TO THE POINT OF BEGINNING AND CONTAINING 100.18 ACRES, MORE OR LESS.



BLK-1, L-1	0.258	AC
L-2	0.239	AC
L-3	0.242	AC
L-4	0.290	AC
L-5	0.273	AC
L-6	0.288	AC
L-7	0.285	AC
L-8	0.288	AC
L-9	0.310	AC
L-10	0.270	AC
L-11	0.296	AC
L-12	0.280	AC
L-13	1.031	AC
BLK-1	4.276	AC
BLK-2, L-1	1.093	AC
L-2	0.304	AC
L-3	0.290	AC
L-4	0.305	AC
L-5	0.270	AC
L-6	0.310	AC
L-7	0.311	AC
L-8	0.295	AC
L-9	0.262	AC
L-10	0.250	AC
L-11	1.004	AC
BLK-2	4.433	AC
BLK-3, L-1	0.242	AC
L-2	0.263	AC
L-3	0.249	AC
L-4	0.244	AC
L-5	0.282	AC
L-6	0.275	AC
L-7	0.277	AC
L-8	0.273	AC
L-9	0.262	AC
L-10	0.272	AC
L-11	1.179	AC
L-12	1.044	AC
L-13	1.035	AC
L-14	1.266	AC
L-15	0.282	AC
L-16	0.277	AC
L-17	0.276	AC
L-18	0.307	AC
L-19	0.275	AC
L-20	0.247	AC
BLK-3	8.828	AC
BLK-4, L-1	0.226	AC
L-2	0.351	AC
L-3	0.296	AC
L-4	0.446	AC
L-5	0.328	AC
L-6	0.307	AC
L-7	0.365	AC
L-8	0.313	AC
L-9	0.288	AC
L-10	0.372	AC
L-11	0.256	AC
L-12	0.261	AC
L-13	0.290	AC
L-14	0.318	AC
L-15	0.318	AC
BLK-4	4.693	AC
BLK-5, L-1	0.267	AC
L-2	0.318	AC
L-3	0.298	AC
L-4	0.264	AC
L-5	0.270	AC
L-6	1.400	AC
L-7	0.354	AC
L-8	0.313	AC
L-9	0.312	AC
BLK-5	3.797	AC
BLK-6, L-1	0.254	AC
L-2	0.283	AC
L-3	0.254	AC
L-4	0.218	AC
L-5	0.219	AC
L-6	0.252	AC
L-7	0.246	AC
L-8	0.284	AC
L-9	0.237	AC
L-10	0.257	AC
L-11	0.248	AC
L-12	0.249	AC
L-13	0.253	AC
L-14	0.278	AC
L-15	0.248	AC
BLK-6	3.784	AC
BLK-7, L-1	0.329	AC
L-2	0.256	AC
L-3	0.272	AC
L-4	0.281	AC
L-5	0.268	AC
L-6	0.271	AC
L-7	0.267	AC
L-8	0.292	AC
L-9	0.227	AC
L-10	0.241	AC
L-11	0.228	AC
L-12	0.234	AC
L-13	0.223	AC
L-14	0.262	AC
L-15	1.038	AC
BLK-7	1.210	AC
BLK-8, L-1	0.235	AC
L-2	1.111	AC
L-3	0.467	AC
L-4	0.298	AC
L-5	1.210	AC
L-6	0.327	AC
L-7	0.321	AC
L-8	0.325	AC
L-9	0.334	AC
L-10	0.360	AC
L-11	0.332	AC
BLK-8	5.320	AC

RP-1	19.381	AC
RP-2	10.592	AC
CP-1	4.603	AC
CP-2	6.666	AC
CP-3	0.963	AC
CP-4	1.618	AC
CP-5	0.110	AC
CP-6	0.103	AC
CP-7	8.272	AC
VIAJERO-D	5.263	AC
VIAJERO-C	1.671	AC
DERECHO-W	1.224	AC
VIAJERO-P	0.307	AC
100' R/W	1.042	AC
CORR-R-P	0.296	AC
MERCED-W	3.174	AC
SUB-DIV	100.176	AC

TOTAL ACRES	
BLOCKS	40.99AC.
COMMON PROPERTIES	16.24 AC.
RESERVE PROPERTIES	29.97AC.
STREETS	12.98AC.
SUBDIVISION	100.18 AC.

TOTAL LENGTH OF STREETS	
40' R/W	= 657.225'
50' R/W	= 5292.480'
75' R/W	= 3056.973'
100' R/W	= 451.44'

LEGEND

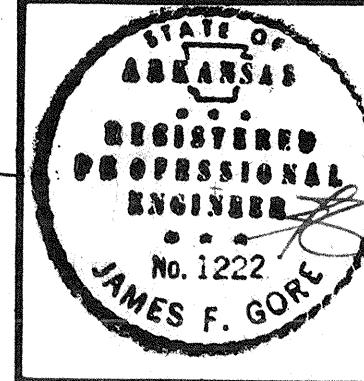
SUBDIVISION BOUNDARY

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
MERCED SUBDIVISION	
BLOCKS 1 thru 8	
COOPER COMMUNITIES, INC.	
ENGINEERING & PLANNING DIVISION	
HOT SPRINGS VILLAGE, ARKANSAS	
APPROVED: _____	DATE: 5/26/72
109665	

REVISIONS	
DATE BY DESCRIPTION	
5-27-72 JFG (See General Bldg. & Notes)	
DRAWN: TA	SHEET 1 OF 1
DATE: _____	CHKD: JFG
DATE: 5-11-72	DATE: 4-16-02-1558
JOB NO. ENG. 8	SCALE: 1"=100'