



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 O'CLOCK 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 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 THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO MANNER 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 1,000 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 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.
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 24th DAY OF AUGUST, 1972.

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

DEED DESCRIPTION
"MIGUEL SUBDIVISION"
BLOCKS 1 THROUGH 9

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (3.6322 ACRES), THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (0.486 ACRES), THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (17.0486 ACRES), THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (20.2837 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (17.6802 ACRES), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (37.6452 ACRES), THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (14.785 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (0.4869 ACRES) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (0.0085 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (4.2294 ACRES), THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (0.2130 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 1694.943 FEET SOUTH AND 1099.131 FEET WEST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=728,594.943; EAST=1,716,119.131) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 18 WEST, THENCE S88°56'21"W, 540.092 FEET; THENCE N75°57'50"W, 164.924 FEET; THENCE S34°49'28"W, 280.178 FEET; THENCE N86°54'21"W, 370.540 FEET; THENCE S24°45'57"W, 307.827 FEET; THENCE N65°45'03"W, 920.876 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 904.770 FEET, AN ARC DISTANCE OF 270.412 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1136.256 FEET, AN ARC DISTANCE OF 206.257 FEET; THENCE N72°28'28"W, 336.297 FEET; THENCE N17°31'32"E, 750.000 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 829.164 FEET, AN ARC DISTANCE OF 86.649 FEET; THENCE N05°00'00"E, 442.811 FEET; THENCE N82°24'19"E, 151.327 FEET; THENCE N24°26'38"E, 120.830 FEET; THENCE N05°42'38"W, 200.997 FEET; THENCE N21°26'52"W, 300.832 FEET; THENCE N17°14'29"W, 303.644 FEET; THENCE N05°11'40"E, 156.205 FEET; THENCE N36°52'12"W, 300.000 FEET; THENCE N68°40'04"E, 430.116 FEET; THENCE S81°12'12"E, 41.422 FEET; THENCE N41°42'12"E, 254.951 FEET; THENCE N77°44'07"E, 235.372 FEET; THENCE S83°14'02"E, 397.069 FEET; THENCE S61°15'57"E, 147.648 FEET; THENCE S19°10'44"E, 243.516 FEET; THENCE N88°34'04"E, 200.062 FEET; THENCE S00°46'27"E, 370.034 FEET; THENCE S32°44'07"E, 499.299 FEET; THENCE N71°06'50"E, 200.810 FEET; THENCE S87°57'17"E, 140.089 FEET; THENCE S54°41'20"E, 470.54 FEET; THENCE S11°28'55"W, 326.535 FEET; THENCE S37°41'39"E, 139.014 FEET; THENCE N82°59'55"E, 287.141 FEET; THENCE S79°22'49"E, 81.394 FEET; THENCE S48°34'35"E, 113.358 FEET; THENCE S28°18'03"E, 147.648 FEET; THENCE S49°45'49"E, 85.147 FEET; THENCE S15°48'09"E, 275.409 FEET; THENCE DUE SOUTH, 60.000 FEET TO THE POINT OF BEGINNING, CONTAINING 104.3875 ACRES, MORE OR LESS.

LOT AREAS	LOT AREAS				
LOT NO.	AREA SQ. FT.	ACRES	LOT NO.	AREA SQ. FT.	ACRES
BLOCK 1					
1	17785	0.406	13	11398.1	0.260
2	12004.7	0.276	14	11776.2	0.268
3	1093.3	0.025	15	12375.2	0.283
4	12261.1	0.281	16	12375.5	0.283
5	12219.0	0.280	17	12346.5	0.281
6	1284.9	0.029	18	12518.3	0.286
7	328.8	0.007	19	12518.3	0.286
8	4526.5	0.103	20	3179.0	0.073
BLOCK 2			21	12565.2	0.286
1	4738.7	0.108	22	1437.0	0.033
2	4680.0	0.106	23	1437.0	0.033
3	4680.0	0.106	24	1437.0	0.033
4	4680.0	0.106	25	1437.0	0.033
5	4680.0	0.106	26	1437.0	0.033
6	4680.0	0.106	27	1437.0	0.033
7	4680.0	0.106	28	1437.0	0.033
8	4680.0	0.106	29	1437.0	0.033
9	4680.0	0.106	30	1437.0	0.033
BLOCK 3			31	1437.0	0.033
1	4680.0	0.106	32	1437.0	0.033
2	4680.0	0.106	33	1437.0	0.033
3	4680.0	0.106	34	1437.0	0.033
4	4680.0	0.106	35	1437.0	0.033
5	4680.0	0.106	36	1437.0	0.033
6	4680.0	0.106	37	1437.0	0.033
7	4680.0	0.106	38	1437.0	0.033
8	4680.0	0.106	39	1437.0	0.033
9	4680.0	0.106	40	1437.0	0.033
BLOCK 4			41	1437.0	0.033
1	4680.0	0.106	42	1437.0	0.033
2	4680.0	0.106	43	1437.0	0.033
3	4680.0	0.106	44	1437.0	0.033
4	4680.0	0.106	45	1437.0	0.033
5	4680.0	0.106	46	1437.0	0.033
6	4680.0	0.106	47	1437.0	0.033
7	4680.0	0.106	48	1437.0	0.033
8	4680.0	0.106	49	1437.0	0.033
9	4680.0	0.106	50	1437.0	0.033
BLOCK 5			51	1437.0	0.033
1	4680.0	0.106	52	1437.0	0.033
2	4680.0	0.106	53	1437.0	0.033
3	4680.0	0.106	54	1437.0	0.033
4	4680.0	0.106	55	1437.0	0.033
5	4680.0	0.106	56	1437.0	0.033
6	4680.0	0.106	57	1437.0	0.033
7	4680.0	0.106	58	1437.0	0.033
8	4680.0	0.106	59	1437.0	0.033
9	4680.0	0.106	60	1437.0	0.033
BLOCK 6			61	1437.0	0.033
1	4680.0	0.106	62	1437.0	0.033
2	4680.0	0.106	63	1437.0	0.033
3	4680.0	0.106	64	1437.0	0.033
4	4680.0	0.106	65	1437.0	0.033
5	4680.0	0.106	66	1437.0	0.033
6	4680.0	0.106	67	1437.0	0.033
7	4680.0	0.106	68	1437.0	0.033
8	4680.0	0.106	69	1437.0	0.033
9	4680.0	0.106	70	1437.0	0.033
BLOCK 7			71	1437.0	0.033
1	4680.0	0.106	72	1437.0	0.033
2	4680.0	0.106	73	1437.0	0.033
3	4680.0	0.106	74	1437.0	0.033
4	4680.0	0.106	75	1437.0	0.033
5	4680.0	0.106	76	1437.0	0.033
6	4680.0	0.106	77	1437.0	0.033
7	4680.0	0.106	78	1437.0	0.033
8	4680.0	0.106	79	1437.0	0.033
9	4680.0	0.106	80	1437.0	0.033
BLOCK 8			81	1437.0	0.033
1	4680.0	0.106	82	1437.0	0.033
2	4680.0	0.106	83	1437.0	0.033
3	4680.0	0.106	84	1437.0	0.033
4	4680.0	0.106	85	1437.0	0.033
5	4680.0	0.106	86	1437.0	0.033
6	4680.0	0.106	87	1437.0	0.033
7	4680.0	0.106	88	1437.0	0.033
8	4680.0	0.106	89	1437.0	0.033
9	4680.0	0.106	90	1437.0	0.033
BLOCK 9			91	1437.0	0.033
1	4680.0	0.106	92	1437.0	0.033
2	4680.0	0.106	93	1437.0	0.033
3	4680.0	0.106	94	1437.0	0.033
4	4680.0	0.106	95	1437.0	0.033
5	4680.0	0.106	96	1437.0	0.033
6	4680.0	0.106	97	1437.0	0.033
7	4680.0	0.106	98	1437.0	0.033
8	4680.0	0.106	99	1437.0	0.033
9	4680.0	0.106	100	1437.0	0.033

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

TOTAL AREAS

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

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

TOTAL AREAS
LOTS 72.8466 ACRES
STREET RIGHT-OF-WAY 14.2556 ACRES
COMMON PROPERTY IN STREETS 0.1152 ACRES
COMMON PROPERTY 17.0999 ACRES
RESERVED PROPERTY 0.0602 ACRES
SUBDIVISION BOUNDARY 104.3875 ACRES

LINEAR FEET OF STREETS
40 FEET RIGHT-OF-WAY 1166 FEET
50 FEET RIGHT-OF-WAY 8920 FEET
75 FEET RIGHT-OF-WAY 1738 FEET

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

REVISIONS
DATE BY DESCRIPTION
DRAWN MEM SHEET
DATE: OF 1
CHECKED DATE: DWN: (12)
DATE: 8/2/72 1:55 PM
JOB NO. ENG 8 SCALE: 1"=100'

RECORD PLAT
MIGUEL SUBDIVISION
BLOCKS 1 THRU 9
COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS
173 LOTS