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. THIS PLAT IS FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, CONTEMPORANEOUSLY WITH THE FILING OF A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, HEREINAFTER REFERRED TO AS ORIGINAL DECLARATION EXECUTED BY JOHN A. COOPER COMPANY, IN WHICH HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NONPROFIT CORPORATION, JOINED FOR THE PURPOSES AS INDICATED IN THE ORIGINAL DECLARATION AND WHICH COVERS REAL PROPERTY OWNED BY THE DEVELOPER IN GARLAND COUNTY. THE SAID ORIGINAL DECLARATION IS FILED OF RECORD IN BOOK ____, PAGE ____ ET SEQ., IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER FOR SALINE COUNTY. ALSO CONTEMPORANEOUSLY WITH THE FILING OF THIS PLAT AND THE FILING OF SAID ORIGINAL DECLARATION, THERE IS FILED A SUPPLEMENTAL DECLARATION EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH COVERS THE REAL PROPERTY REFLECTED UPON THIS PLAT AND WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE ORIGINAL DECLARATION AFORESAID. THE SAID SUPPLEMENTAL DECLARATION IS OF RECORD IN BOOK ____, PAGE ____ ET SEQ., IN THE OFFICE OF SAID RECORDER. THE ORIGINAL DECLARATION IS IN ITS ENTIRETY MADE A PART OF THIS PLAT BY REFERENCE; THE PLAT IS MADE A PART OF THE SAID DECLARATION BY REFERENCE; THE PROVISIONS OF THE ORIGINAL DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT AS ONLY TO THE 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 RESERVED THEREFROM.
4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY OWNED BY HIM PLAT PURSUANT TO ARTICLE IV OF THE ORIGINAL 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 ORIGINAL 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 ORIGINAL 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 ORIGINAL DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE ORIGINAL DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, 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 _____ DAY OF _____, 1972.

JAMES F. GORE R.L.S. NO. 95

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93
SIGNATURE

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.

BY _____

TITLE _____
SALINE COUNTY PLANNING BOARD

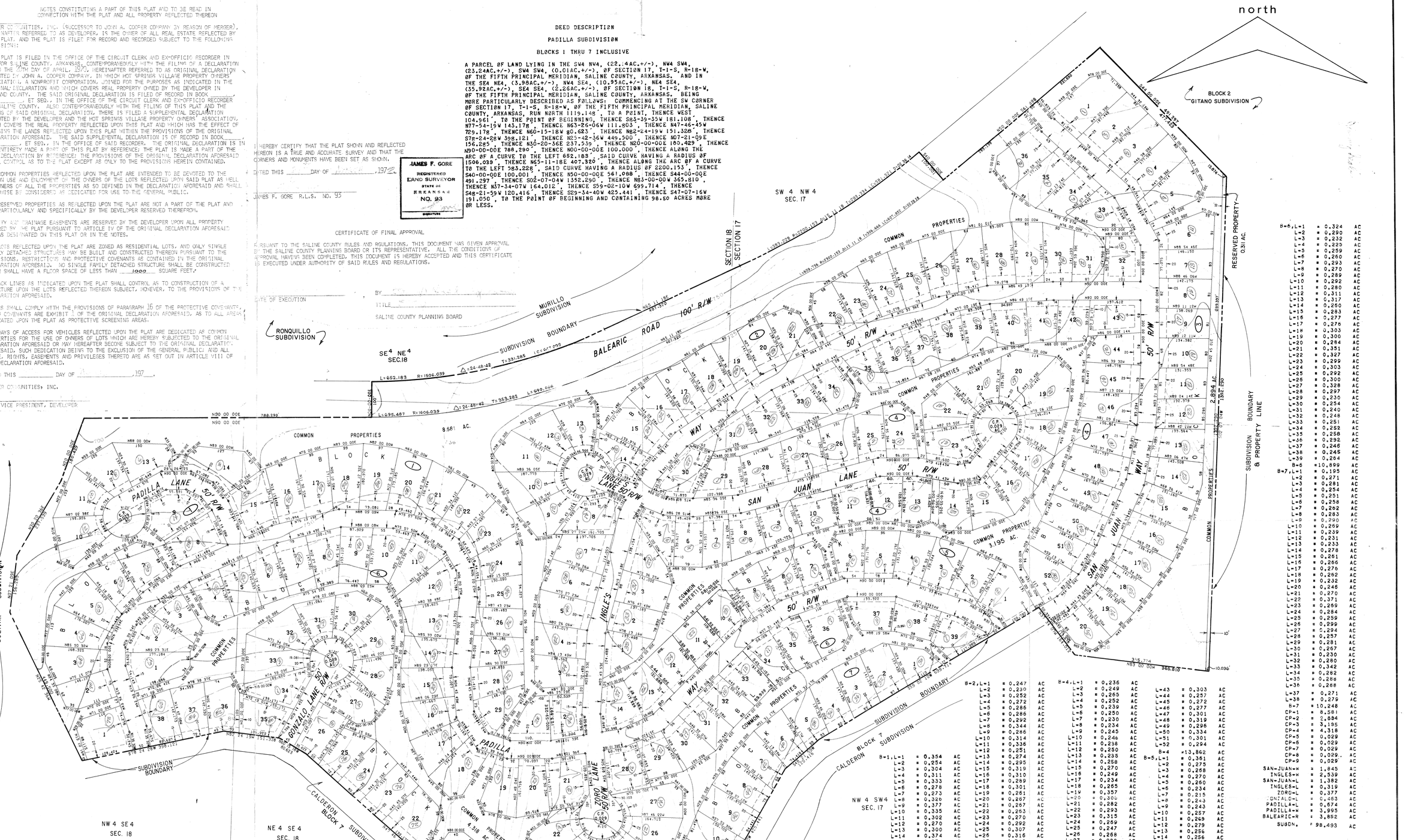
DATE OF EXECUTION

DEED DESCRIPTION

PADILLA SUBDIVISION

BLOCKS 1 THRU 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW4 NW4, (22.14AC.+/-), NW4 SW4, (23.24AC.+/-), SW4 SW4, (0.01AC.+/-), OF SECTION 17, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, AND IN THE SE4 NE4, (3.98AC.+/-), NW4 SE4, (10.95AC.+/-), NE4 SE4, (35.92AC.+/-), SE4 SE4, (2.28AC.+/-), OF SECTION 18, 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 17, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, RUN NORTH 1119.148', TO A POINT, THENCE WEST 104.961', TO THE POINT OF BEGINNING, THENCE S63-39-35W 181.108', THENCE N77-54-19W 143.178', THENCE N63-26-06W 111.803', THENCE N47-46-45W 729.178', THENCE N60-15-18W 80.623', THENCE N82-24-19W 151.328', THENCE S78-24-28W 398.121', THENCE N25-42-36W 449.500', THENCE N07-21-09E 156.285', THENCE N30-20-36E 237.339', THENCE N20-00-00E 180.429', THENCE N90-00-00E 788.290', THENCE N00-00-00E 100.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 652.183', SAID CURVE HAVING A RADIUS OF 1506.039', THENCE N65-11-18E 407.320', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 583.228', SAID CURVE HAVING A RADIUS OF 2200.153', THENCE S40-00-00E 100.001', THENCE N50-00-00E 561.088', THENCE S44-00-00E 491.297', THENCE S02-07-04W 1352.290', THENCE N83-00-00W 365.810', THENCE N37-34-07W 164.012', THENCE S59-02-10W 699.714', THENCE S48-21-59W 120.416', THENCE S29-34-40W 425.441', THENCE S47-07-16W 191.050', TO THE POINT OF BEGINNING AND CONTAINING 98.50 ACRES MORE OR LESS.



SOUTHWEST CORNER SECTION 17
T-1-S, R-18-W
ARKANSAS STATE PLANE COORDINATE:
NORTH 718,270.852'
EAST 1,710,424.961'

8-1, L-1	= 0.354	AC	
L-2	= 0.254	AC	
L-3	= 0.304	AC	
L-4	= 0.311	AC	
L-5	= 0.333	AC	
L-6	= 0.278	AC	
L-7	= 0.273	AC	
L-8	= 0.326	AC	
L-9	= 0.377	AC	
L-10	= 0.335	AC	
L-11	= 0.302	AC	
L-12	= 0.270	AC	
L-13	= 0.300	AC	
L-14	= 0.374	AC	
L-15	= 0.374	AC	
L-16	= 0.301	AC	
L-17	= 0.330	AC	
L-18	= 0.335	AC	
L-19	= 0.344	AC	
L-20	= 0.321	AC	
L-21	= 0.302	AC	
L-22	= 0.291	AC	
L-23	= 0.291	AC	
L-24	= 0.276	AC	
L-25	= 0.242	AC	
L-26	= 0.238	AC	
L-27	= 0.261	AC	
L-28	= 0.248	AC	
L-29	= 0.232	AC	
8-1	= 8.776	AC	
8-2, L-1	= 0.247	AC	
L-2	= 0.230	AC	
L-3	= 0.252	AC	
L-4	= 0.272	AC	
L-5	= 0.286	AC	
L-6	= 0.286	AC	
L-7	= 0.292	AC	
L-8	= 0.344	AC	
L-9	= 0.286	AC	
L-10	= 0.314	AC	
L-11	= 0.336	AC	
L-12	= 0.251	AC	
L-13	= 0.274	AC	
L-14	= 0.295	AC	
L-15	= 0.319	AC	
L-16	= 0.310	AC	
L-17	= 0.289	AC	
L-18	= 0.301	AC	
L-19	= 0.261	AC	
L-20	= 0.267	AC	
L-21	= 0.267	AC	
L-22	= 0.263	AC	
L-23	= 0.270	AC	
L-24	= 0.292	AC	
L-25	= 0.307	AC	
L-26	= 0.316	AC	
L-27	= 0.306	AC	
L-28	= 0.309	AC	
L-29	= 0.311	AC	
L-30	= 0.286	AC	
L-31	= 0.262	AC	
L-32	= 0.275	AC	
L-33	= 0.255	AC	
L-34	= 0.260	AC	
L-35	= 0.326	AC	
L-36	= 0.333	AC	
8-2	= 10.350	AC	
8-3, L-1	= 0.423	AC	
L-2	= 0.341	AC	
L-3	= 0.332	AC	
L-4	= 0.320	AC	
L-5	= 0.354	AC	
L-6	= 0.294	AC	
L-7	= 0.265	AC	
L-8	= 0.262	AC	
L-9	= 0.253	AC	
L-10	= 0.246	AC	
L-11	= 0.254	AC	
L-12	= 0.252	AC	
L-13	= 0.269	AC	
L-14	= 0.305	AC	
L-15	= 0.313	AC	
L-16	= 0.294	AC	
L-17	= 0.283	AC	
L-18	= 0.243	AC	
L-19	= 0.241	AC	
L-20	= 0.237	AC	
8-3	= 5.780	AC	
8-4, L-1	= 0.236	AC	
L-2	= 0.249	AC	
L-3	= 0.265	AC	
L-4	= 0.252	AC	
L-5	= 0.239	AC	
L-6	= 0.250	AC	
L-7	= 0.230	AC	
L-8	= 0.234	AC	
L-9	= 0.245	AC	
L-10	= 0.246	AC	
L-11	= 0.238	AC	
L-12	= 0.250	AC	
L-13	= 0.235	AC	
L-14	= 0.258	AC	
L-15	= 0.270	AC	
L-16	= 0.249	AC	
L-17	= 0.234	AC	
L-18	= 0.265	AC	
L-19	= 0.357	AC	
L-20	= 0.306	AC	
L-21	= 0.282	AC	
L-22	= 0.293	AC	
L-23	= 0.315	AC	
L-24	= 0.269	AC	
L-25	= 0.247	AC	
L-26	= 0.268	AC	
L-27	= 0.289	AC	
L-28	= 0.287	AC	
L-29	= 0.268	AC	
L-30	= 0.332	AC	
L-31	= 0.241	AC	
L-32	= 0.245	AC	
L-33	= 0.303	AC	
L-34	= 0.267	AC	
L-35	= 0.219	AC	
L-36	= 0.254	AC	
L-37	= 0.241	AC	
L-38	= 0.247	AC	
L-39	= 0.234	AC	
L-40	= 0.245	AC	
L-41	= 0.223	AC	
L-42	= 0.225	AC	
L-43	= 0.303	AC	
L-44	= 0.257	AC	
L-45	= 0.272	AC	
L-46	= 0.277	AC	
L-47	= 0.301	AC	
L-48	= 0.319	AC	
L-49	= 0.296	AC	
L-50	= 0.334	AC	
L-51	= 0.301	AC	
L-52	= 0.294	AC	
8-4	= 13.862	AC	
8-5, L-1	= 0.361	AC	
L-2	= 0.275	AC	
L-3	= 0.268	AC	
L-4	= 0.270	AC	
L-5	= 0.260	AC	
L-6	= 0.234	AC	
L-7	= 0.215	AC	
L-8	= 0.243	AC	
L-9	= 0.243	AC	
L-10	= 0.257	AC	
L-11	= 0.269	AC	
L-12	= 0.279	AC	
L-13	= 0.256	AC	
L-14	= 0.256	AC	
8-5	= 3.686	AC	
8-6, L-1	= 0.324	AC	
L-2	= 0.290	AC	
L-3	= 0.232	AC	
L-4	= 0.229	AC	
L-5	= 0.259	AC	
L-6	= 0.260	AC	
L-7	= 0.293	AC	
L-8	= 0.270	AC	
L-9	= 0.289	AC	
L-10	= 0.292	AC	
L-11	= 0.280	AC	
L-12	= 0.311	AC	
L-13	= 0.317	AC	
L-14	= 0.260	AC	
L-15	= 0.283	AC	
L-16	= 0.277	AC	
L-17	= 0.276	AC	
L-18	= 0.303	AC	
L-19	= 0.300	AC	
L-20	= 0.284	AC	
L-21	= 0.351	AC	
L-22	= 0.327	AC	
L-23	= 0.299	AC	
L-24	= 0.303	AC	
L-25	= 0.292	AC	
L-26	= 0.300	AC	
L-27	= 0.328	AC	
L-28	= 0.297	AC	
L-29	= 0.230	AC	
L-30	= 0.254	AC	
L-31	= 0.240	AC	
L-32	= 0.248	AC	
L-33	= 0.251	AC	
L-34	= 0.252	AC	
L-35	= 0.258	AC	
L-36	= 0.292	AC	
L-37	= 0.246	AC	
L-38	= 0.245	AC	
L-39	= 0.264	AC	
8-6	= 10.899	AC	
8-7, L-1	= 0.195	AC	
L-2	= 0.271	AC	
L-3	= 0.281	AC	
L-4	= 0.254	AC	
L-5	= 0.251	AC	
L-6	= 0.258	AC	
L-7	= 0.262	AC	
L-8	= 0.283	AC	
L-9	= 0.290	AC	
L-10	= 0.269	AC	
L-11	= 0.239	AC	
L-12	= 0.231	AC	
L-13	= 0.233	AC	
L-14	= 0.278	AC	
L-15	= 0.261	AC	
L-16	= 0.266	AC	
L-17	= 0.276	AC	
L-18	= 0.262	AC	
L-19	= 0.232	AC	
L-20	= 0.246	AC	
L-21	= 0.270	AC	
L-22	= 0.371	AC	
L-23	= 0.269	AC	
L-24	= 0.284	AC	
L-25	= 0.259	AC	
L-26	= 0.299	AC	
L-27	= 0.294	AC	
L-28	= 0.257	AC	
L-29	= 0.281	AC	
L-30	= 0.267	AC	
L-31	= 0.230	AC	
L-32	= 0.280	AC	
L-33	= 0.342	AC	
L-34	= 0.282	AC	
L-35	= 0.288	AC	
L-36	= 0.268	AC	
L-37	= 0.271	AC	
L-38	= 0.279	AC	
8-7	= 10.248	AC	
CP-1	= 8.581	AC	
CP-2	= 2.894	AC	
CP-3	= 3.195	AC	
CP-4	= 4.318	AC	
CP-5	= 0.029	AC	
CP-6	= 0.029	AC	
CP-7	= 0.029	AC	
CP-8	= 0.029	AC	
CP-9	= 0.029	AC	
SAN-JUAN-W	= 1.845	AC	
INGLES-W	= 2.539	AC	
SAN-JUAN-L	= 1.382	AC	
INGLES-L	= 0.319	AC	
ZORO-L	= 0.377	AC	
GONZALO-L	= 0.463	AC	
PADILLA-L	= 0.674	AC	
PADILLA-W	= 3.995	AC	
BALEARIC-R	= 3.852	AC	
SUBDN.	= 98.493	AC	

TOTAL LENGTH OF STREETS

40' R/W	=	1222.8'
50' R/W	=	9122.4'
100' R/W	=	1677.63'

TOTAL AREAS

RESERVED PROPERTIES		0.31 AC.
LOTS	=	63.60 AC.
COMMON PROPERTIES	=	19.13 AC.
STREETS	=	15.46 AC.
TOTAL	=	98.50 AC.

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

LEGEND

SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

750 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

228 Lots

Address Copy

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

APPROVED: [signature]
DATE: 3/21/72

RECORD PLAT

PADILLA SUBDIVISION
BLOCKS 1 thru 7

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
3-6-72	JCB	LOT, ROAD & BNDRY CHANGES
3-13-72	JCB	CHANGE NOTES

DRAWN: T/A DATE:	SHEET 1 OF 1
CHECKED: JFG DATE: March 20, 1972	DWG. NO. 4-116-12 1182
JOB NO. ENG. 8	SCALE: 1"=100'

March 13 1972
Book 135 Page 18
March 13 1972
Jimmie Hale
by Edna Clench

18