



DEED DESCRIPTION
"PAMPLONA SUBDIVISION"
BLOCKS 1 THROUGH 11

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (4.892 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (23.5730 ACRES), OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (12.2490 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (1.5158 ACRES) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (4.7932 ACRES), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (9.8948 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (21.7004 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (1.687 ACRES) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (0.0793 ACRES), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (7.7205 ACRES) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1539.943 FEET SOUTH AND 120.869 FEET EAST OF THE NORTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=728,594.943 EAST=1,716,119.131) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 18 WEST, THENCE N68°00'00"W, 417.277 FEET, THENCE NORTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 413.70 FEET, A TANGENT BEARING N28°26'17"E, AN ARC DISTANCE OF 304.093 FEET, THENCE N13°40'17"W, 742.366 FEET, THENCE NORTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 10.159 FEET, AN ARC DISTANCE OF 418.331 FEET, THENCE N60°39'14"W, 886.506 FEET, THENCE NORTHERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 481.482 FEET, AN ARC DISTANCE OF 423.390 FEET, THENCE N10°16'16"W, 236.520 FEET, THENCE N80°22'51"E, 244.046 FEET, THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1522.389 FEET, AN ARC DISTANCE OF 985.763 FEET, THENCE S62°31'10"E, 617.645 FEET, THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1999.849 FEET, AN ARC DISTANCE OF 500.530 FEET, THENCE S67°36'53"E, 860.513 FEET, THENCE S20°00'00"W, 605.513 FEET, THENCE S23°33'54"E, 44.721 FEET, THENCE S17°31'32"W, 192.468 FEET, THENCE S26°33'54"W, 212.426 FEET, THENCE S00°00'00"E, 53.693 FEET, THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 6000.0 FEET, AN ARC DISTANCE OF 160.203 FEET, THENCE S59°02'10"W, 87.464 FEET, THENCE S25°27'48"E, 116.297 FEET, THENCE S64°43'20"W, 199.060 FEET, THENCE S24°40'37"E, 203.592 FEET, THENCE S63°26'06"W, 145.344 FEET, THENCE S34°02'45"E, 223.271 FEET, THENCE S40°18'51"W, 216.391 FEET, THENCE S47°37'35"W, 385.778 FEET, THENCE N85°01'07"W, 197.237 FEET, THENCE S75°57'50"W, 50.000 FEET, THENCE N14°02'10"W, 41.231 FEET, THENCE S74°55'53"W, 134.629 FEET, THENCE N18°58'13"W, 169.119 FEET, THENCE N47°21'58"W, 428.164 FEET, THENCE N19°35'32"W, 313.129 FEET TO THE POINT OF BEGINNING, CONTAINING 124.8639 ACRES, MORE OR LESS.

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 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 DECLARATION OF SUPPLEMENTAL DECLARATION 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 ARE EXHIBIT I 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 XIII 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 9th DAY OF August, 1972.

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

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

LOT AREAS					
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1					
1	9696.3	3	11829.2	9	10875.8
2	8399.6	4	10448.3	10	10942.7
3	10271.7	5	10374.2	11	10837.2
4	10652.2	6	9981.1	12	10837.2
5	11120.0	7	9521.7	13	10073.7
6	10895.5	8	11220.3	14	8832.5
7	11343.7	9	11223.9	15	99477.7
8	10652.2	10	11318.1	16	10391.8
9	12655.5	11	10827.7	17	98467.7
10	13168.4	12	10520.8	18	104560.0
11	18386.6	13	10568.4	19	10313.6
12	10124.2	14	10568.4	20	10326.8
13	10050.0	15	10519.1	21	10232.7
14	10429.0	16	11671.5	22	104136.6
15	9855.9	17	13604.3	23	10146.0
16	10693.9	18	10693.9	24	10146.0
17	10683.9	19	10627.3	25	10791.0
18	10463.1	20	12955.7	26	10739.1
19	12758.1	21	10391.8	27	10968.7
20	10612.4	22	10515.5	28	10867.7
21	12132.4	23	10795.7	29	103132.7
22	11252.7	24	10572.7	31	98222.9
23	11997.4	25	9751.0	BLOCK 7	
24	10693.9	26	10693.9	1	11767.1
25	10577.3	27	10693.9	2	11767.1
26	12232.2	28	12501.4	3	11290.7
27	10693.9	29	13206.6	4	9920.5
28	10770.5	30	10567.7	5	10252.9
29	10923.0	31	10567.7	6	10079.1
30	9808.2	32	10567.7	7	9498.7
BLOCK 2					
1	9514.4	33	1321.1	8	9842.5
2	9834.4	34	1515.7	9	8842.5
3	8834.4	35	1224.8	10	96.5
4	9955.3	36	1019.5	11	8876.8
5	9955.3	37	1471.7	12	8876.8
6	9346.2	38	1471.7	13	14278.5
7	10321.0	39	14278.5	14	14278.5
8	10257.1	40	14278.5	15	9684.9
9	9408.7	BLOCK 5		16	9866.0
10	13175.8	1	1598.7	17	10221.4
BLOCK 3					
1	11294.7	2	10003.1	18	10221.4
2	11812.7	3	10693.9	19	10615.6
3	11812.7	4	10693.9	20	10615.6
4	10669.9	5	10669.9	21	10188.7
5	11177.1	6	10669.9	22	11039.2
6	11080.5	7	10669.9	23	10693.9
7	10385.5	8	10430.1	24	11588.1
8	10441.9	9	10829.6	25	10423.0
9	11040.0	10	9725.2	26	10419.1
10	10502.5	11	10003.1	BLOCK 8	
11	9804.7	12	10003.1	1	9908.8
12	10354.3	13	9907.1	2	1418.8
13	10933.0	14	10095.1	3	10984.8
14	10066.8	15	10499.1	4	12438.1
15	9842.2	16	9907.1	5	9453.4
16	9842.2	17	14985.5	BLOCK 9	
17	10104.3	18	9458.4	1	11988.2
18	10149.4	19	9702.0	2	1418.8
19	9602.5	20	10430.1	3	12458.9
20	9602.5	21	12702.1	4	12472.0
21	11022.3	22	13175.4	5	12550.2
22	9907.7	23	9977.1	6	1087.0
23	9768.1	24	10434.3	7	1245.6
24	10805.5	BLOCK 6		8	1245.6
25	10793.9	1	11844.9	9	13252.4
26	10921.6	2	12733.8	10	12877.0
27	10938.2	3	12081.1	11	12791.4
28	9871.6	4	10387.1	12	12791.4
BLOCK 4					
1	9723.5	5	12248.8	13	11628.1
2	11222.5	6	1243.1	14	1047.3
		7	1316.4	15	10574.5
		8	12168.1	16	10569.2